



One Nautical Mile Association
 c/o The HOA Election Guys, Inc
 27472 Portola Pkwy #205-412
 Foothill Ranch, CA 92610

Julia King
 Oaktree Properties
 P.O. Box 14928
 Long Beach, CA 90853

DO NOT DISCARD THIS PAGE

The perforated stub at the bottom will need to be signed and returned with your ballot.

In addition to this notice, this package contains the following:

1. One Official Ballot
2. One double-window envelope
3. One smaller Secret Ballot envelope
4. One double-sided page of candidate statements

Please note: The candidates are solely responsible for the content in their statements, neither the Association, nor the Inspector of Elections have redacted or edited any of the content in the statements enclosed in this election package.

February 9, 2026

A Meeting of the Members will be held as follows:

Date: March 10, 2026 (All mailed ballots must be received by us by March 9, 2026)
 Time: 4:00 PM
 Location: via zoom.com (Zoom info will be posted at: www.TheHOAElectionGuys.com/nautical)

If you do not have the ability to access zoom, the following physical location will be available with a device to access the zoom meeting: **The HOA Election Guys – 22521 Avenida Empresa, Ste 120, Rancho Santa Margarita, CA 92688**

This Meeting of the Members is being held to vote on the election of THREE (3) directors. A vote on IRS Revenue Ruling 70-604 will also take place to address potential excess funds and reduce tax liabilities.

For the election to be held, a quorum of the membership must return a ballot, or attend the meeting.

The One Nautical Mile Association bylaws define a quorum as “25%” of the voting power of the association, or 11 members. This quorum requirement is lowered to 20% (9 members) at a reconvened meeting. If quorum is not reached at any meeting, the members in attendance at the meeting may vote to either (a) reconvene the meeting to a later date, or (b) close the meeting without reconvening, meaning no election will take place (this is done via a voice vote of the homeowners present at the meeting). If a meeting is reconvened the deadline for receiving ballots will be extended as well. Please return your ballot so that we can meet quorum!

If you have any questions, please do not hesitate to contact your association’s Inspector of Elections. The HOA Election Guys, Inc can be reached at (888) 380-3332 or by email at info@thehoaelectionguys.com

Detach along perforated line and place this stub in the provided window envelope.
 Please make sure that the addresses are showing through the windows.

OWNER SIGN ABOVE (only one owner’s signature is required) **Signature must show through window or ballot will not be counted!**

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Instructions:

- 1) Cast your vote(s) on the enclosed ballot.
- 2) Insert ballot into the smaller Secret Ballot envelope.
- 3) Insert the sealed Secret Ballot envelope into the window envelope.
- 4) Sign this stub in the left corner (**your ballot will not be counted if you do not sign this stub**)
- 5) Detach and insert this stub into the window envelope, making sure your signature and the addresses are showing through the windows.
- 6) Mail your ballot (if not provided, make sure you apply postage!)

CANDIDATE STATEMENTS
(Additional statements on reverse)

Tara Chiuminatta

My name is Tara Chiuminatta and I've had the privilege of serving on the ONM HOA Board for the past seven years. During that time, I've worked closely with fellow board members to ensure our community remains well-maintained, safe, and financially sound.

My top priority moving forward is to reduce costs wherever possible to avoid increases in monthly HOA dues. I believe in responsible financial management, transparency, and making thoughtful decisions that protect both our property values and our residents' budgets.

I'm committed to continuing to serve with integrity and to representing the best interests of all ONM homeowners. I appreciate your support and the opportunity to continue contributing to our community's success.

Sam Van Dorpe

1. Over 3 years
2. About 2 years
3. Real estate development and property management
4. Fiscally responsible operation to keep One Nautical a pleasant place to live.
5. Continue to support the day to day needs of the community and assist with approvals of changes, updates, and remediations.
6. Semi regularly— work conflicts sometimes prevent attendance.
7. No

CANDIDATE STATEMENTS
(Additional statements on reverse)

Megan Tu

I have been a member of Nautical Mile since 2022. Since joining, I have attended nearly every board meeting as a community member to stay informed and engaged with what's happening in our neighborhood. By day, I work in marketing at Mint Mobile. I work from home, which allows me the flexibility to attend board meetings and dedicate time to HOA responsibilities. Over the past few years, I've also spoken with previous board members during meetings, including Tara and Kym, and have a good understanding of the responsibilities that come with this position.

As a board member, my goal is to put the interests of homeowners first and help make our community the best it can be. Specifically, I hope to:

- Enhance communication by ensuring residents are informed and up to date on neighborhood happenings.
- Foster a stronger sense of community through transparency and open dialogue.
- Support neighborhood improvements that keep Nautical Mile safe, welcoming, and enjoyable for all residents.
- Build on past successes by learning from the work of previous board members and continuing to improve where possible.

I'm committed to doing my best to represent the community and ensure that our neighborhood continues to grow and thrive.

Kimberly Whitsitt

I would like to submit my continued candidacy for the One Nautical Mile Board of Directors. I am the current President of the board and would be happy to continue. I purchased my home here directly from the builder pre-construction and have live here almost the entire time since 2005. I am looking forward to working with Oaktree and our new property Manager Julia to move forward on many community improvement initiatives that we have discussed over the past year. Overall, I want to ensure that our community is safe and clean and that we initiate projects to improve the overall look of our homes and community.