



**Pacific Island Village III
Community Association, Inc.**
c/o The HOA Election Guys, Inc
27472 Portola Pkwy #205-412
Foothill Ranch, CA 92610

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

Juliet Pham
Platinum Management Group
65 Enterprise, Suite 350A
Aliso Viejo, CA 92656

December 15, 2025

A Meeting of the Members will be held as follows:

Date: January 20, 2026
Time: 6:00 PM
Location: 31110 Flying Cloud Dr, Laguna Niguel, CA 92677
All mailed ballots should be received by us by January 19, 2026.

This Meeting of the Members is being held to vote on the election of TWO (2) 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 Pacific Island Village III Community Association, Inc. bylaws define a quorum as “one-third (1/3)” of the voting power of the association, or 28 members. This quorum requirement is lowered to 20% (17 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!**

Juliet Pham
Platinum Management Group
65 Enterprise, Suite 350A
Aliso Viejo, CA 92656

**Pacific Island Village III
Community Association, Inc.**
c/o The HOA Election Guys - PIVIII_FILE
27472 Portola Pkwy #205-412
Foothill Ranch, CA 92610

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

Nasser Abbaszadeh

At our community, the infrastructure (drive aisles, landscaping and irrigation, pool and club house, sewer lines) is rapidly aging, there is a need to create a plan for the future to protect or enhance these assets. We need to take a closer look at life expectancy cycles and improvement costs to develop a prudent financial plan for systematic enhancements and/or replacements to avoid costly repairs and emergencies.

As a community, we collectively need to develop a plan and implement it. Serving on the HOA Board is a commitment to neighbors and the long-term well-being of our community.

If elected, my pledge is to honor the following responsibilities and roles:

Manage the Budget

Every HOA operates on a budget funded by homeowner dues. The board oversees how this money is allocated, from covering landscaping and repairs to saving for long-term projects. Financial decisions must be made carefully, with transparency and community input.

Fairness and Impartiality

A good board member makes decisions based on what's best for the entire community, not just friends, personal preferences, or specific groups. Fair treatment builds trust and keeps the community united.

Communication Skills

The Board should listen, explain, and respond; clear and respectful communication avoids confusion and keeps things moving forward.

Transparency and Accountability

We all appreciate honesty. A responsive Board is open about how decisions are made and takes responsibility when things don't go as planned.

Financial Literacy

Managing an HOA means handling real money. Board members should feel comfortable reviewing budgets, approving expenses, and making sure the community's funds are used wisely.

Problem-Solving Ability

Conflicts will happen between neighbors, with vendors, or over policy decisions. The Board examines the facts and works toward practical solutions.

Commitment and Reliability

Being on the HOA Board isn't just a title, it's a responsibility. The Board stays informed, responds to issues, and follows through on their plans. Communication and commitment will make the difference between an HOA that runs smoothly and one that struggles.

Norman W. Rich

Thomas Selzer

James Vale

CANDIDATE STATEMENTS - Additional statements on reverse

Thomas Selzer

Hi Pacific Island Village Neighbors!

I'm Thomas Selzer, and I live at 31108. This year, I have decided to run for a position on our HOA board. I have lived in our beautiful community for almost 32 years and have previously served as a member of the HOA board and as acting treasurer. I served one term: my work hours prevented me from running again. During my term, I successfully managed the budget, keeping our HOA reserves at an appropriate funding level. I have since retired and now have time to dedicate to supporting our community.

A little bit about myself. In my previous work experience, for 23 years, I have my Bachelor in Hospitality Business Administration and I am a Certified Executive Chef. My last work experience was that of the administrator of Orange Coast College's Food Service and Operations for Culinary Arts and other related programs, managing a budget of over 3 million. I was manager of the year for the District in 2011 and served on the Coast District's managing committee as President, as well as serving on numerous committees and obtaining numerous grants and funding to support our programs.

My vision as a new Board member is to work with my fellow Board members to be fiscally responsible, maintaining adequate reserves while working to maintain and improve/beautify our community, including landscaping, clubhouse and pool, streets, painting, drainage, etc., while not excessively increasing our dues. Living here for almost 32 years, I have seen our home values skyrocket, and I would like to see our landscaping and facilities commensurate with their value. There is a significant amount of aging infrastructure, including irrigation systems, that urgently requires long-term solutions to address future increases in water costs and replace an aging system that is constantly in need of repairs. I believe in transparency with our board and all PIV III members and look forward to increased socialization opportunities. Recently, I have committed to attending board meetings and have volunteered for our landscape committee. My goal is to be strategic and put plans in place that last for the next generation of PIV III homeowners.

Thank you for your vote!

Thomas M Selzer

James Vale

No statement was provided by this candidate.