



The Estates at Monarch Beach Homeowners Association
 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

PCM - Alyssa Carle
 27051 Towne Centre Dr
 Foothill Ranch, CA 92610

January 23, 2026

A Meeting of the Members will be held as follows:

Date: February 24, 2026
 Time: 4:00 PM
 Location: Prendiville Insurance Agency -24661 Del Prado Ave, Suite 3, Dana Point, CA 92629
 All mailed ballots should be received by us by February 23, 2026.

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 Estates at Monarch Beach Homeowners Association bylaws define a quorum as "51%" of the voting power of the association, or 23 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!**

PCM - Alyssa Carle
 27051 Towne Centre Dr
 Foothill Ranch, CA 92610

The Estates at Monarch Beach Homeowners Association
 c/o The HOA Election Guys - EstatesMonarchBeachFILE
 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)

Anita Anand

Currently on the Board - 2 years.
Stepping down from Treasurer to "Member at large"

Paul G Jacobs

WHY WOULD YOU LIKE TO SERVE AS A BOARD MEMBER?

I have served on the Estates Board, in various officer capacities, from 1/1/2015 to 11/18/25. I also chaired the Architectural Committee and Infrastructure Committees for a number of years. After a brief hiatus, I am passionate about resuming my Estates community commitment! I concurrently serve as the president of Monarch Beach Master HOA. I have the energy and I will put forth the effort!

WHAT IS YOUR BACKGROUND?

My lovely wife, Beatriz, and I have lived on beautiful Marbella, here in Monarch Beach for 10 years, after rebuilding our home from the "studs up". I am a civil engineer/MBA with 40 years of commercial mid-rise office building development and construction experience. I have served as a consultant to a major U.S. bank on non-performing commercial high-rise office building loans.

WHAT IS YOUR VISION FOR THE COMMUNITY AND WHAT WOULD YOU LIKE TO ACCOMPLISH DURING YOUR TERM OF OFFICE?

I lead the effort (on behalf of the Board) to deal with the replacement of our aging streets (Marbella and Gavina). Our Estates HOA has seen significant redevelopment of its homes, and it is time for the Infrastructure to keep pace. I welcome the challenge to assist the Infrastructure Committee in this endeavor. I would like to employ the same set of skills to ensure our Infrastructure maintains its integrity, resiliency, and durability in a cost-effective manner.

CANDIDATE STATEMENTS
(Additional statements on reverse)

Mehdi Rezaie

I have been a member of the Association for three years and have served on the Board for two years, including this past year as President. My background includes serving as the COO of a software company, managing a real estate portfolio and serving on the boards of two other associations. This experience has helped me bring structure organization, and clear decision-making to our community.

Over the past year, I have focused on standardizing processes, implementing and rolling out TownSq to digitize the association business and working with the new Management company on cleaning up the many errors made by the previous management company. My goal has been to improve transparency, consistency, and financial accuracy.

My vision is simple: maintain a strong fiscal discipline, ensure fair and consistent enforcement of our rules, and keep improving communication with homeowners. I take the responsibilities of the role as board member seriously.

I hope to continue contributing to a well-run, stable and transparent association, and I appreciate your consideration.