



Seal Beach Shores, Inc.
 c/o The HOA Election Guys, Inc
 27472 Portola Pkwy #205-412
 Foothill Ranch, CA 92610

Maryann Tran
 Star Management
 660 West First Street
 Tustin, CA 92780

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. Three pages 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.

April 27, 2026

A Meeting of the Members will be held as follows:

Date: June 3, 2026
 Time: 6:00 PM
 Location: The Clubhouse
 All mailed ballots should be received by us by June 2, 2026.

Ballots may be mailed in or submitted to the Inspector of Elections at the meeting. ALL ballots must be received prior to the start of the Membership Meeting, at which time the polls will close.

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 Seal Beach Shores, Inc. bylaws define a quorum as “one-third (1/3)” of the voting power of the association, or 38 members. This quorum requirement is lowered to 20% (23 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!**

Maryann Tran
 Star Management
 660 West First Street
 Tustin, CA 92780

Seal Beach Shores, Inc.
 c/o The HOA Election Guys - SBSFILE
 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

Matthew Ansell

My name is Matthew Ansell and I am honored to submit my name for consideration to serve on the Board of Directors for Seal Beach Shores.

My family and I have been members of the Seal Beach Shores community for the past several years, and we have grown to deeply appreciate the unique character, history, and potential of this neighborhood. Like many residents, we value the strong sense of community here and the opportunity to live in such a special coastal environment.

Professionally, I serve as a pastor and organizational leader, where much of my work involves guiding teams, managing budgets, facilitating collaboration, and helping groups move forward through complex decisions. I regularly work with boards, volunteers, and leadership teams to solve problems and build consensus.

If elected, my vision for Seal Beach Shores is to help strengthen communication between residents and leadership, ensure transparency in decision-making, and work toward practical solutions that protect both the long-term stability of the community and the quality of life for residents.

I believe healthy communities thrive when leadership listens well, communicates clearly, and focuses on responsible stewardship of shared resources. My hope is to contribute thoughtful perspective, a collaborative spirit, and a steady commitment to the well-being of the Shores.

I regularly follow association updates and meetings and would take the responsibility of board service seriously. While my background has primarily been in nonprofit and organizational leadership rather than HOA governance specifically, I have significant experience working with boards and guiding organizations through important decisions.

Thank you for your consideration and for the opportunity to serve the Seal Beach Shores community.

Matthew Ansell

CANDIDATE STATEMENTS

Greg Fawley

March 13 2026

Dear Members of the Board and Seal Beach Shores Community,

In 2005 I purchased a dilapidated travel travel trailer on Cottonwood, eventually replaced it with a newer home and have been calling Seal Beach Shores home since 2011. My wife and I along with our dog Lexi love our little slice of Mayberry By The Sea and intend to call SBS home from many years.

As a long-term resident, community volunteer, and former board member, I am eager to support the current board, management, and our various committees in stewarding our HOA. If elected, I intend to explore and encourage the following:

- Infrastructure and Facilities: Developing and maintaining a long-term preservation plan.
 - Financial Stewardship: Ensuring continued solvency and responsible oversight.
- Communication: Enhance communications between membership, the board and management ensuring EVERY MAR RECEIVES A TIMELY RESPONSE.
- Development Standards: Strengthen relationships with our local building department, HDC, the Coastal Commission and Realtors with an aimed to expedite approval of renovations and new development and sales/purchase transactions.

My professional background as a business owner in general construction and real estate development has provided me with creative problem-solving skills, financial aptitude, and the integrity necessary for this role. My previous experience as a SBS board member combined with my recent work with the current leadership gives me a clear understanding of the challenges and responsibilities involved.

I am committed to serving our community with diligence and appreciate your consideration.

Best regards,

Greg Fawley

CANDIDATE STATEMENTS

John Narz

I am allowed to serve one more 2 year term, if you'll have me. Then it will be time to put me out to pasture.

It's been an honor to be a team member on two Boards that ushered in so many advances over the last four years:

1. Nobody quit and nobody got kicked off. Every Director's viewpoint counts.
2. Management company wasn't fired and hasn't quit
3. Open meetings where everyone gets their 5 minutes without yelling and swearing or a chaotic finale
4. Committees, required in our governing docs, are back: Financial, Landscape and Architectural; staffed by resident volunteers with appropriate skill sets
5. Revenue enhancement strategies to keep SBS above water and paying the bills
6. Shutdown wasteful spending; especially unnecessary legal expenses and expensive outside consultant fees.
7. And more

I've lived here a long, long time and can honestly say this trailer park is looking as good as ever. People have been cleaning up, sometimes gently coaxed into cleaning up, around their homes and common areas. It feels like a pride of ownership thing going on.

I have no personal agendas, only to promote financial stability and support responsible leadership to ensure a secure future for all of us living in Seal Beach Shores.

Ken Williams

No statement was provided by this candidate.