

LST HOMEOWNERS

YOUR VOTE COUNTS!

- ✓ If you want **reduced spending** and **monthly assessments**.
- ✓ Incorporate 'Special Assessments' **out of necessity only** (emergencies).
- ✓ **Reject another 20% increase** in our monthly assessments (coming in 2024).

ANNUAL MEETING OF THE MEMBERSHIP WILL BE HELD ON MAY 17, 2023 AT 3:30 P.M.

THE TIME HAS COME TO CAST YOUR VOTE FOR CHANGE!

WE MUST TAKE BACK OUR ASSOCIATION

- ✓ Due to the **economy**, we must **re-think** our **HOA Finance strategy** and **slow down** the **spending** by the current Board!

VOTE FOR CHANGE!

PLEASE cast your votes for the **following Homeowners Only!** Each Household is entitled to 5 (five) votes. Do not exceed 5 (five) votes.

✓ Tiana Luisa Barron ✓ Kathleen M. Conwell-Doyle ✓ Pedro Zapata **

**** VERY IMPORTANT:** You must write Pedro Zapata on your ballot, where it asks for nominations from the floor, to cast your vote for him.

TO TAKE BACK OUR HOA WE NEED TO:

- **Restate our CC&Rs**, and let all Homeowners be responsible for their own homes to reduce insurance costs.
- **Reduce our monthly assessments** to a reasonable amount.
- **Investigate the roofing contract that was overly assessed** by approximately \$12,000.00; where did these funds go?
- **Incorporate new policies that are fair** to all homeowners.
- **Dismiss Seabreeze Management Company**, they have been **complicit** in our Board President dipping into our bank accounts whenever she wishes to get whatever she wants!
- **Dissolve all existing contracts the current Board approved**, e.g., inspections of our balconies for \$23,000.00. The inspection of our recently restored balconies' is not due until 2025, yet the current Board wants to assess the homeowners this year!
- **Stop the \$ 12,000** special assessment planned for **non-critical expenses** in 2024.
- **Find an alternative to the \$ 5,200** per year emergency special assessment for HOA Insurance.

- ✓ **REMEMBER** you may cast more than 1 (one) vote per candidate; however, **no more than a total of 5 (five) votes** can be given; otherwise, **your ballot will be voided**. Do not exceed 5 (five) votes in total.
- ✓ **URGENT!** all ballots must be either **mailed in ASAP** or hand carried and **personally handed to inspectors** of the election on May 17, 2023.