

Hello residents of SeaGate, my name is Scott Anger and I humbly ask for your support as I am running for re-election to the Board of Directors here at SeaGate.

Experience: I have currently served one year on the Board of Directors as the Treasurer, and I have served two years on the Building committee as well as the Finance committee. Serving on both of those committees I have learned a great deal about the maintenance needs of our community, as well as the finances needed to keep the community working and looking its best.

During my tenure we have hired new management, as the old manager did not meet the needs of SeaGate owners. The current Board found many work orders that were not followed up on and additional orders that were closed without completing. We changed that, work orders are now being followed up on, as well as checked for completion. We have done a lot of work on the pools, (with new equipment and duck deterrents). We have cleaned all of the lagoon intake and exit pipes as well as installed a new lagoon pump. We have re-done the common area wrought iron around the lagoons and are in process of cleaning the docks, both under (scraping the floats) ,and above with power washing the dock surface. We also hired a Maintenance/Handy man to fix small projects quickly. This allows the manager to resolve smaller problems without going to bid saving time and money. The current Board is also embarking on a capitol project of painting and replacing wood rot on all of the homes and buildings throughout our community. That project is slated to begin in August and/or September and will take approximately Eighteen to Twenty four months. As you know the current Board voted to raise our monthly fees, I supported this action as Treasurer, as we had an obligation to balance our budget for fiscal year 2026/2027. That raise balanced our projected budget and covered basic inflation in regards to utility prices and higher construction costs.

I believe the above experience has giving me the tools needed to stay on as a member of our Board of Directors and keep improving our community.

Education: I have a Masters degree in Emergency Management and a Bachelors degree in Criminology.

Background: I am retired after Thirty Four years with the Los Angeles County Sheriff's Department. During my tenure there I worked; Patrol, Detectives, Counterterrorism, Emergency Management and High Tech crimes. As a Sergeant I was the Deputy Director of the Joint Regional Intelligence Center where I supervised over 50 sworn and civilian staff with an annual budget of Three Million dollars. My last assignment was the manager of the Southern California High Tech Task Force where I managed over 20 sworn personnel consisting of Los Angeles Police Department Officers, Los Angeles County Sheriff Deputies and Federal Bureau of Investigation Special Agents.



WILLIAM DUANE PAZ STATEMENT

Resident of Westchester Bay Seagate Lagoons since October 2014

duanepaz28@yahoo.com

(209) 482-5922

OBJECTIVE:

To contribute meaningfully to the Seagate HOA Board by leveraging decades of professional experience in education, landscaping, team leadership, and community service to support the well-being, safety, and appearance of our neighborhood.

WHY I AM A STRONG CANDIDATE FOR THE HOA BOARD

With over a decade as a Seagate resident, I bring a deep understanding of our community's unique strengths and needs. My background in education and landscape architecture, along with hands-on committee experience and a commitment to maintaining shared spaces, equips me to serve as a practical, responsive, and forward-thinking board member.

PROFESSIONAL EXPERIENCE:

- Retired Educator and Coach
Public Schools - California
25 Years of Service

Taught K-12 with a focus on science, health and physical education.

- Coached youth baseball and high school football and wrestling, emphasizing teamwork, discipline and community values.
- Successfully organized a week-long districtwide track meet involving K-8 students, demonstrating strong logistical planning and multi-stakeholder coordination.
- Landscape Architect (Prior to and Concurrent with Teaching Career)
- Designed and executed residential and public landscape projects.
- Applied expertise in environmental planning, structural layout, and aesthetic design.
- Recognized for balancing creativity with practical functionality and neighbor harmony.

COMMUNITY Involvement:

- Seagate HOA - Huntington Beach, CA
Architectural Review Committee - Former Member

Reviewed home improvement proposal and ensured aesthetic continuity and compliance with HOA regulations.

Building Committee - Co-Chair (Current)

Oversee building maintenance, vendor coordination, and structural improvement efforts.

Pool & Spa Oversight - Active Volunteer

Monitor chemical levels, test water quality, and advise on maintenance protocols to ensure safety and longevity of facilities

EDUCATION:

San Francisco State University

Bachelor of Science in Kinesiology & Biology

Holds a California Lifetime Teaching Credential (Grades K-12)

Earned an Architectural License (California Licensing)

CORE COMPETENCIES:

Community Engagement & Leadership
Effective Communication
Project & Event Management
Strategic Planning & Oversight
Environment & Structural Design Awareness
Problem-Solving & Decision-Making
Integrity and Collaborative Spirit



WESTCHESTER BAY/SEAGATE LAGOONS HOMEOWNERS ASSOCIATION

CANDIDATE NOMINATION FORM

LAMAR LAFAVE 909-532-1870

PRINT NAME: PHONE NO.:

3586 WINDSPUN DR.

PRINT ADDRESS:



Candidates must adhere to all candidate qualifications in HOA Election Rules, which can be found online here: www.thirdpartyvoting.com/hoa/wbsl. Return this form no later than **June 22, 2026** via the link above, via email to forms@thirdpartyvoting.com or via mail to: Westchester Bay/Seagate Lagoons HOA, c/o Third Party Voting, PO Box 460232, Escondido, CA 92046-9845.

X

Do you have any past criminal convictions that could potentially: Yes No

- (1) Prevent the Association from purchasing fidelity bond coverage, or
- (2) Terminate the Association's existing fidelity bond coverage?

X

Have you ever served on a Board of Directors? Yes No **If so, please explain your experience:**

I retired from the Los Angeles County Sheriff's Department as a Lieutenant after more than 35 years of public service. During my career, I managed large budgets, supervised personnel, negotiated contracts, implemented operational programs, and oversaw complex projects requiring accountability, planning, and fiscal responsibility.

For the past three years, I have served on the Westchester Bay/Seagate Lagoons Board of Directors, including serving as Board President. During that time, I have worked closely with homeowners, committees, management, consultants, and contractors on reserve planning, major maintenance projects, contract oversight, financial management, and community improvements. I remain committed to protecting property values, maintaining community assets, and ensuring responsible stewardship of Association resources.

How could your experience benefit the Association?

My professional and Board experience provides a strong foundation for helping the Association make informed, responsible decisions. Throughout my career, I have managed budgets, reviewed contracts, overseen large projects, and worked collaboratively to solve complex issues while balancing competing priorities.

As a Board member and current President over the past three years, I have gained valuable knowledge of the Association's governing documents, finances, reserves, infrastructure, and long-term maintenance needs. This experience allows me to evaluate issues objectively, ask the right questions, and focus on solutions that protect property values, preserve community assets, and ensure responsible use of Association funds.

I believe in transparency, accountability, and long-term planning, and I remain committed to working with homeowners, fellow Board members, committees, and management to continue improving our community.

Why would you like to serve on the Board of Directors?

I am seeking re-election because I care deeply about our community and want to continue the progress we have made over the past three years. Serving on the Board has provided me with a firsthand understanding of the Association's challenges, opportunities, and long-term needs, and I remain committed to helping guide the community in a positive direction.

As Board President, I have worked with fellow Board members, committees, homeowners, and management to address deferred maintenance, strengthen financial planning, improve transparency, and advance projects that protect our community's assets and property values. While we have accomplished a great deal, there is still important work ahead.

I would be honored to continue serving the community, listening to homeowners, and working collaboratively to ensure Westchester Bay and Seagate Lagoons remain a safe, attractive, and financially sound place to call home.

Lamar LaFave

Signature: _____

CANDIDATE NOMINATION FORM

PRINT NAME: Caron Mount PHONE NO.: 714-393-3631

PRINT ADDRESS: 16120 Bonaire Circle

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Do you have any past criminal convictions that could potentially: ☐ Yes ☒ No

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Have you ever served on a Board of Directors? ☒ Yes ☐ No

If so, please explain your experience:

I was on the Westchester Bay Seagate Lagoons board from 2008-2013, two of those years as President, two as Secretary. I was on the Architectural Committee during that time as well. When family members moved to the Midwest, I chose to leave from my HOA obligations in order to visit back east. But I stayed active on the Wharfage committee and the Finance committee. My leadership then with the Board of Sea Isle Garden Club helped the communities along Edinger turn the mud-side, into a curbside, into the parkway you see now. A few years ago with four of the five grandkids becoming adults, I again felt I could devote the time needed as a Seagate board member. As new board members come in, and managers change, the connections with history are of value.

How could your experience benefit the Association?

I have lived in Seagate for 25 years, buying here as a parent and soon-to-retire teacher. We can't stop time, and I have seen constant change in the way the management, maintenance, and capital improvements are handled. We have to keep up with what are the best practices. I participated my very first term in 4 evenings of HOA board member trainings in legal requirements, ethical issues, working with finance and vendors, plus dealing with homeowner expectations. That gave me the knowledgeable foundation. With a real estate brokers license for 20 years, I understand how property values are dependent on the upkeep of the complex and perceptions people have about a community. We must hold our standards high, therefore I strive to always come prepared to the meetings and am willing to listen to other points of view. My experience, my questioning mind, and my positive outlook can benefit the Board and the members of our Association.

Why would you like to serve on the Board of Directors?

My three decades of service have given me a chance to contribute in keeping Seagate a desirable place to live. To build on this, communication is extremely important, homeowners' input should be valued, and that is my goal in serving on the board.
We are a community with a common interest, neighbors and friends, sending our money into the HOA, and working together for the best use of our funds.
Feel free to contact me with your thoughts. Cbmount@mac.com

Signature: Caron Mount
Caron Mount (May 29, 2026 16:41:56 PDT)

CANDIDATE NOMINATION FORM

PRINT NAME: DAVID MURRAY PHONE NO.: 714 814 0717

PRINT ADDRESS: 16110 TORTOUSA CIR H.B. CA 92649

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Do you have any past criminal convictions that could potentially:

☐ Yes

☒ No

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Have you ever served on a Board of Directors?

☒ Yes

☐ No

If so, please explain your experience:

See ATTACHED LETTER

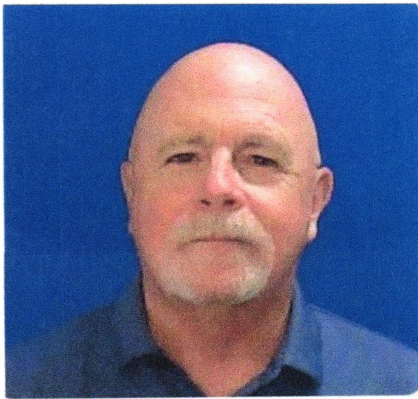
How could your experience benefit the Association?

See ATTACHED LETTER

Why would you like to serve on the Board of Directors?

See ATTACHED LETTER

Signature: David Murray



Hello,

My name is David Murray, and I am hoping to gain your vote again for the Board of Directors here in Sea Gate. I come from 20 years of successful business ownership. Understanding budgets and vetting vendors to do their best work for the best price.

I have proudly served on the Board for more than four years, two years as Vice President, and previous years as Secretary and Treasurer.

During my time on the Board, we have worked hard to strengthen our community's financial future. Through careful planning and responsible management, we increased our reserve funds from approximately \$1 million dollars to more than \$7 million dollars while still completing important projects. While we are not yet fully funded for future expenses our community will face in the coming years, we have made considerable progress.

One of our priorities has been ensuring that we receive quality work from our vendors at competitive prices. By carefully managing projects and expenses, we have continued growing our reserves while maintaining the standards our community expects.

In addition, we were able to avoid raising HOA dues for more than four years. This year, due to several major expenses, a minor increase became necessary to continue protecting the financial health of our association.

I respectfully ask for your vote so that we can continue the challenging work of strengthening our community, maintaining fiscal responsibility, and planning wisely for the future!

Thank you for your consideration.

David Murray

CANDIDATE NOMINATION FORM

PRINT NAME: Ryan Vaccaro PHONE NO.: 949-413-4043

PRINT ADDRESS: 4022 Montego Dr., Huntington Beach, CA, 92649

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Have you ever served on a Board of Directors? ☐ Yes ☒ No

If so, please explain your experience:

How could your experience benefit the Association?

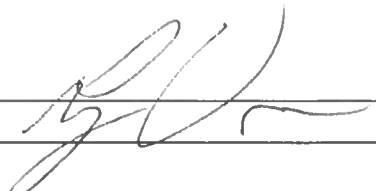
My 10 years of experience at a commercial and residential construction company enable me to firmly grasp the construction and construction planning projects reviewed by our board.

My 10 years of quality engineering experience and contract management / oversight at Boeing enable me to apply both a broad and a detailed analytical view of the projects reviewed and coordinated by our board.

My 15 years of experience in law-enforcement, working both in the field as an officer, and now as an administrator on the management team, enable me to effectively merge the needs of our community with the administrative obligations of the HOA.

Why would you like to serve on the Board of Directors?

I would like to serve on the Board of Directors because my 6 months serving on the WBSL Architectural Review Committee was a great experience. I want to expand my ability to positively impact our beautiful community and be a positive voice for my WBSL neighbors.

Signature: 

CANDIDATE NOMINATION FORM

PRINT NAME: Giuliana Vural PHONE NO.: 8172299339

PRINT ADDRESS: 3465 Windspun Dr. Huntington Beach CA 92649

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Have you ever served on a Board of Directors? ☒ Yes ☐ No

If so, please explain your experience:

I have served for the last two (2) years on the Westchester Bay/SEagate Lagoons Homeonwers Associations. It has been a privilege and an education.

How could your experience benefit the Association?

I have been the Secretary and currently serve on the Executive Committee and am the liaison to the Wharphage Committee. I would continue these roles if needed and provide assistance wherever else needed.

Why would you like to serve on the Board of Directors?

I will continue to serve the residents of SeaGate in any way the Board directs. I look forward to assisting in any way I can.

Signature: Giuliana Vural
Giuliana Vural (Jun 22, 2026 13:24:03 PDT)