

CAPISTRANO BAY DISTRICT
AGENDA REPORT
January 25, 2022

Special Reports

ITEM 7

Board of Directors Vacancies

Board Member Saeed Irani has resigned his seat on the Board of Directors, effective at the end of December 2021, leaving the Board with four Directors for the month of January 2022.

Board Member Mike Haack, after a long tenure of nine years, is stepping down as well, effective at the end of January 2022. Mike has graciously consented to remain through January while the Board appoints replacement Directors.

In this case where vacancies occur mid-term, the code authorizes the Board to make appointments to fill the unexpired terms, rather than conducting a community-wide election. Both Directors Irani and Haack have one year remaining on their current terms so replacements will only be filling the final year of the outgoing directors' terms through December 2022. Replacement directors choosing to continue serving the community will then have to run for election along with any other interested candidates for new four year terms.

Of the remaining three Directors, Board Member McNulty's term will also expire in December 2022 while Directors Wiersig and Jenkins are good through December 2024. In sum, the Board will have three vacancies to fill at the end of 2022.

As vacancies come up when Directors' terms normally expire, replacements for the open seats are determined through a community-wide election process. The election process commences with interested candidates filing their intent with the Orange County Registrar of Voters in the first week of August. The Registrar needs this advance filing schedule in order to have the time necessary to prepare voting ballots for the upcoming general election on November 8th.

Candidates for the two open seats

Felicia Lurner	35625 Beach Road	Owner since 1995
Sam Anabi	35099 Beach Road	Owner since 2021
Ross Misher	35361 Beach Road	Owner since 2020

**Candidates' background information is provided on the following pages*

Bio for Felicia Lurner 1-5-22

This serves as my notice, as requested, of my intent to serve as a director on the board of directors to the extent that a position is available and it is acceptable to the Board.

As regards my prior experience, I am privileged to advise that I have been involved in business operations for over 40 years, which included the running of my own corporation. I have also been a part of a HOA in the past as well as having served as the Chair of various committees.

Additionally, we have owned and lived on Beach Road since 1995 (full time since 2009).

Yours sincerely, Felicia Lurner

Bio for Sam Anabi 12-14-21

- Owner of 35099 Beach Rd
- Board of Directors for The National Association of Shell Marketers since 2011 with over 1,000 members (President/Chairman)
- Largest Shell distributor in California (<https://www.anabioil.com/>)
- Wholesaler for Shell, ExxonMobil, Phillips 66, 76, Marathon, Tesoro, Sunoco, Sinclair fuel
- Largest 7-Eleven Franchisee in North America
- Owner of Rebel brand (<https://www.rebelstores.com/>)

My name is Sam Anabi and I am the owner of 35099 Beach Road. I am the proud owner of family owned Anabi Oil for over 20 years.

Born and raised in Yonkers, New York, I started my early career at the La Verne Police Department, Glendora Police Department and Los Angeles County Sheriff's Department after moving to California and owned a couple gas stations. Injured in the line of duty, I retired in 2001 to devote my full attention to growing my business while holding an active duty badge with the La Verne and Glendora Police Reserves.

Throughout the last 20 years, I successfully grew my retail business to become the largest 7-Eleven Franchisee and acquired the Rebel store brand in 2015. In 2021, Anabi owns more than 500 gas stations and convenience store throughout the US. During my career, I found out a lot of station owners needed help growing their business. Therefore, I started to become a wholesaler to connect and help independent station owners to become successful in their business by sharing knowledge and best practices. Being the Largest Shell distributor in California, I was also fortunate to serve on the Board of Director for The National Association of Shell Marketers since 2011. This equipped me with skills and experience to work with different people and understand what it takes to serve on the board for the Beach House Community.

It is nice to meet everyone here and I look forward to using my expertise and experience to connect our community together and serving you all. Thank you, Sam Anabi

Bio for Ross Misher 1-11-22

Ross Misher is a branding and marketing CEO running a top 10 branding and licensing agency for the last 20 years. He started his career at Marvel Comics and the Walt Disney Company in their consumer products divisions and started his own company in 2001. Over the past 20 years, Ross and his team have worked with national corporate brands helping them extend their brands into new product categories through licensing partnerships from Coleman camping and Sony Pictures to Kraft Heinz and Kelloggs. His company, Brand Central currently has 12 employees and has offices in NYC, Chicago and LA. Ross has a deep knowledge and expertise in creating win-win partnerships, negotiating contracts and getting things done.

Ross has experience serving on several boards and committees. For the past 30 years, Ross has been an active member of the Brady Organization helping move the organization forward with fundraising, legislation, and education. He testified in front of the Senate Subcommittee to help pass the Brady Bill and has recently served as the west coast regional chair for the organization running a board of 25 executives. Through his efforts as board chair, he has raised hundreds of thousands of dollars and helped enact legislation in Los Angeles and across California. In addition, Ross served on the school board at his neighborhood school helping the school enact new security measures and gaining grants for the school.

Ross is married to Jennifer Misher, a 25 year real estate lawyer and broker who works for Coldwell Banker, Beverly Hills. Jennifer is currently in the top 2% of brokers and has a vast knowledge of real estate legal issues with an expertise in negotiation. She is also a member of the California bar and practiced real estate litigation for several years in Los Angeles.

Jennifer and Ross moved to beach road in August of 2020 and have enjoyed spending a lot of time in the community and “on the road.” They have made many friends and have learned a lot about the community. Ross has participated (via zoom) on almost all of the board meetings since joining the community and has actively participated in the lively conversations.

I hope to help find solutions with outstanding issues facing our community such as the coastal commission restrictions. I would want to be a voice for those on the road who do not attend regular meetings and help communicate their issues and concerns. I would be interested in proactively finding ways to improve the lives of those living on the road with new ideas. Keeping Covid in mind, I believe there can be more ways to connect the community through networking groups and social activities. For example, I believe there could be networking groups based on careers, interests and home projects. I would love to explore a summer “tiki” hut on our new lot to serve drinks, coffee and snacks on the weekends (our very own Beach Road “Starbucks.”) to serve residents and guests. I also believe there are more services that can be created to help people maintain their homes such as a directory of approved vendors and group rates for beach road residents.

Overall, I am interested in getting involved, rolling up my sleeves and helping residents of Beach Road have an even better overall lifestyle and experience (if that’s even possible).

Thank you for your consideration. Ross Misher