

## **Nomination and Election Flier posted 5/14/2024**

These fliers were posted in both elevators, on each floor at the elevator, and in the "Community Bulletin Board". Margo controls access to the CBB.

This document is intended to:

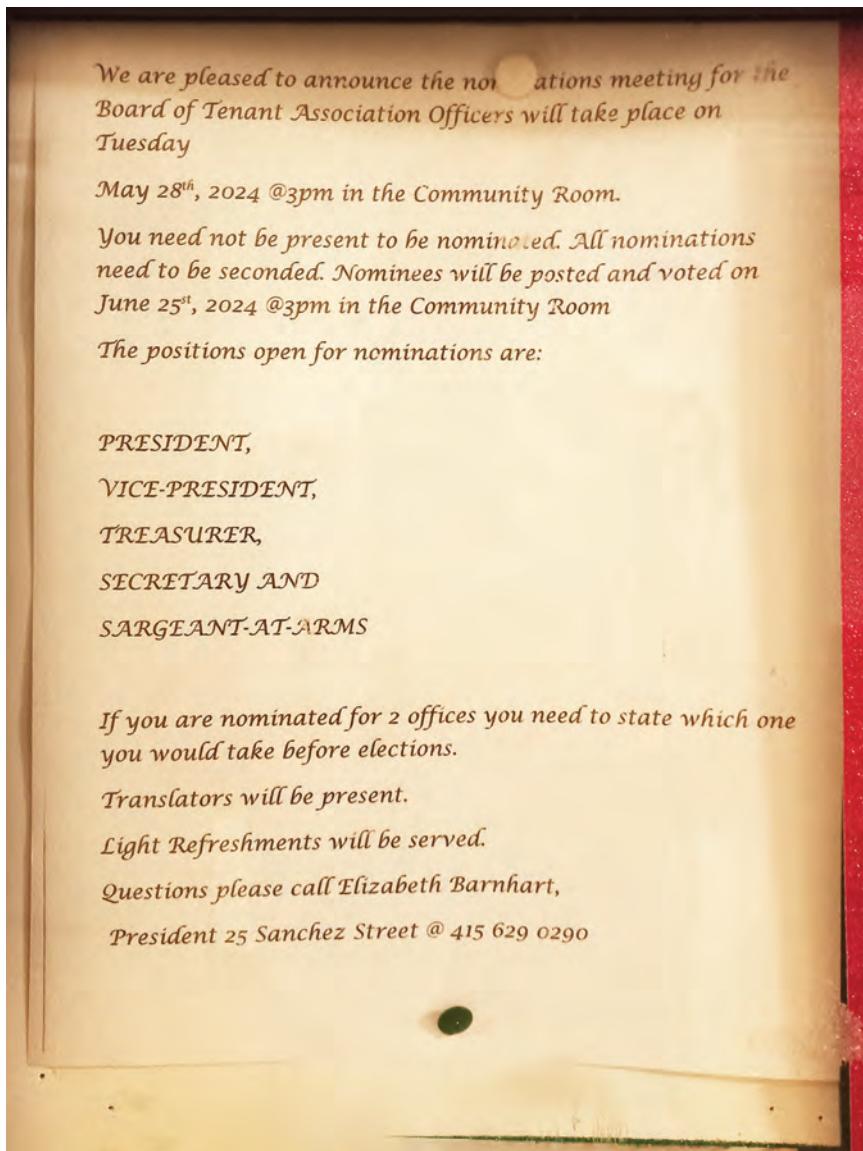
- Provide fact checking on actions, claims, and allegations surrounding the May Nomination meeting and the June Election meeting called by Margo McNulty, not the Board, and;
- Misrepresenting Elizabeth Barnhart [aka Leesa Bernhardt, Legal Moderators Inc] as a qualified and legitimate independent third party.
- Provide transparency of elected officials

This document was created to share public information as related to the irregularities of the nomination and election process administered by Margaret "Margo" McNulty and hopefully spark a call to action by all the Residents of 1760 Bush, not a suggestion of criminal behavior. That is the job for a legal expert.

The Residents of 1760 Bush should make decisions about their money, not just one president of the board.

# Nomination and Election Flier posted 5/14/2024

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## Irregularities which invalidate flier:

No Date on flier

No Board Officer signed on.

No Indication this is from any TA Board

### Timeline:

Date posted is 5-14-2024

"Nominations" 5-28-2024

Notice provided is only 14 days

The Law states "(at least 30 days) for nomination and election"

### No description of:

- Procedures
- Eligibility Requirements
- Role Requirements
- Term of Service

Elizabeth Barnhart is listed as the contact for questions. She nor the group she represents is not identified in any way as an Independent Party.

"All voting members of the resident community must be given sufficient notice (at least 30 days) for nomination and election. The notice should include a description of election procedures, eligibility requirements, and dates of nominations and elections."

[https://www.ecfr.gov/current/title-24/subtitle-B/chapter-IX/part-964/subpart-B/section-964.130#p-964.130\(a\)\(5\)](https://www.ecfr.gov/current/title-24/subtitle-B/chapter-IX/part-964/subpart-B/section-964.130#p-964.130(a)(5))

Margo claims she "inherited" Bylaws that allow her to give less than 30 days notice. When Angel challenged her citing The Brown Act and the Sunshine Clause, she became dismissive and began a denial & deflection campaign and continues to refuses to acknowledge 24CFR, The Brown Act, or the Sunshine Act.

# Texting between Margo & Angel 5/14/2024



# Nomination and Election Flier posted 5/14/2024

The image shows a collage of screenshots and printed documents related to the nomination and election process for the 1760 Bush Street Tenant Association.

**Top Left Screenshot:** A mobile phone screen showing a text message from "Me" to "Leesa MM's Friend". The message reads: "Michelle & Zia & Leesa - I went out for a dog walk + errands about 3pm ... around 6pm I came home & saw this? Style & Flare don't seem to contain necessary language, lacks professionalism (Not even on your business Legal Moderators Inc stationary or signed off by either president listed on your "Happy Memorial Day" flier as yourself or Gerardo - or minutes of the Nomination - Not Margo's notes she took during meeting. So, as our contracted role of Proctor @ 1760 Bush, please clarify for the rest of the 1760Bush TA Board who were not aware of this contract, how THIS LANGUAGE IS A LEGITIMATE FINDING as a result of your contracted work? The election has not even taken place, so how can Margo and John and Zia be "winners" in an Election that's still about 28 days away and we dont know if we hit Quorum?"

**Top Right Screenshot:** A mobile phone screen showing a text message from "Leesa MM's Friend" to "Me". The message reads: "Sorry, I must have the wrong contact info provided." The response from "Me" is: "No it's correct. This is Leesa. I asked who you are please I do not have you on my list." The message from "Leesa MM's Friend" continues: "Ok. Thanks for update. The list does not have this number?"

**Middle Left Document:** A printed document titled "Congratulations To The Candidates for 1760 Bush Street Tenant Association". It lists the following positions and their candidates:

- Honor Goza To Margaret McNulty Uncontested as President for 2024-2027
- Vice President goes to: John Jolly 705 for OR Kezia Martinis 409
- Secretary: Frankspire 710 DECLINED; Kezia Martinis 409
- Treasurer: Engel Rittenburg
- Sergeant of Arms - CHOOSE BETWEEN 3 CANDIDATES -
  - Michelle Dancer 518; Wendell Kjelth 411; Eric Meoli 712

Text below the list:  
WE NEED YOU TO ATTEND IN PERSON 3PM ON TUESDAY, JUNE 25, 2024  
NO VOTES BY PROXY MUST BRING ID TO VOTE  
WE NEED YOU TO DECIDE ON MEMBERS OF THE BOARD 6/25/24  
TRANSLATORS WILL BE PRESENT  
LIGHT REFRESHMENTS WILL BE SERVED.

**Middle Right Document:** A printed document titled "Congratulations To The Candidates for 1760 Bush Street Tenant Association". It lists the following positions and their candidates:

- 副总统去：John Jolly 705 for OR Kezia Martinis 409
- 秘书：弗兰克·斯皮尔 710 拒绝; 凯齐亚马提尼 409
- 财务主管：Engel Rittenburg 412 VERSUS Robert Stewart 516
- Sergeant of Arms - 在 3 名候选人之间进行选择 -
  - 米歇尔舞者 518; 温德尔·基思 411; 埃里克·梅奥利 712

Text below the list:  
我们需要您在 2024 年 6 月 25 日星期二下午 3 点亲自参加  
任何代理投票都必须携带身份证投票  
我们需要您决定 TBA 董事会成员 6/25/24  
译员将在场  
将提供茶点。

**Bottom Left Document:** A printed document titled "Congratulations To The Candidates for 1760 Bush Street Tenant Association". It lists the following positions and their candidates:

- 荣誉归于玛格丽特·麦克纳尔蒂 (Margaret McNulty) 无可争议地担任 2024-2027 年总统
- 副总统去：John Jolly 705 for OR Kezia Martinis 409
- 秘书：Frankspire 710 拒绝; 凯齐亚马提尼 409
- 财务主管：Engel Rittenburg
- Sergeant of Arms - 在 3 名候选人之间进行选择 -
  - 米歇尔舞者 518; 温德尔·基思 411; 埃里克·梅奥利 712

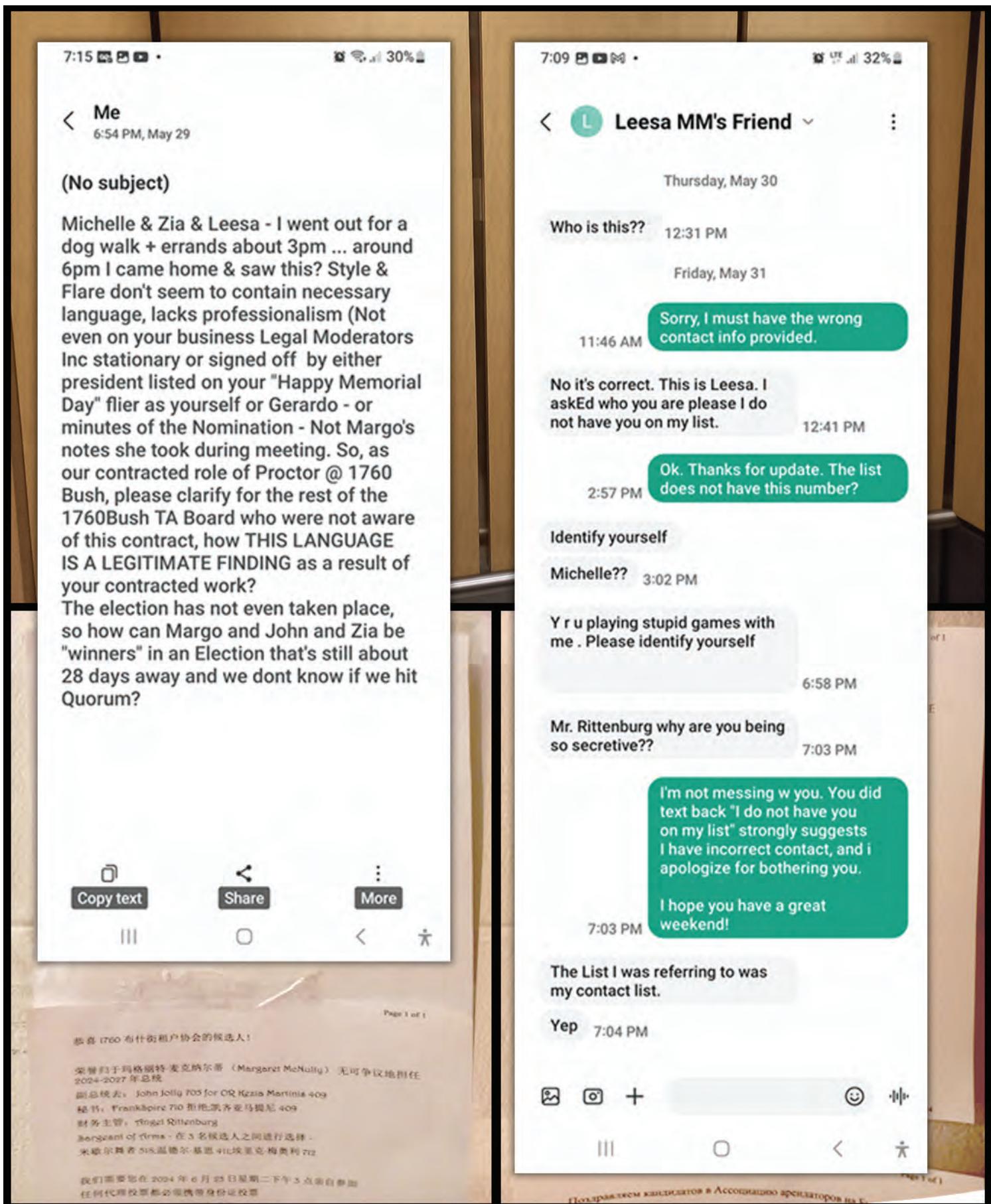
Text below the list:  
我们需要您在 2024 年 6 月 25 日星期二下午 3 点亲自参加  
任何代理投票都必须携带身份证投票

**Bottom Right Document:** A printed document titled "Congratulations To The Candidates for 1760 Bush Street Tenant Association". It lists the following positions and their candidates:

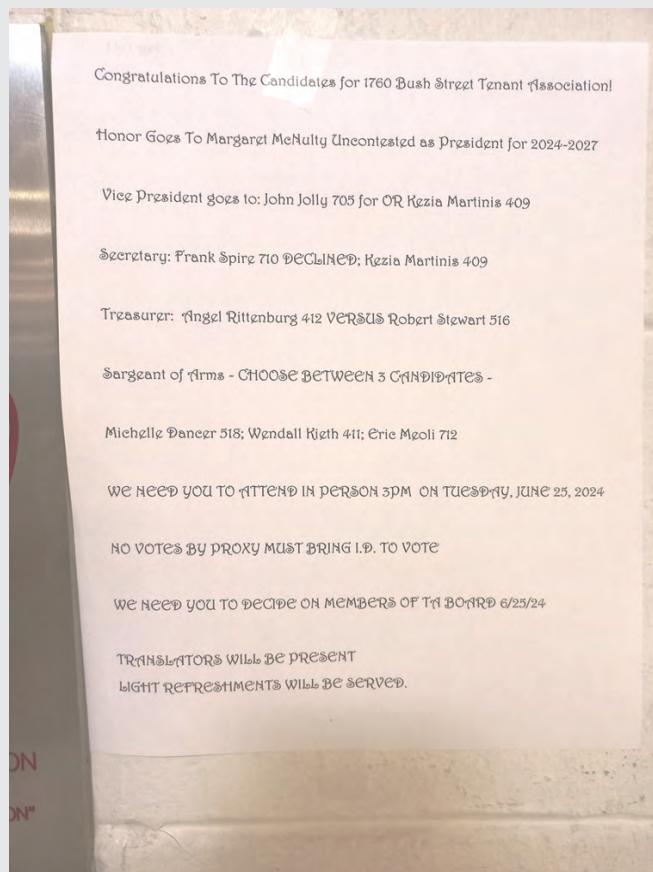
- 荣誉归于玛格丽特·麦克纳尔蒂 (Margaret McNulty) 无可争议地担任 2024-2027 年总统
- 副总统去：John Jolly 705 for OR Kezia Martinis 409
- 秘书：弗兰克·斯皮尔 710 拒绝; 凯齐亚马提尼 409
- 财务主管：Engel Rittenburg 412 VERSUS Robert Stewart 516
- Sergeant of Arms - 在 3 名候选人之间进行选择 -
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Text below the list:  
我们需要您在 2024 年 6 月 25 日星期二下午 3 点亲自参加  
任何代理投票都必须携带身份证投票

# Nomination and Election Flier posted 5/14/2024



## 2 Nominee Fliers posted by ?



**5/28/2024 – 6:00pm**

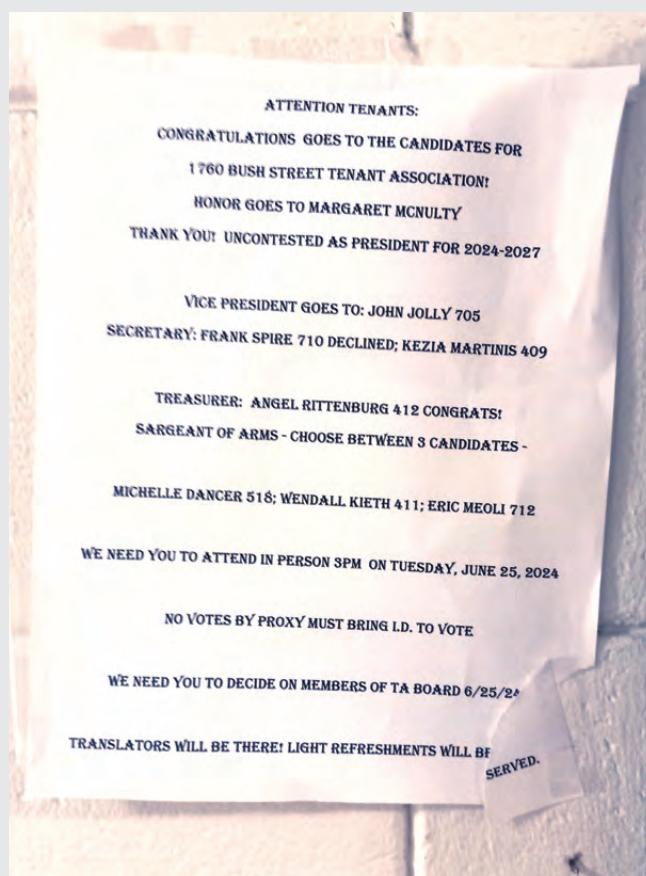
### One of Two Fliers posted

Flier itself:

- No Date, No Signator, No Validation
- Margo took Nomination Meeting Notes
- RCA Associates cannot be Independent 3rd
- Additional Names added After meeting
  - The list of nominees doesn't match Participant Accounts
- Margo colorfully announced as the "Winner" before any election meeting happened

Tenants not Angel Challenged Nominee Eligibility for:

- Vice President & Secretary
  - John & Eric previously resigned. Ineligible?
- Treasurer
  - Robert:
    - "I was not nominated during the meeting."
    - "Margo asked me to attend the meeting."
- Sergeant at Arms
  - Wendell added after meeting



**5/30/2024 – 7:00pm**

### Two of Two Fliers posted

Flier itself:

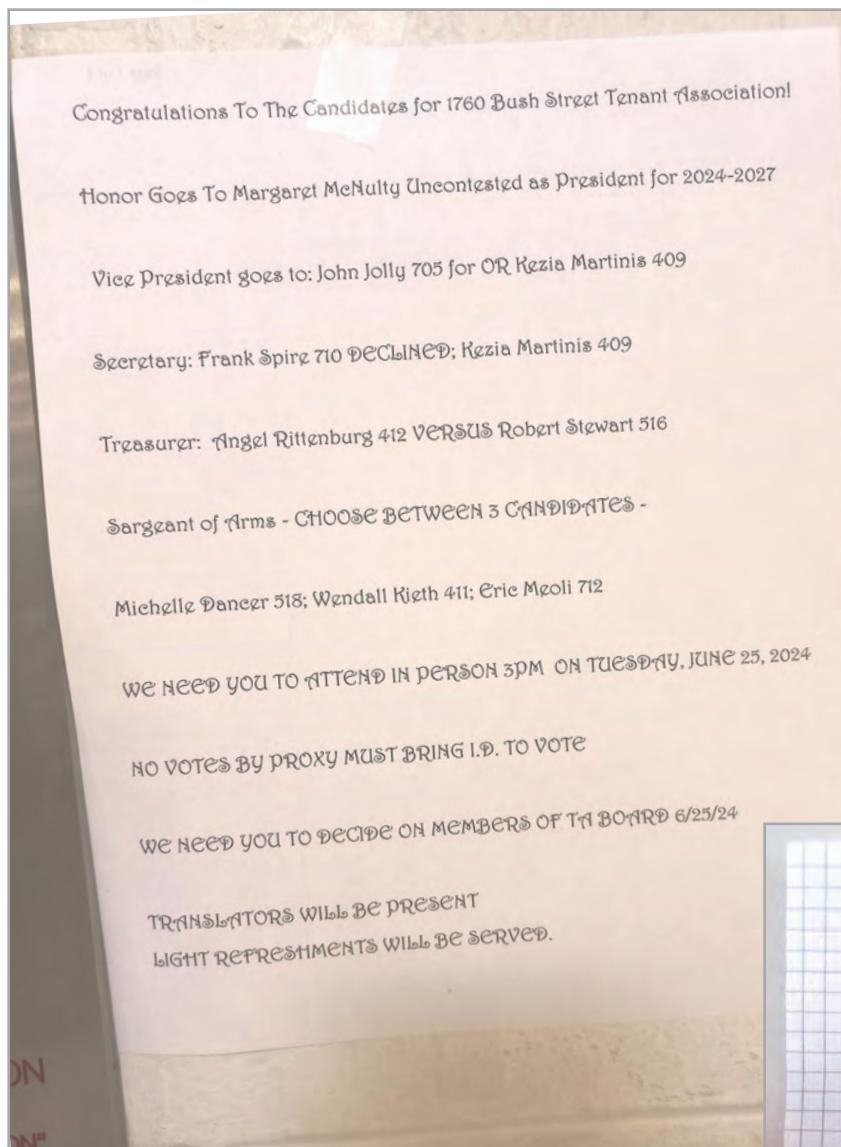
- No Date, No Signator, No Validation
- Margo took Nomination Meeting Notes
- RCA Associates cannot be Independent 3rd
- Additional Names added After meeting
  - The list of nominees doesn't match Participant Accounts
- Margo colorfully announced as the "Winner" before any election meeting happened
- Why did Margo have to make sure the phrase: "UNCONTESTED AS PRESIDENT" was included?

Tenants not Angel Challenged Nominee Eligibility for:

- Vice President & Secretary
  - John & Eric previously resigned. Ineligible?
- Treasurer
  - Robert removed.
- Lip Service [See "Election Results"]:
  - "WE NEED YOU TO DECIDE ON MEMBERS OF TA BOARD..."

## Nominees posted 5/28/2024 within three hours after nominations.

These fliers were posted in both elevators, on each floor at the elevator, and in the "Community Bulletin Board". Margo controls access to the CBB.



One demonstration of Margo's abuse of the process to serve her agenda.

Two versions of the nominees indicates Margo forgot to add both names to the list before she posted the 5-28 version.

### Irregularities which invalidate flier:

No Date on flier

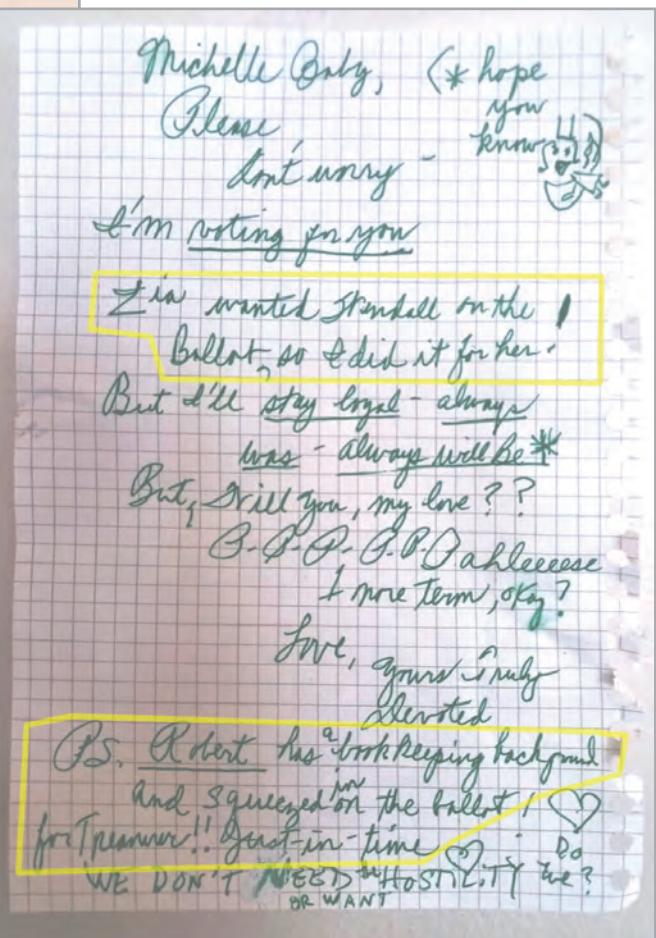
No Author of Origin

Elizabeth Barnhart, "Legal Moderators Inc", or the entity represented are not authors of this document.

### Timeline:

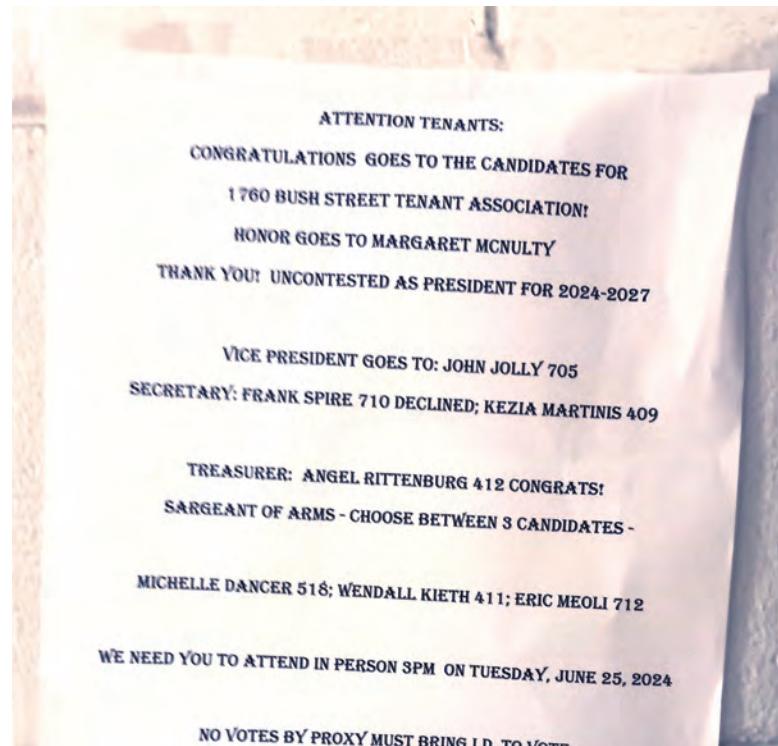
Date posted is 5-28-2024

Elizabeth Barnhart is listed as the contact for questions. She nor the group she represents is not identified in any way as an Independent Party.



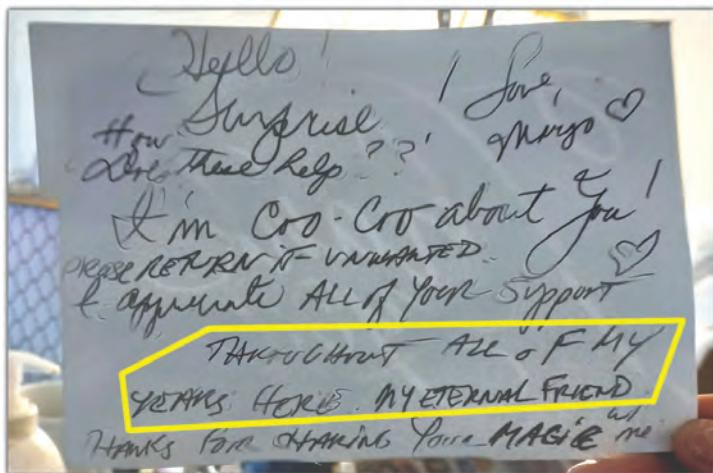
# Nominationee update? 06/08/2024

This flier was posted in both elevators, on each floor at the elevator. Margo ensures she is featured in the announcement, IMHO re-enforcing my claim this is for her ego after being recalled by CCSD.



WE NEED YOU TO DECIDE ON MEMBERS OF TA BOARD 6/25/24

TRANSLATORS WILL BE THERE! LIGHT REFRESHMENTS WILL BE SERVED.



## Irregularities which invalidate flier:

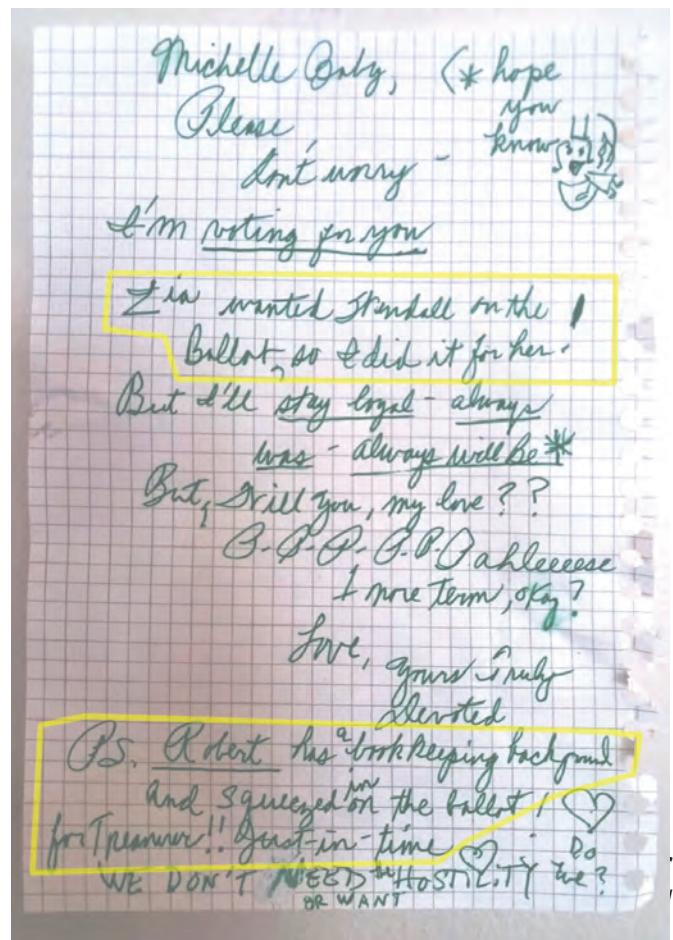
No Date on flier

Elizabeth Barnhart, "Legal Moderators Inc", or the entity represented are not authors of this document.

Timeline:

Date posted is 6-8-2024  
"Nominationees" 5-28-2024

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**Cover**

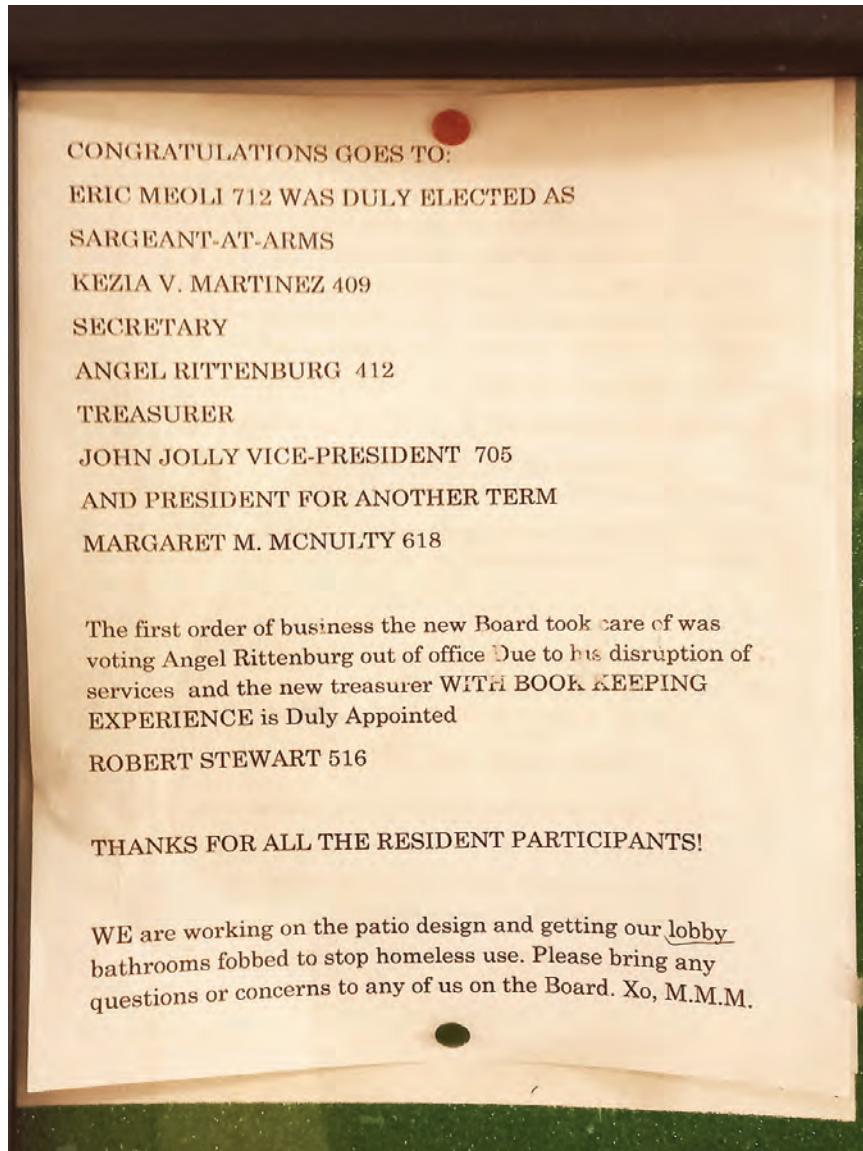
<https://wtpo1760.github.io/wtp/>

**Cover**

<https://wtpo1760.github.io/wtp/>

# “Election” Results Flier posted 6/27/2024

This flier was posted in both elevators, on each floor at the elevator, and in the “Community Bulletin Board”. Margo controls access to the CBB.



## Irregularities which invalidate flier:

No Date on flier. Using Metatag info.

No Independent Third Party

Vote of the Tenants ignored

No Open Board Meetings  
Voters locked out of the Board Meeting

No Public Meeting called to  
“voting Angel out of office”

Robert “Appointed” by Margo

## Timeline:

Call to Open Nominations posted	5-14-2024
is	
“Nominations”	5-28-2024
Notice provided is only	14 days
24CFR964.420	

Elizabeth Barnhart, “Legal Moderators Inc”, nor any other entity administered the process other than Margo McNulty.

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