



Regatta Community Association
c/o The HOA Election Guys, Inc
27472 Portola Pkwy #205-412
Foothill Ranch, CA 92610

Vintage Group - Nalaina Morgan
100 Pacifica Suite 340
Irvine, CA 92618

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. One double-sided page 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.

November 10, 2025

A Meeting of the Members will be held as follows:

Date: January 7, 2026 (All mailed ballots must be received by us by January 6, 2026)
Time: 6:00 PM
Location: via zoom.com (Zoom info will be posted at: www.TheHOAElectionGuys.com/regatta)

If you do not have the ability to access zoom, the following physical location will be available with a device to access the zoom meeting: **The HOA Election Guys – 22521 Avenida Empresa, Ste 120, Rancho Santa Margarita, CA 92688**

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 Regatta Community Association bylaws define a quorum as “a majority” of the voting power of the association, or 27 members. This quorum requirement is lowered to 20% (11 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!**

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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
(Additional statements on reverse)

Andrew Chang

Save the ink.

Kelly Flynn

I have been a proud member of our community for over two years and have had the honor of serving on the first homeowner board since its formation. Over the past two years, I've worked with my fellow board members to help keep our community financially stable and moving in a positive direction.

Because I work remotely and am home most days, I'm able to stay closely connected to what's happening in the community and remain available to listen to concerns and feedback from fellow homeowners. I truly enjoy serving on the board and would be grateful for the opportunity to continue supporting our community and its future.

Jeff Wong

My name is Jeff and I would like to announce my candidacy for a position on the Regatta HOA Board of Directors.

I was one of the very first homeowners to move in as part of phase 1 of the Regatta-Holly complex in June 2022. Early on, I attended every HOA meeting so I am familiar with the processes and procedures of the HOA meetings. I have lived in Huntington Beach for over 30 years and grew up in the area. I attended all of the local schools- Huntington Seacliff Elementary, Dwyer Middle School, and Huntington Beach High School. I love living in the community. In my free time, I enjoy going to the beach and traveling with my fiancé (we recently got engaged in an ice cave in Iceland!).

Professionally, I am a Computer Engineer in the pro AV industry. I am dependable, I have high attention to detail, I am an excellent problem solver, and I work well with others. I have time to attend the quarterly HOA meetings with Vintage Group and my fellow homeowners.

My primary goal as a member of the HOA Board of Directors is to ensure we continue to maintain the beauty and safety of our communities (Holly and Gothard complexes); while also ensuring we continue to use our HOA funds responsibly to build adequate reserves for the future.

Thank you for your consideration!
Jeff W.

CANDIDATE STATEMENTS

(Additional statements on reverse)



A Note from The Inspector of Elections:

After the nomination period closed, we received a nomination from the member below. As this nomination came in after the nomination period had closed, we are not able to print their name on the ballot. You can vote for this member by writing their name on the ballot, and casting vote(s) as you would for any of the other candidates. Please note that this member, or any other write-in candidates, would need to be nominated from the floor of the meeting to be elected to the board.

Mark Khouzam

Hi, My name is Mark Khouzam, and my wife, Rita and I have lived at 19239 Tideline since the community was first built, moving in July 2022. We are expecting our first child this winter, and we would like to ensure that this community is safe, run responsibly, and that our HOA fees are not mismanaged.

I have my BA from UC San Diego in International Studies – Economics, and my MBA and MA in International Economics from the George Washington University in DC. I work in Finance and Regulatory Economics for Southern California Edison, and have the education and experience necessary to be a responsible board member and steward of your trust. I hope that you will vote for me in order to ensure that our hard-earned HOA funds are spent responsibly, and that the community is managed properly in the best interest of all owners. Thank you!