



Cabo Del Mar Homeowners Association

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

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.

TRITZ - Maria Arias
1525 East 17th Street, Suite A
Santa Ana, CA 92705

February 9, 2026

A Meeting of the Members will be held as follows:

Date: March 11, 2026 (All mailed ballots must be received by us by March 10, 2026)
 Time: 7:00 PM
 Location: via zoom.com (Zoom info will be posted at: www.TheHOAElectionGuys.com/cabodelmar)

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 Cabo Del Mar Homeowners Association bylaws define a quorum as “a majority” of the voting power of the association, or 145 members. This quorum requirement is lowered to 20% (58 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!**

TRITZ - Maria Arias
1525 East 17th Street, Suite A
Santa Ana, CA 92705

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!)

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CANDIDATE STATEMENTS
(Additional statements on reverse)

Robert J. Ruiz

- 1) 1 year (12/26/24)
- 2) NA
- 3) Registered Nurse, Health Care Executive
- 4) Fair and equitable representation, careful strategy regarding stewardship of limited resources, uplift community advocacy and shared accountability
- 5) Enhanced transparency, community events, appropriate prioritization of maintenance and necessary upgrades/updates
- 6) I have not attended a board meeting in my first year as a home owner at Cabo Del Mar but have at primary residence with Sea Harbour Home Owners Association.
- 7) I served as an Executive Director and Lead Director at various health care sector organizations but not as a Board member.

Alan Scherf

I've been a CDM resident homeowner and served as HOA Board Director and President for many years. I never missed a scheduled monthly Board meeting, vote, or homeowners forum. I presided over the stabilization of 3 buildings on Abalone, Dorado and Corbina, and of management transitions including PCM/Associa to Powerstone to Tritz.

I'm an aerospace engineer and I aim to elevate property values and assert a high quality of peaceful living here and balance high quality community services, low assessments and responsible reserves funding.

CANDIDATE STATEMENTS - Additional statements on reverse

John Carnahan

I am grateful for your previous votes that enabled me to serve as your voice on the Board of Directors at Cabo Del Mar for the past two years. I again ask for your support to continue the quest to improve the living standards, safety, and livability of our community.

HISTORY

I have been a resident of Cabo Del Mar since 1994. I was employed by California State University, Long Beach, and during my tenure I served as Chairman/Director of the Bob Cole Conservatory of Music with an enrollment of 600 Music Majors. I was responsible for the Human Resources of thirty tenured faculty and staff and over one-hundred part-time faculty. I managed a budget of \$3,200,000, a Bob Cole Scholarship Endowment of \$36,000,000, and facilities maintenance/management of six buildings.

During my time at the university when making decisions, my motto was "Students First." As a member of the Board my philosophy remains consistent, "Residents First!"

BOARD MEMBER

As a new Board member, I was surprised by the inefficiency, wasteful spending and the lack of on-site inspection/follow-up of construction projects and services. My recommendations and research resulted in the removal and release of incompetent construction companies and the hiring of several reputable vendors. This is an ongoing process as we inspect and approve all of the work being implemented and completed. We also need your help to identify any problems with the quality and efficiency of projects. In addition, we are currently moving forward with a more transparent bidding process to monitor line item costs including materials and labor. This alone will save money as we contest questionable charges and entertain multiple bids.

As promised to the community in my previous Candidate Statement, much progress has been made regarding the communication of board meetings, agenda items, board actions, and open communication with board members. This becomes extremely important as we move forward to mitigate misinformation and erroneous rumor. Simply ask the Board for clarification on any subject and we will respond.

Another surprise was how slow the process was to implement helpful solutions and resources for homeowner issues. To expedite homeowner requests, I am working to ensure that the Tritz Property Management Portal system becomes more responsive and efficient when dealing with homeowner's requests.

THE FUTURE

*Cabo Del Mar is over 40 years old. The life expectancy of our infrastructure is in dire need of repairs and modernization. Many of you have already felt the effects of these issues through roof leaks, deterioration of balconies, hot water problems with boiler systems, drainage piping/condition of the streets/parking areas, hot tub problems, pool area, etc.

With this, the Board must prioritize:

1. Safety issues first - (Front Gate/Video, Common Areas/Pool Area Monitoring, Falling trees, Structural Hazards..)
2. - Homeowner Services (Hot Water/Electrical/Garbage/Cleaning)
3. - Structural problems affecting the dwellings of the homeowner (Roof leaks/ wood rot/termite damage/doors/drain pipes etc.)
4. - Maintenance of common areas and outside building appearances (Streets/Walls/Stairs/Walkways/Lighting/Landscaping/Tennis Court)

To be sure, the scope of all of these projects is quite financially overwhelming. I will work diligently with the Board to present a manageable multi-year budget action plan to modernize and complete what is needed to bring Cabo del Mar back to its original comfort and elegance as a polished first class community. It will take calculated and achievable Action, not just simple Reaction!!

I am one of you...!! - John Carnahan