



**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. Three pages of candidate statements

TRITZ - Morgan Bomboy  
1525 East 17th Street, Suite A  
Santa Ana, CA 92705

January 4, 2024

A Meeting of the Members will be held as follows:

Date: February 6, 2024  
 Time: 7:30 PM  
 Location: The HOA Clubhouse – the meeting will also be broadcast over zoom.com  
 Meeting and zoom info will be posted at: [www.TheHOAElectionGuys.com/cabodelmar](http://www.TheHOAElectionGuys.com/cabodelmar)  
 All mailed ballots should be received by us by February 5, 2024.

This Meeting of the Members is being held to vote on the election of FIVE (5) 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 25% (72 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](mailto: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 - Morgan Bomboy  
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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c/o The HOA Election Guys - CaboDelMarFILE  
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Foothill Ranch, CA 92610

## CANDIDATE STATEMENTS

### **Diane Anderson**

I have been a resident of Cabo del Mar for over 30 years. I have been on the Board twice in that time. At this time I have been ask to step in as a Board Member, due to shortage of delegates. I have a Corporate Management background, I am presently a Realtor in Huntington Beach, which includes Property Management. I would like to see Cabo remain a Premier property in HB, with continued maintenance, upgrades and proper distribution of funds collected as HOA fees. I would like to encourage the members to work with or on the Board of Directors to assure this vision and the realization this is NOT a Propetual Care Facility. We all need to work together for the benefit of one another..

### **John Carnahan**

My name is John Carnahan and 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 members. I managed a budget of \$3,200,000, a Bob Cole Scholarship Endowment of \$36,000,000, and the facilities maintenance and management of six university buildings.

Recently retired, I have the time to dedicate my management experience and insight to assist in the management and operation of the Cabo Del Mar Homeowners Association.

During my time at the university, when making every decision, my motto was "Students First." As a member of the board my philosophy will remain consistent, "Residents First!"

Too often decisions are made in a vacuum without consideration for the ultimate effect on the end user. Here at Cabo Del Mar, the end user is us, the Resident. When speaking candidly with Cabo residents, the main concern is a lack of transparency and communication prior to major decision making. (e.g., The change of management companies and increases in Association Fees)

If elected to the board, my first step of many steps forward will be to propose an effective communication system which will include: Providing the Board agenda prior to each meeting (particularly highlighting items that will affect residents' lifestyle and well-being), producing a report on board action related to the agenda, and relevant notes regarding future Board discussion/actions.

By taking the first of step and achieving this one crucial goal, all of us will have the opportunity for our voice to be included in the future direction and operation of the Cabo Del Mar community.

I am one of you and for you....!

## CANDIDATE STATEMENTS

### Tom Dillman

- 1) I've been a member of the association for eight years.
- 2) First time running for the board.
- 3) I'm a retired federal law enforcement officer who served eight years in the US Army. I have two kids away at college & am happily divorced. I speak Spanish fluently and my hobbies are surfing, walking thru the Wetlands, and enjoying the good life here in Surf City.
- 4) My vision is to maintain the recent upward trend of the quality of life in our Community; while being mindful of the Board's fiduciary duty to our owners.
- 5) Noting that Cabo Del Mar has many retirees on fixed incomes (including myself!); I will do my best to keep costs down and strive to be transparent about expenditures. I'll also use my skills from 20 years in federal law enforcement to ensure a smooth running of our Community and willingness to listen to owner's complaints/issues to come up with a fair resolution. Aside from a small fund-raising non-profit that I run; being retired gives me plenty of time to do the work needed as a board member.
- 6) I attend board meetings on a regular basis.
- 7) Yes, I'm President of Running Tracks for Kids, Inc. (raising money to build tracks for under-served middle schools).

### Virgil "Del" Indelicato

I have been an owner at Cabo Del Mar since April, 2013.

I have an extensive background in business process management, continuous improvement, large-scale project management and financial management.

I believe my background, MBA education and motivation to ensure our property is effectively and efficiently managed will serve Cabo Del Mar owners well.

## CANDIDATE STATEMENTS

### **Kevin Lester**

Kevin W. Lester

Declaration of Candidacy for Cabo Del Mar Board of Directors 2024

Qualifications:

18 years experience as a Board Member, 13 years as a Board Member @ Cabo Del Mar:

Work in the Public Works Design Division, knowledgeable with issues including but not limited to:

- \* Drainage, Gutters, Storm Drains & Catch Basins
- \* Streets, Sidewalks & ADA Issues
- \* Trees / Pruning & Root Trimming / Root Barriers
- \* Business Operations

Goals for Cabo Del Mar:

Keeping the property values up by:

- \* Keeping HOA dues down
- \* Commence balcony repairs & Other repairs
- \* Maintaining the overall upkeep and appearance of Cabo Del Mar

### **Alan Scherf**

I've been a CDM resident homeowner and HOA Board Director and President for many years. I've never missed a scheduled monthly Board meeting, vote, or homeowners forum. I'm an aerospace engineer and I always study and analyze all the HOA materials thoroughly and conscientiously, including the financials, vendor services, and rules & violations in preparation for HOA meetings. I aim to elevate property values and assert a high quality of living here, and balance high quality community services, low assessments, and responsible reserves funding.