



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

December 3, 2024

A Meeting of the Members will be held as follows:

Date: January 7, 2025 (All mailed ballots should be received by us by January 6, 2025)  
 Time: 7:00 PM  
 Location: via zoom.com (Zoom info will be posted at: [www.TheHOAElectionGuys.com/cabodelmar](http://www.TheHOAElectionGuys.com/cabodelmar))

**Physical location to attend the zoom meeting: The Clubhouse**

This Meeting of the Members is being held to vote on the election of TWO (2) 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](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!)

**Cabo Del Mar Homeowners Association**

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

**CANDIDATE STATEMENTS**  
**(Additional statements on reverse)**

**Virgil “Del” Indelicato**

Dear Cabo Del Mar Residents:

I am excited to ask for your support as I seek re-election to our HOA Board, where I currently serve as your HOA Board Treasurer.

My background in global, executive-level quality improvement business process management, financial management, large-scale project management, and customer experience strategy and measurement uniquely positions me to continue enhancing our community by serving on your Board.

During my time on the Board, I have championed several important improvement initiatives, including:

- Implementing the requirement to obtain multiple project bids, versus single-source, for expenditures over \$2,000, ensuring transparency and value for our community.
- Conducting live inspections by Board members for both proposed and ongoing projects, which promotes accountability, oversight and quality results.
- Leading the charge over a period of three years to gain approval for the replacement of worn entry doors, enhancing the safety and aesthetics of our property.
- Gaining approval for the painting of our Recreation Center and power washing our pool area, revitalizing these important community spaces.
- Improving our newsletter format to keep all homeowners better informed about Board activities and community updates, which drives Board transparency.

I am committed to continuing these efforts to improve the management and condition of our property, as well as enhancing owner satisfaction.

Your support is crucial in helping us achieve our goals together. As you consider your choices, remember that you can dedicate all five of your votes to a candidate.

Thank you for considering my candidacy. I hope to earn your vote!

Sincerely,  
Virgil "Del" Indelicato

**CANDIDATE STATEMENTS**  
**(Additional statements on reverse)**

**Kevin Lester**

Kevin W. Lester

Declaration of Candidacy for Cabo Del Mar Board of Directors 2025

Goals for Cabo Del Mar:

Keeping the property values up by:

- Maintaining the overall upkeep and maintenance and appearance of Cabo Del Mar
- Keeping HOA Dues Down
- Continue with balcony repairs & Inspections

Qualifications:

21 years' experience as a Board Member

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

- Drainage, Gutters, Storm Drains & Catch Basins
- Designing Streets, Sidewalks, Parking Lots & ADA Issues
- Trees / Pruning & Root Trimming / Root Barriers

**Alan Scherf**

I've been a CDM resident homeowner and was an 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 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 peaceful living here and balance high quality community services, low assessments and responsible reserves funding.