



**Bay Harbour/Costa Del Sol
Homeowners Association**
c/o The HOA Election Guys, Inc
27472 Portola Pkwy #205-412
Foothill Ranch, CA 92610

FirstService
Laura Tencati
3415 S. Sepulveda Blvd, Suite 720
Los Angeles, CA 90034

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

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.

July 27, 2026

A Meeting of the Members will be held as follows:

Date: August 27, 2026 (All mailed ballots must be received by us by August 26, 2026)
Time: 6:00 PM
Location: via zoom.com (Zoom info will be posted at: www.TheHOAElectionGuys.com/bayharbour)

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) Governors. 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 Bay Harbour/Costa Del Sol Homeowners Association Bylaws (Article 4, Section 5) states “the presence in person or by proxy of Owners representing 100 lots shall constitute a quorum.” This quorum requirement is lowered to 20% (40 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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**Bay Harbour/Costa Del Sol
Homeowners Association**
c/o The HOA Election Guys - BHCDs_FILE
27472 Portola Pkwy #205-412
Foothill Ranch, CA 92610

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

Alberta "Ally" Forth

Dear Bay Harbour Board of Directors,

Please accept this statement as a notification of my interest in becoming a member of the board. I have been a proud homeowner in this community for a short 5 years, and I am eager to contribute my time and professional skills toward keeping our community neighborhood a well-managed and welcoming place to live.

Professionally, I have built a career as a Registered Nurse, a role that has allowed me to wear many hats and develop a versatile skillset. My background includes serving in leadership positions where I managed critical responsibilities and made key decisions under pressure. Additionally, my extensive experience in case management and daily patient care has honed my ability to connect with diverse groups of people. I understand how to listen actively, advocate for others, and work as an effective team member to achieve shared goals. I believe these skills will be a positive addition, even if I do not possess accounting or legal skills.

My key points and goals:

- Fostering collaboration: Working productively with fellow board members and residents to address community needs with empathy, fairness and transparency.
- Clear Advocacy: Listening to the concerns of our neighbors and serving as a reliable and reasonable voice for the entire community.
- Effective Management: Applying my leadership and organizational experience to ensure our community operations run smoothly and responsibly; keeping our HOA dues low.

If elected, I am fully prepared to dedicate the time required to attend meetings , review our governing documents, and collaborate with our management company.

Thank you for your time and consideration.

Respectfully,
Alberta Forth

CANDIDATE STATEMENTS

Charlotte Hart

Dear Bay Harbour Friends & Neighbors,

I humbly ask for your vote(s) to allow me to serve you for one more term on the board. I hope to offer my help with continuity as we go into the execution stage of the Coastal Commission's public access easement Consent Order and other projects.

A key part of my honor in being a board member is the responsibility of being a fiduciary. I'm focused on the duties of due diligence, loyalty, and confidentiality, as the California Davis-Stirling Act prescribes. Also, it's important to me that we diligently avoid selective enforcement and that homeowners know we strive to be transparent about everything we can within state statutes and the HOA governing documents.

Our board is comprised of people with integrity. I'm very proud of our group's collaborative approach and dedication to what is best for the HOA. We are dedicated to protecting each homeowner's investment. For example:

1. Reserves are far above average for HOA's
2. Investment of reserve monies creates revenue
3. Amenities are well-cared for, and reliable contractors support them
4. Budget performance at, or below, goal, year after
5. Regular open session meetings are efficiently run and welcome members' inputs
6. Guard staff are well-selected, effectively trained and are dedicated to homeowners

On our board all directors share responsibility equally and contribute their skills and talents; each one's effort is magnified by the power of the whole. Some things I personally feel glad to have been able to do are:

- Involve more people in doing things for the community via several new committees and recruiting people to chair them and others to be on them
- find a new property management company when it became clear the prior one could no longer support our community, and in fact, was doing harm
- improve communications – white boards, getting a newsletter going, hanging a bulletin board at the tennis courts
- create a realtor guide for selling a BH home
- deploy an app-based access control system as our current computer & system age
- find a handyman/contractor to reduce costs for maintenance of our common area
- develop “post orders” to assist our guard company in training staff and support each of those employees with consistent feedback and reinforcement

I'm proud to have served on our board in the past few years. It would be my privilege to help other board members as they step up to preserve our little neighborhood. Thank you for trusting me these past few years and I promise to continue to be as helpful as I can.

Your vote for me is a high compliment. Thank you, in advance,

Char Hart

CANDIDATE STATEMENTS

Shelley Hanks-Hokari

I have lived in Bay Harbour since 2016; my wife since the 1980s. I worked in sales (data center and connectivity) on Wall Street before coming to California in 2001. I have owned a real estate brokerage since 2004. My wife and I have two young adult daughters. I enjoy living in Bay Harbour and want to create a board that is respectful of owners, respectful and supportive in communication from the board to owners. I am currently on the Board of the Rotary Club of Long Beach, Steel Magnolias and the South Coast Interfaith Council.

Carl Vogelsang

I, Carl Vogelsang, have been a resident in Bay Harbour since 2009. I became a member of the architectural committee for Bay Harbour in 2023. I have served on the board since the end of 2023. I am a retired electrical engineer. I have had experiences in remodeling the interior of my Bay Harbour home which has given me a perspective of dealing with contractors and the Long Beach City permitting and inspection process. I will like to continue to see the Bay Harbour be an enjoyable and well maintained community. I am current serving as the secretary on the executive board and a member of the architectural committee. I have attended almost all executive and opening meetings since becoming a member of the board.

Steve Working

Qualifications for Steve Working

1. I have served on the board for the last 4 years. I also served on the Easement Committee for the last 2 years to work with the Coastal Commission to reach an agreement for our HOA
2. I headed up the infrastructure committee for the last 4 years. During that time, I designed and help install 18 security cameras around the common area. This alone saved the HOA many thousands of dollars.
3. I also spearheaded the design and installation of a split unit AC & Heat for the Gate-house.
4. I was able to use my former contacts and order 3 new auto entry swing arms and motor assemblies for our front and back gates, again saving thousands of dollars of our community reserves.
5. I have always looked to make sure that any fines we have voted on were levied in an equal amount to fellow homeowners.