



**Cypress Point Condominium Association**

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

Cecilia de Heras  
Seabreeze Management  
1211 Puerta Del Sol Suite 120  
San Clemente, CA 92673

**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*

February 11, 2026

A Meeting of the Members will be held as follows:

Date: March 19, 2026  
 Time: 7:00 PM  
 Location: The Clubhouse - 23376 Cypress Point, Mission Viejo, CA 92692  
 All mailed ballots should be received by us by March 18, 2026.

This Meeting of the Members is being held to vote on the election of TWO (2) directors and ONE (1) delegate to the Lake Mission Viejo Association (LMVA).

For the election to be held, a quorum of the membership must return a ballot, or attend the meeting.

The Cypress Point Condominium Association bylaws define a quorum as “a majority” of the voting power of the association, or 106 members. This quorum requirement is lowered to 20% (43 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!**

Cecilia de Heras  
Seabreeze Management  
1211 Puerta Del Sol Suite 120  
San Clemente, CA 92673

**Cypress Point Condominium Association**  
c/o The HOA Election Guys - CypressPointFILE  
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

### **John Dellos**

My wife and I have been gratified to call Cypress Point our home for more than 20 years. I've previously served on the board and numerous committees during this time, as well as regularly attend board meetings. I care deeply about the long-term health and harmony of our neighborhood.

My background includes serving as a school principal in Mission Viejo and owning a real estate appraisal business for over 30 years. Our real estate experience helped us recognize the exceptional value and quality of life offered at Cypress Point, which is why we chose this community. Those same skills - listening, evaluating, and problem solving-guide my approach to board service.

I am running to help maintain stability, improve communication, actively and rigorously evaluate our management company, and ensure our decisions reflect what homeowners truly need.

### **Beth Hauser**

For those I haven't yet met – my name is Beth Hauser, and I have lived with my husband (and our dog, Monty) on Inverness for about 2 years now. Since moving to the neighborhood I have been active in several HOA committees, and I have seen our current board put in hard work navigating the challenges that come with managing a community the size of Cypress Point. I appreciate the strides they've made in improving the community while managing tight financial realities.

There are two areas I feel I can help. The first is communication. I believe that frequent and open communication with the community is essential to an HOA. Residents should be able to know what plans are in the works, what projects are on the Board's radar before final decisions are made that will affect them. I think I can aid our board and Seabreeze in finding more and better ways to facilitate that communication.

The second area is prioritizing action. Our board has a tough job balancing necessary projects against our budget, but at times I've seen the process stall and get slowed down when prompt action would have saved money and headache in the long run. Working closely with the rest of the board, I feel like I can add pressure and momentum needed to help get projects approved and completed in a timely manner.

Thank you and I hope to earn the opportunity to help this community as a member of the Board.

## CANDIDATE STATEMENTS

### **Carlene Hylan**

I have been a proud member of this community for the past 23 years and during that time my late husband and I both believed deeply in contributing to the place we call home. I am running for the HOA Board because I care about strengthening our neighborhood and ensuring that decisions are made transparently, responsibly and with the best interests of all residents in mind.

My current and past involvement in the community includes:

Serve as a "Block Captain" for the Landscape Committee.

Served as a Member of the Maintenance Committee until it was disbanded several months ago.

Served on the Deck Committee in 2018/2019 during the replacement of 15 decks.

Served on the Social Committee organizing numerous Community events.

I was very involved in the Community during my husband's term on the Board from 2015 to 2017, learning a lot about HOA management and the governance and laws of Davis-Sterling.

I am a proponent of reactivating dormant committees to ensure open communication and responsiveness to homeowner's needs and questions, with transparency and committee-based decision making.

My husband and I had our own civil engineering/consulting business for 30+ years working with Developers, Builders and all Public Agencies involved in the development of Master Planned Communities, Commercial Shopping Centers, Day Care Facilities and Residential Developments.

We live in a beautiful Community and by running for the Board I hope to help continue to guide us toward constructive solutions and a healthier financial position. I am committed to listening to homeowners, asking thoughtful questions while improving homeowner's confidence in how our community is being managed.

It would be a privilege to serve on the Board and respectfully ask for your vote!

Carlene Hylan

### **Theodore Martin**

Currently serving as VP on the Board. Experience at the executive level, including 10 years of construction experience, a class B license holder, and business owner. Construction Management experience, Multifamily Construction: new build and renovation experience. HOA Maintenance Manager experience in OC.

Representing the best interests of the Community, with a budget-conscious and common-sense approach.

# CANDIDATE STATEMENTS

## Mark Sabeti

### My Candidacy Statement

With over three decades of senior-level experience managing complex engineering and construction projects, I bring a strong foundation in leadership, planning, and responsible decision-making to the Mission Viejo Cypress Point HOA Board.

My background includes managing multi-discipline engineering and construction teams, overseeing all facets of building systems, and ensuring compliance with safety codes, regulatory requirements, and long-term operational needs.

I have led diverse teams, planned and controlled budgets, prepared and controlled project scopes and schedules, resolved technical and contractual issues, and communicated effectively with stakeholders ranging from homeowners and contractors to executives and regulatory agencies. My career demonstrates integrity, accountability, and a commitment to fairness.

As a registered Professional Engineer in the State of California and a certified Project Manager, I bring a disciplined, methodical, and highly accountable approach to every responsibility I undertake. Supported by strong analytical skills and a solutions-focused mindset, I am well prepared to contribute to a well-run, transparent, and forward-looking HOA Board that serves the key interests of all homeowners.

If elected, my plan is to make every endeavor to:

- Promote transparency and communication
- Increase the HOA reserve to the maximum level possible
- Strengthen maintenance and long-range planning
- Support fair, consistent, and respectful governance
- Improve vendor, contract, and project oversight