



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

RealManage - Candra Rodriguez
2300 E. Katella Avenue, Suite 335
Anaheim, CA 92806

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 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.

October 18, 2024

A Meeting of the Members will be held as follows:

Date: November 20, 2024 (All mailed ballots should be received by us by November 19, 2024)
Time: 6:00 PM
Location: via zoom.com (Zoom info will be posted at: www.TheHOAElectionGuys.com/bayharbour)

Physical location to attend the zoom meeting: The Gazebo

This Meeting of the Members is being held to vote on the election of THREE (3) members to your Board of 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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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

Charlotte Hart

Greetings fellow Bay Harbour lovers! Quick intro to me: I'm a 40+ year Long Beach person, a 10-year Bay Harbourite, and a four-year HOA board member. I live on Avalon Court; I eat too many chocolate chip cookies; my husband, Marshall, and I have four adult children between us; I read a lot, and I am happiest walking in national parks.

Now retired after an executive career in marketing management for a few corporations (small ones and big ones including Office Depot and University of Phoenix), I've been fortunate to be a full-time volunteer for a couple of local organizations and to have the time to learn the intricacies of managing our association.

I feel a bit of accomplishment lately as our board has truly gotten some things done:

- more neighbors joined us as leaders and we see increasing participation in committees/meetings,
- homeowner inputs for things like property-management communication, pool use, gate access, and visitor parking have resulted in improvements to our living experience here,
- a reliable, capable contractor now helps with maintenance so we can get little things like replacing light bulbs done more quickly and bigger projects like repairing drywall or roofing done,
- new softwares and technology for our management company and gate staff are deployed,
- HOA suppliers are being reviewed - and some have been replaced - to keep service levels and ROI in a fair balance (i.e., patrol guards, pool care, landscaping).

We have projects identified for the next couple of years to ensure our investments align with the demands inherent in an aging community. These include technical assets like our digital network, pedestrian gates and cameras as well as physical assets like utilities, tennis/pickleball courts, pool surfacing, lighting, and even water management.

I've learned a lot about how the Bay Harbour HOA runs and am glad to continue sharing that knowledge to help our association if you'll vote for me to do so. Thank you for being a kind and friendly community.
-char

Steve Working

Hello Neighbors, it has been my pleasure to serve on the Home Owners Association for the last 2 years. During that time, I have served as Director at Large, President, and Vice President. I have lived in Bay Harbour since 1992. Previously I operated my own business, Audio Concepts, for 46 years. I have a engineering background and still have a few projects that I would like to see come to fruition. I enjoy my work on the board and would like to seek another term. I have the time to devote our community.

Sincerely,
Steve Working

Carl Vogelsang

No statement was provided by this candidate.