

May 19, 2026

PRE-BALLOT NOTICE OF ANNUAL MEETING & ELECTION OF DIRECTORS

Dear Homeowner:

This year's Delegate District election was scheduled to be held on June 18, 2026, and the Annual Meeting to vote on the Community Board of Directors will be held on July 28, 2026 at 4:00pm, and will be held virtually via Zoom with an optional in-person viewing location of 2341 Lapis Road Carlsbad, CA 92009. Please note, ballots will not be collected at the in-person viewing location.

Zoom Meeting Login Information

Web address: <https://us06web.zoom.us/j/2984967482?omn=83999869468>

Meeting ID: 298 496 7482

Phone Number: +1 669 444 9171

Delegate District Positions

As of the close of the nomination period, no candidates were received for the Delegate or Alternate Delegate positions in any of the Association's districts requiring a vote of the membership. Accordingly, no election will be conducted for these positions at this time. The current district delegates are as follows:

- Balearas – Vacant
- Balearas (Gated) – Current Delegate: Jay Ross
- Castlemar – Current Delegate: Gita Nassir
- Cordelane – Vacant
- Isla Vista – Current Delegate: Dan Tomassi
- Mirasol – Vacant
- Solterra – Current Delegate: Eric Anaya
- Trieste – Vacant
- Villareal – Current Delegate: Mike Williams
- Viridian – Jeremiah Patton

Board of Director Seats Open: 3

Board of Director Term Length: 2 Years

Three nomination forms were received for the Board of Directors election and the following candidates will appear on the ballot:

- Jay Brentzel
- Roco Nasirpour
- Jay Ross

The election rules governing this election and candidate nomination forms can be found here: www.thirdpartyvoting.com/hoa/lacostagreens

Continued →

Members Rights to Request – Requests can be made to info@thirdpartyvoting.com

A member may submit a request to have association documents and notices sent to up to two (2) different specified addresses, pursuant to Civil Code Section 4040(b). Association members have the option to receive this notice by individual delivery, pursuant to Civil Code Section 4045(b). Members are permitted to verify the accuracy of their individual information on the Candidate Registration list and Voter lists, pursuant to Civil Code Section 5105(a, 7).

Quorum of Delegates:

- Bylaw Section 6.6: The presence at a meeting of Delegates entitled to cast at least twenty-five percent (25%) of the total votes of the Voting Power shall constitute a quorum.

Vote Overview:

Cumulative voting is NOT allowed. Per Civil Code § 5105(i)(1)(f), nominations from the floor and write-in candidates are NOT allowed when using electronic voting. The owner(s) of each lot shall have a total of THREE (3) votes. A ballot which casts more than THREE (3) votes will be disqualified.

Paper ballots and electronic ballots will feature identical voting measures. Members can test their devices' compatibility with Third Party Voting's electronic voting software here:

www.3pv.app/demo/vote

Ballots:

- Ballots will be sent to you directly at a minimum of 30 days from the election.
- Paper Ballots are to be submitted by mail no later than 3:00pm on 7/28/26 directly to our inspectors of election, Third Party Voting, at: PO Box 460232, Escondido, CA 92046-9845.
- Electronic Ballots are to be accessed and executed via the secure voting link sent to you directly from Third Party Voting. E-ballots must be submitted by 4:00pm on 7/28/26.

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