

SOCIETY HILL AT PISCATAWAY CONDOMINIUM ASSOCIATION, INC.

c/o Towne & Country Management, Inc.
711 Sycamore Avenue, Red Bank, NJ 07701
Voice (732) 212-8200 Fax (732) 212-8201
www.tc-mgt.com

CANDIDATE BIOS

NALAKA DIAS - 411 Lancaster Ct

I have lived in Society Hill, Piscataway since 2005 with my wife and daughter. I work as a Broker Associate with Striker Realty and own a corporate travel company as a New Jersey small business. I am an active member and former president of the Piscataway Rotary Club. As well as a past member of the Domestic Violence Crisis Intervention Team affiliate with the Piscataway Police. My experience and involvement in the community from volunteer work to selling houses will help me serve as a Board of Trustee member.

ATIF NAZIR – 541 Manchester Ct

I am a nineteen-year homeowner, with master's and doctor's degrees in veterinary medicine, currently working in the public health profession as a Health Officer/Health Director in Union County, NJ. I have served on the Society Hill Board for twelve years – two years as Treasurer and eight years as Vice-President. I also served on the Piscataway Township School Board for six years, and I am on the Piscataway Civil Rights Advisory Commission and past member of the Piscataway Public Health Commission.

REASON FOR SEEKING ELECTION:

I am running for the board to promote transparency, fiscal responsibility, and high-quality of service. When I was a board member before we did everything possible to involve the community, communicate with the owners, provide timely and quality service with our own employees, and invest money back in Society Hill. In 2018 a few loud members took the entire Association in a very different direction. I think it is a bad direction, and I want to return to logic and sanity.

- Customer service is dropping. Many owners I talk to tell me there is nobody to answer phone in office. We pay ~\$160,000 year for financial/office service. Phone should be answered during work hours to provide high quality of customer services to owners.
- There is no management staff on the grounds directing the crew. Many obvious things are not getting done, maintained, or fixed.
- There is no transparency and over-sight for our elections. Election documents are being pre- processed with no inspector and homeowner supervision!
- President Tong Zhou is refusing to provide many election documents for fraud investigation that I asked for as a board member. This already led to litigation (case pending MID-C-78-21) What is he hiding? We want transparent elections!

SOCIETY HILL AT PISCATAWAY CONDOMINIUM ASSOCIATION, INC.

c/o Towne & Country Management, Inc.
711 Sycamore Avenue, Red Bank, NJ 07701
Voice (732) 212-8200 Fax (732) 212-8201
www.tc-mgt.com

- Many reports from owners about campaigning by office staff (Linda Zhou – President Zhou wife) during work hours at clubhouse.
- Board has sold (for very low amount) 2 of our snow removal machines. We already saw side effects of this last winter when it took over a week to clean the big snowstorm.
- Board tried to grab the \$230,000 owner escrow fund, which was voted down by the membership, and now I hear they are going to try and do it again!?

I will continue to fight for what is best for the entire Association. When I was on the board we ran it in an open, transparent, and friendly and inviting way. Now it is very closed, adversarial, and hostile towards some owners I talk to. This is not sustainable, not how it was designed to work, and not good for overall community health. I am not giving up and I need your support this year again to finally make progress to make Society Hill function like it should. Please support our community and vote: Atif Nazir, Kevin Wine, and Dilip Patel

DILIP H. PATEL

BIOGRAPHY: My name is Dilip H. Patel and I have lived in Society Hill as a homeowner for the past 20 years with my family. I have raised my 2 children in this beautiful community and continue to live here with my wife. I have completed and received a Master's Degree in Physics and worked as a research lead where I managed research teams and multiple labs. Moreover, I have over 16 years of experience as a Senior IT recruiter with one of the globally top leading IT staffing company. From all my work experience I've learned and harnessed strong negotiation skills, people management skills, and relationship building skills which can be leveraged for the benefit of Society Hill when it comes to assisting management team with buying materials, equipment, negotiating contracts and so much more.

REASON FOR SEEKING ELECTION: As a running Board Candidate, my main focus will be the maintenance and overall appearance of Society Hill properties. The best results for the lowest cost to the resident is the goal. We need Board Members that will review the all the relevant information and make informed discussions after looking at all the possible factors. Society Hill has a beautiful and diverse community and one of the main concerns of the community will always be maintenance fee which should be discussed with a fair and clear channel of communication. The association needs confidence in trusting qualified board members to execute the necessary task to fulfill the expectation of the residents and investors. Our community has done really great work and we should keep up the great work we have done but at the same time we should try to increase our revenues and keep our expenses exceptionally manageable. My hope is that we can all work together to make Society Hill a better community to live in and I can contribute my skill sets to make that happen. Let's work together! Together we can result solutions to the problems at hand in a logical, organized, and systematic method to maintain our course and at the same time improve our financial situation to a point that everybody is content with.

SOCIETY HILL AT PISCATAWAY CONDOMINIUM ASSOCIATION, INC.

c/o Towne & Country Management, Inc.
711 Sycamore Avenue, Red Bank, NJ 07701
Voice (732) 212-8200 Fax (732) 212-8201
www.tc-mgt.com

DOUG SANFORD – 44 Canterbury Ct

BIOGRAPHY: I have lived in Society Hill for over 23 years and have been on the board since 2008.

I previously served in the Marines and United States Army for several years as well as owned my own repair company, and worked for United Parcel Service, specializing in hazardous materials cleanup and processing. I have many years of experience with roofing, building maintenance and snow removal work.

REASON FOR SEEKING ELECTION:

I am running because I think our board needs good input from someone who has repair and cleanup knowledge like myself. There are still a lot of overdue repairs, like the roofs, sidewalks and asphalt paving that need to be discussed and acted on by the board, and I believe that I can contribute my knowledge in this process going forward.

I want to continue to keep our current management structure and continue to have lower than average fees for the association. It is inevitable that fees will go up, but we can have control and oversight and make sure that they don't balloon out of control with the same or less services provided.

Changes have been made over the years, but I still think we are on the right track. Society Hill has been a great place for me and my family and I want to continue to make it great going forward. I ask you to please vote for me and allow me to continue to serve the community as a Board member.

KEVIN WINE – 345 Lancaster Ct

As I mentioned in my profile last year, so much of what is wrong with politics and our government today is that as soon as the lunatics get in control, all the normal people retract from the process and run the other way. This is a very natural reaction – no one wants to deal with toxic people. But this is the exact **OPPOSITE** of what everyone should do – they need to become **MORE** involved, not less! So again this year, as a matter of principle, I cannot just quietly go away, and I hope that you will not go away either. Here are the bigger-picture things that I am still concerned about:

1. Lack of transparency. The board is withholding internal financial and other documents from board members. Even as a homeowner you have a right to access association documents. Requests are being blatantly ignored or denied. It should be an open book – mistakes and all.

SOCIETY HILL AT PISCATAWAY CONDOMINIUM ASSOCIATION, INC.

c/o Towne & Country Management, Inc.
711 Sycamore Avenue, Red Bank, NJ 07701
Voice (732) 212-8200 Fax (732) 212-8201
www.tc-mgt.com

2. The "we're going to do whatever we want and if you don't like it, sue us" adversarial attitude. This already led to litigation (case pending MID-C-78-21, access to vendor invoices and election documents) and several complaints to the NJ Department of Community Affairs (DCA). They tried to grab \$230,000 of escrow funds, which has to be illegal, but they don't care – "don't like it? sue us!"
3. The "condominium service provider industry" has been invited back in Society Hill. They don't care about you, me or any of us – they just care about separating us from our money. For example, last year they were averaging \$63,000 per building to do a basic roof replacement job on 6 buildings – well beyond what is reasonable. After this year they will have spent nearly \$1,000,000 to replace roofs on just 15 out of our 47 buildings, with 32 remaining. Did you notice they made sure to include all the board member buildings in the roof replacement list? Except mine. Coincidence? Doubt it.
4. In the past a few people would look at all the day-to-day expenses and accuse me of wasting money, because they didn't have any experience in maintenance, construction, repair, etc., so anything they saw and didn't understand must be waste. From my perspective everything had a purpose. These people are now making all the decisions, and they haven't magically gotten any smarter. Now they **actually are** wasting money, by the hundreds of thousands, and are too ignorant to understand it and too arrogant to listen.

These are more than just theoretical concerns – they have actually been playing out for 3 years now but everyone is being kept in the dark. It will eventually come to light, in the form of large fee increases, as they finish dismantling the in-house service model and take us the rest of the way back to over-priced outside contractors (landscaping, snow, maintenance, etc.). The reserve fund will **actually be empty** by the end of this year, which they loved accusing me of, and now of course there is no problem with that.

By their actions, they clearly don't care about the Association. The little things tell the story – all the dead trees, tree stumps, burned out streetlights, Hampshire Ct. irrigation broken, missing storm-drain cover, and giant brush pile, the demoralized crew, and then this obsession with the over-priced roof replacement while everything else is neglected. Just like the past boards and managements, the final decisions make little sense, until you understand that they just want all our money, then it all makes perfect sense.

I am also supporting the other candidates **Atif Nazir** and **Dilip Patel**. Together, with your support, we can make Society Hill a community again. Check out www.savethehill.org for more information and discussion.

SOCIETY HILL AT PISCATAWAY CONDOMINIUM ASSOCIATION, INC.

c/o Towne & Country Management, Inc.
711 Sycamore Avenue, Red Bank, NJ 07701
Voice (732) 212-8200 Fax (732) 212-8201
www.tc-mgt.com

WENDY ZHANG – 47 Canterbury Ct

BIOGRAPHY: I have been a homeowner in Society Hill since 2015. I have also been a Trustee and Treasurer of the Board since 2018.

I hold a Bachelor's degree in International Business and worked for a nutrition company as an assistant manager for over fifteen years. I am a licensed realtor, and presently volunteering on Rutgers Community Christian Church and also assisting its International Program at Timothy Christian School in Piscataway.

REASON FOR SEEKING ELECTION:

As a homeowner, my main concern is the maintenance and overall appearance of our community. With the age of our community approaching 35 years, a lot of capital repair and replacement must be done within the next few years. We started roofing project last year, and expect to complete new roofs on 1/3 of the building blocks by the end of this year. Asphalt paving and cleaning up the site are also overdue. I have strongly supported the execution of these projects, and am now asking your support of me to continue these projects.

HOA fees have been the top concern of many homeowners, especially during this difficult time. Early this year, I advised the Board to keep the fees stable to help out those families negatively impacted by COVID. I would like to see our fees being lower than average while managing the main costs more efficiently.

It is the first time in a decade that we received a clean audit opinion on our 2020 financial statements. With your support, I plan to work with the rest of the Board to address and resolve issues on our financials.

The Association needs confident and trusting members to execute the necessary tasks in fulfilling its fiduciary responsibilities and the expectations of our homeowners. Let's work together to make Society Hill a better and safe community to live. Thank you!