

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

THOMAS LOPEZ

B.A. Rutgers University-New Brunswick. I am 64 years old, semi-retired. I own a townhouse at Society Hill and have lived here for over 30 years. Past employment: Parking Company Manager, Parking Lot Entrepreneur. I presently drive a school bus part time.

As a board member, I want to help resolve the troubling soil remediation issue. I also want to partner with charities and other non-profits, using yearly raffles and other similar methods to raise outside money for the following: 1) Replenishing the capital reserve fund; 2) Minimizing or avoiding future maintenance fee increases; 3) Possibly getting portable speed bumps to reduce the persistent and dangerous speeding on Hampshire Ct.; 4) Possibly getting security cameras at several key locations at Society Hill, as suggested by the police; 5) Possibly leasing inexpensive and nearby off-site space (from cemetery or Rutgers) to quarter our maintenance vehicles and equipment. Further, I will work to improve our relationship with the town, which has been damaged by the behavior of the past board.

As far as the soil remediation issue is concerned, I have provided the board with a far less expensive quote for the mound removal, thereby potentially reducing the special assessment to approximately \$600 to \$800 per unit owner. This quote is from a reputable company that regularly does this kind of work. The board is seriously considering this quote. Additionally, I have provided an experienced land use/land development engineer to advise the board for free on regrading or removal. The property manager and board president have been in contact with this engineer and are now seriously considering his advice. Thus, I am optimistic that a reduced special assessment, perhaps a vastly reduced special assessment, is entirely possible regarding this matter. As a board member, I will work diligently toward achieving this goal.

DILIP PATEL

BIOGRAPHY: I am an independent candidate who is not associated with any other candidates. 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

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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.

MOHAMMED SHARIF

My name is Mohammed A Sharif (Sharif), I am a new homeowner since 2020. I have a Master in Computer Engineering, and licensed professional engineering in the State of New Jersey.

I am a Secretary and a Community Leader for the Muslim Center of Middlesex County which is a local masjid (church) located at 1000 Hoes Ln, Piscataway, NJ and is a vibrant community with 3,000+ people (1000+ families). Center provides religious, community services to the Muslims from daily prayers, school, GYM, educational and recreational activities.

I also have extensive experience on a wide variety of local infrastructure projects for the MCMC community. I'm currently working on infrastructure projects to build the GYM for youth at MCMC, have a new Cafe, renovate the first floor to include rooms for Admin, bathrooms and extra space for Seniors within the MCMC facility.

I'm planning to run for the Board, to help the Society Hill at Piscataway with my technical knowledge, expertise in design and construction and wide network of resources based on my years of experience with the local community and township.

I would strive to make it a transparent and diverse community and seek out potential homeowners who can be an asset to the community.

Me and my family love this community. I hope to make it a better and welcoming place for all homeowners of Society Hill at Piscataway.

MOHIUDDIN SYED

My name is Mohiuddin Syed (Syed), I have been living in Society Hill since 2016. I'm a new homeowner since 2021.

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I have a bachelors in Civil Engineering, Masters in Structural Engineering. I'm a licensed professional engineer in the State of New Jersey.

I have extensive Civil/Structural Engineering Design & Construction experience on a wide variety of commercial and infrastructure projects. I'm currently working on 500 million dollar infrastructure projects to modernize our airports and commercial facilities.

Since the day I came to know of the special assessment on township and NJDEP violations, I have voiced my opinion time and again at multiple special meetings, that there could be alternative solutions to these violations. I, along with a group of independent diversified professional homeowners have been working tirelessly to get professional opinions on soil testing data and arrange for a meeting with the Mayor and his engineers to convey to them that there are alternate solutions to these violations. Based on this meeting on Aug. 15th, 2022, We got a promise of a conditional extension from the township, if we show some progress by retaining a professional engineer to guide us through this entire process within 60 days.

The alternative solutions could potentially lower the cost for the remediation of these violations and eventually reduce the special assessment amount.

We have actively communicated our updates on soil data and the Mayor's meeting to the homeowners and HOA board of Trustees, Management company and HOA attorney prior to September's special meeting. In September's special meeting there was still no plan in place and a lot of technical questions were unanswered by the board's engineer.

Board should have people with technical and professional background to assist and guide the HOA on construction projects.

I'm running for the Board as an independent homeowner along with George Tsacnaris (another independent homeowner who was instrumental in Mayor's meeting) to help the Society Hill at Piscataway with my technical knowledge, years of experience in design and construction and wide network of resources that I can bring to the table.

My first order of business would be to stop all work on violations and recommend and retain a professional engineer to guide the board on remediation of these violations per industry standards, following township and NJDEP guidelines with due process!

I cannot promise that all the issues in the community will get resolved once I am elected. However, I can promise to act in a more transparent manner, contribute to a diverse board and seek out potential homeowners who can be an asset to the community by forming oversight committees for construction, finance and community development--so we do not end up in a similar situation.

Me and my family love this community. I hope to make it a better and welcoming place for all homeowners of Society Hill at Piscataway.

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MARY THOMAS

Mary Thomas --- 193 Hampshire Ct. owner with my husband Donald since 1998 Trustee since 2017.

Since becoming Trustee in 2017, I have been at EVERY MEETING! Even when the issues facing the Association were difficult, I DID NOT RESIGN!

During the past 6 years, the Trustees have been able to increase the Capital Reserve fund from a dangerously low \$250,000 to \$649,000, with the help of Towne and Country Management as well as the financial acumen of our Board President, Mr. Zhou.

The Maintenance fees of \$210 a month cover the following services required by all HOA rules: 1/Insurance for the Community, 2/Management Company, 3/Maintenance Staff, 4/Roofing Project, 5/ Trash Collection, 6/ Legal Services, 8/ Audit Company, 9/ Snow Removal and Much More!!

I am running to continue to remain on the board to make sure Society Hill at Piscataway remains a viable asset for all homeowners----- for those who plan to continue living here or those who want to sell and receive the best return on their investment.

There is still much to be accomplished in order to keep in good standing with Fannie Mae and Fannie Mack as well as the Township of Piscataway.

GEORGE TSACNARIS

My name is George Tsacnaris. I am an original owner in Society Hill. Meaning I've seen a lot (a lot) over the years and also directly experienced a lot. I have already served on the Board for over 7 years and prior to that acted as the leader of the Finance Committee for several years. (Yes, we used to have an independent Finance Committee! But members of the current Board decided to terminate that committee because they did not like to hear differing opinions from owners)

My professional background is in software engineering, plus product and contract management. During my first tenure on the Board I always acted in an independent manner – meaning no alignment with any “factions”. I never have and never will vote on any motion under the direction of another Board member.

I had no plan to join back on the Board. However, recent events caused me to reconsider if I could help the community so I'm making that effort.

It is sad to say but the current Board has FAILED US in several significant ways and this has forced many of us to take action. We cannot let the status quo remain.

After the Special Assessment was announced several concerned owners organically formed a new group to understand the situation and how it might be resolved in a more productive manner for the owners. We undertook our own due diligence. We arranged a meeting with the

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Piscataway Township officials, including the Mayor, that was held on August 15th. Why didn't the Board itself have such a meeting with the Township directly as our elected representatives? Our meeting went well and I acted as one of the spokespeople for our group. The Township did agree to grant the Association more time (good news!) – but provided we held up our end of the “deal”. We needed to engage an independent professional engineer to guide us and also work with the Township officials. Unfortunately the Board did not embrace the results of our Township meeting, which was absolutely shocking to us. It was not until more than 4 weeks later the owners got any update – at the 9/13 Special Meeting. During which it was apparent the Board was still not prepared and does not have a solution.

Solving all the problems is not easy and nobody should tell you otherwise. I won't. I promise to act in a transparent manner. (Some of you may remember a few years ago when the Board sent out regular emails describing the results of Board Meetings in plain English and other updates – that was my doing. Once I left the Board the updates stopped) As much as is within my power/control there will need to be more frequent communications with the Owners and Residents. In today's era providing an update (email, updating website, etc.) should be a very easy matter. It just takes the will to do it.

I will encourage inputs from the Owners - when given in a constructive manner. The performance of ALL vendors that support the Association, plus our employees, need to be regularly evaluated by the Board.

I strongly encourage you to consider carefully your vote in this critical election and use the power and voice you have. Myself and Mohiuddin Syed have been active members of the owner group trying to improve the special assessment situation. We want to continue those efforts from the “inside”.

We (as the right of any owner) also plan to introduce several common-sense Motions for the Annual Meeting to improve the transparency of the Board for the betterment of the Community. I want the Board to be held to a higher standard of performance no matter who is on it. That is what the community deserves. One of the Motions will be to re-instate IN PERSON Board Meetings. It is well past time for that to happen!