

Society Hill At Piscataway Condominium Association, Inc.
c/o Towne & Country Management
711 Sycamore Avenue, Red Bank, NJ 07701
Voice (732) 212-8200 Fax (732) 212-8201
<https://tcmgt.cincwebaxis.com>

September 20, 2024

Kevin Wine
345 Lancaster Court
Piscataway, NJ 08854

RE: 345 Lancaster Court

CONFLICT OF INTEREST AMENDMENT

Dear Kevin Wine,

The current Board strongly feels it is in the best interests of the Association and all the Members to ensure that there is no potential or actual financial conflict of interest between the Trustees and the Association.

The proposed Amendment does not restrict in any way self-management should a future Board decide that model is in the best interests of the Association.

The Amendment only restricts Trustees and their relatives from being paid or employed by the Association. That's all. Such restrictions are common in many Associations.

The Board believes the clear intent is for Board Members to serve the Association in a volunteer-only model.

If you agree that Board Members should only serve as volunteers and not be paid employees of Society Hill Piscataway no action is required,

If you believe that Board Members can be paid any amount for any service or function via employment they provide to the Association please check below and return within 30 days to 550 Chesterfield Dr. Piscataway NJ 08854 or reply via email to cgarito@tc-mgt.com.

_____ No, I do not wish to approve this By-Law amendment

Please note, the amendment will fail only if at least 10% of the association members in Good Standing vote to reject the amendment.

**SOCIETY HILL AT PISCATAWAY
CONDOMINIUM ASSOCIATION, INC.**

Administrative Resolution by the Board of Trustees to Offer an Amendment to the Membership for Consideration and Vote Which Would Prohibit any Trustee, or Trustee Partner, Spouse, Close Familial Relative, or Co-habitant, or any entity in which a Trustee, a Trustee Partner, Spouse, Close Familial Relative, or Co-habitant has an ownership interest from being employed by the Association or Compensated in any Manner by the Association, with the exception of actual out-of-pocket expenses specifically pre-approved by a majority of the Board of Trustees.

THIS RESOLUTION is made this 4th day of September, 2024 in a special meeting of the Board called by the Board of Trustees on notice to the Community for the purpose of consideration of this proposed amendment.

WHEREAS, the Master Deed of Society Hill at Piscataway Condominium Association, Inc. submitted the property to the condominium form of ownership and use in the manner provided by the New Jersey Condominium Act., N.J.S.A. 46:8B-1 et seq. (the “Act”); and

WHEREAS, paragraph 4.00 of the master deed provides that “(t)he Condominium shall be administered, supervised and managed by the Society Hill at Piscataway Condominium Association, Inc., . . . which shall act by and on behalf of the owners . . . in accordance with this instrument the bylaws of the Association . . . and in accordance with the Condominium Act. . .” And further provides that the Association is designated as the form of administration of the condominium and is vested with the rights, powers, privileges and duties necessary to and incidental to the proper administration of the condominium; and

WHEREAS, paragraph 5.00 of the bylaws state that the affairs of the Association shall be managed a Board of Trustees and at paragraph 5.11 provides that the Board shall have and exercise all lawful powers and duties necessary for the proper conduct and administration of the affairs of the Association; and

WHEREAS, it is proposed that paragraph 5.11 of the bylaws be amended to limit the authority on behalf of the Association of the Board of Trustees to employ or compensate the individuals or entities described in the resolution below.

NOW, THEREFORE, IT RESOLVED THAT the Board of Trustees deems it beneficial to the community to offer a reasonable amendment to paragraph 5.11 of the bylaws that would limit the authority of the Board of Trustees as follows.

Language in **BOLD** would be added to the existing paragraph 5.11 if the amendment is adopted such that paragraph 5.11 would read as follows:

5.11 Powers & Duties. The Board of Trustees shall have and exercise all lawful powers and duties necessary for the proper conduct and administration of the affairs of the Association and the operation and maintenance

of a residential condominium project and may do or cause to be done all such other lawful acts and things as are required by law, by these By Laws or otherwise directed or required to be done or exercised by Members of the Association or owners of units, or others. **However, in all instances, the Board of Trustees is prohibited from employing, retaining, or compensating in any manner any Trustee, or Trustee's partner, or Trustee's spouse, or a Trustee's close familial relative, or a Trustee's co-habitant, or any entity in which a Trustee, a Trustee's partner, spouse, close familial relative, or co-habitant has an ownership interest, from being employed by the Association or compensated in any manner by the Association (not including actual out-of-pocket expenses incurred on behalf of the Association and specifically pre-approved by a majority of the Board of Trustees).** In the performance of its duties as the administering body of the Association and of the Condominium being administered by said Association, the Board of Trustees shall have powers and duties, including, but not limited to the following:

Pursuant to N.J.S.A. 45:22A-46d(2), the amendment will be considered adopted by the affirmative vote of a majority of authorized votes of members in the association or if after thirty days, less than 10% of the total authorized number of votes of members have voted to reject the proposed amendment. Further, no such amendment will be effective until it is embodied in a recorded instrument which shall be recorded in the County Clerk's office of Middlesex County.

Voted on and accepted by a majority of the Board of Trustees for the Association on the date above shown.

Witness:

SOCIETY HILL AT PISCATAWAY
CONDOMINIUM ASSOCIATION, INC.

By:

By: