

Anthony Blanco – Candidate Statement

I am a longtime Society Hill homeowner, entrepreneur, and technology professional with more than 25 years of experience in Information Technology, leadership, operations, and business management. I hold a Bachelor of Science degree in Computer Information Systems and Technical Management and currently lead the development and delivery of advanced AI and automation solutions for enterprise organizations, including workflow optimization, budgeting, strategic planning, and large-scale operational management.

My professional experience requires balancing complex budgets, managing teams, negotiating contracts, solving operational challenges, and making practical long-term decisions under pressure. Those same skills are directly applicable to serving our community and making responsible decisions that protect homeowners and property values.

I am running for re-election because I care deeply about the future of Society Hill and believe our community deserves transparent, practical, and homeowner-focused leadership.

As both a homeowner and current Board member, I understand the importance of balancing affordability with maintaining and improving the community. Every dollar spent should be carefully evaluated, and Board decisions should be made openly, professionally, and with homeowner input whenever possible.

If re-elected, I will continue working to:

- Protect affordability and control unnecessary spending
- Improve transparency and communication with homeowners
- Encourage professional and respectful governance
- Support practical, cost-effective solutions
- Focus on long-term planning and responsible budgeting
- Maintain and improve property values
- Ensure all Board members are included in decisions
- Strengthen collaboration between the Board, management, and residents

I believe Society Hill works best when homeowners feel heard, respected, and informed.

I respectfully ask for your support for **Kevin Wine, Anthony Blanco, Vincent Marchitto, Zahid Khan, and Hitendra Patel** so we can continue working toward a more transparent, accountable, and community-focused Society Hill.

I have been a dedicated homeowner since 2006 and have served intermittently on the Board of Directors since 2014. I am writing to address the serious governance issues that led to recent litigation and to express my commitment to restoring integrity to our association.

In last year's election, the Board omitted my name from the paper ballots mailed to 350 owners, instructing voters to "write me in" instead. This action created an unfair disadvantage and violated fundamental election rules. Despite being advised multiple times to correct and re-mail the ballots—an option the First Service Regional Director offered at no cost—the Board refused.

Specifically, sitting members Mark Kelsey and Mohiuddin Syed voted against correcting the ballot in an election where they were also candidates. This is a direct violation of the Board's conflict of interest policy; they should have recused themselves. While the Board may point to legal advice or electronic voting as excuses, the core issue remains their refusal to rectify a known error. Furthermore, the "third-party overseen election" occurring this year is not a voluntary gesture of transparency, but a direct court order resulting from these failures.

Our community deserves a Board that follows the law rather than just imposing rules on others. Currently, significant funds are being diverted toward legal fees and management disputes—resources that should be invested in the welfare of Society Hill.

It is time for a change. I am running to ensure our association returns to a culture of accountability, where decisions are made in the best interest of all owners.

Zahid Khan

Vincent Marchitto Email Statement

I was elected to Board November 2025, but due to agreement on election lawsuit, I have to run again now.

I see so many things that need repair. I want to help Board maximize innovative arrangement with our crew to make required State of NJ repairs and minimize cost. My Society Hill experience in grounds-keeping, mulch, sprinklers, leaf collection, snow removal, pavers, conduits, and equipment operation/repair would help the Board make the best decisions. I don't think it is irresponsible or offensive to say the fees could be lower! I know they can. We did it before and we could do it again.

If elected I will

- Improve the board/owner relationship – give owners a voice
- Work to LOWER the maintenance fees – don't forget \$103.50/month increase in 2-years!
- Maximize in-house staff – like we used to!!
- Make management accessible
- Involve all 7 board members in all decisions
- Use my maintenance experience to make good board decisions

I will not allow the Board to retaliate against its own members for complaining about Board actions and decisions. I have been the target of this strategy and was removed from the Board in early March. We have come to the point where disagreeing with the Board too loudly or in ways they think are offending to them, will get you removed. Silencing dissent is not going to result in the best decisions by the Board. The purpose of the Board is to take 7 different perspectives and opinions and come to a conclusion. That is what I want.

I am still here fighting for owner rights to be listened to, treated fair, and be respected – it goes both ways!

Please consider supporting our team so we can finally deliver changes!

Vote Anthony Blanco, Zahid Khan, Vincent Marchitto, Hitendra Patel, Kevin Wine

Email Statement of Candidate Kevin Wine

Ordinarily, I would be writing to many of you via email from the savethehill.org website. This year, as another result of the election lawsuit, the parties agreed that in lieu of sending email via our individual lists, the Association would provide a biweekly opportunity for participating candidates to reach all the owners via email, without revealing any of the email address directly.

I supported the idea, since it provides an opportunity for more opinions and perspectives to be heard, encourages some real debate, and gives all the owners more information to help make their voting decisions. I don't like the 1-page limit, as many of you know I like to provide all the backstory, but nevertheless I will make it work. I am still allowed to post messages to the savethehill.org homepage, so you might find more in-depth information there.

In spite of 7 years of challenges, I am still here, and still trying to restore common sense and community to the Board. We have drifted considerably from 2018 when we had a much friendlier Board and management, which tried to help the owners and maintain a positive relationship with them. That is not at all what we have now.

Regrettably, things have deteriorated to the point where the board is making full use of its attorneys, to the tune of \$85k in just 3 months. As many of you know, I was involved in one of those lawsuit recently, regarding the forced removal of a Board member back in early March, Mr. Marchitto. The issue was over a few verbal interactions between him and board/management over the last 4 years. Nothing criminal, although the Board and Management tried to twist it in that direction. The details are too complicated for one page, so suffice it to say that all 5 of us disagree strongly with a Board behaving in such a manner. Sure, there are limits of civility, but I was yelled at many a time by angry owners many years ago, but I knew that was a part of public office. We are allowed to criticize our government, sometimes harshly, and we should not be retaliated against for it.

Still, I remain hopeful we can return to better days, with a new board containing members that understand how the democratic process is supposed to work, understand the tremendous responsibility that carries, and how it can impact all our lives for the better or for the worse.

Vote Anthony Blanco, Zahid Khan, Vincent Marchitto, Hitendra Patel, Kevin Wine