

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

February 24, 2021

Kevin Wine
345 Lancaster Court
Piscataway NJ 08854

RE: 345 Lancaster Court

Dear Kevin Wine:

The Board of Trustees recommends the adoption of the following amendments to the Association's bylaws for a few reasons.

The amendments regarding eliminating the necessity of the Association collecting and maintaining funds in escrow at the time of each closing is recommended as the accumulated funds from the escrow account can be re-allocated to help fund the on-going roofing project within the community, which began in October 2020. The association's accountants have recommended putting the escrow money to better use for years, i.e.: reinvesting in the community and allowing the escrow funds to be allocated into the roofing project. The association's insurance agent further confirmed the ongoing roof replacement project and its necessity.

All of the amendments pertaining to voting are necessary to make our bylaws conform to State law. Over the years, the New Jersey legislature has adopted laws and regulations to which our bylaws must conform. Amending our bylaws to properly reflect current law reduces confusion as to how the business of notice and elections at Society Hill at Piscataway must be conducted.

The amendment regarding eliminating the cap on the amount of money the association can recoup from delinquent unit owners will reduce the amount of money that all members must pay to collect unpaid assessments and put the burden of collection costs upon the debtor who caused the Association to collect those debts.

Full details and explanations are below. Please read the following and vote to approve or deny these changes to the Association's Governing Documents.

Thanking you in advance,

The Board of Trustees for Society Hill Piscataway

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**SOCIETY HILL PISCATAWAY
CONDOMINIUM ASSOCIATION
AMENDMENT TO BYLAWS**

February 18, 2021

New language is **in bold**:

1. Bylaw Paragraph 2.00 Principal Office shall be amended as follows: The principal office of the Association shall be located initially at **550 Chesterfield Drive, Piscataway, New Jersey 08854** or but thereafter, may be located or at such other suitable and convenient place as may be permitted by law and from time to time fixed by the Trustees **including but not limited to the address of a professional managing agent.**
2. Bylaw Paragraph 3.02 Annual Meeting, shall be amended as follows: The first annual meeting . . . Each proxy **or absentee ballot** validly received for the originally scheduled meeting shall remain in full force and effect for any such adjourned meeting or special meeting unless it is revoked or superseded by a later valid proxy **or absentee ballot**. New proxies **or absentee ballots** may be received for any such subsequent meeting.
3. Bylaw Paragraph 3.03 Notice of Annual Meetings shall be deleted and replaced with the following: **The Secretary shall provide written notices of annual meetings to each Member of the Association, directed to his last known post office address as shown on the records of the Association, by regular mail, post prepaid, or electronically when the member has consented to such notice to the last known electronic address provided to the Association for notice purposes by the unit owner(s). Such notice shall be given no less than 14 nor more than 60 days prior to the meeting at which an election of board members is scheduled or, if no election is scheduled then not less than ten (10) days nor more than twenty (20) days before the date of such meeting and shall state the date, time and place of the meeting and the purpose or purposes thereof. In lieu of delivery by electronic means or mailing notice as herein provided, such notice may be delivered by hand to the members or left at their residence in their absence.**
4. Bylaw Paragraph 3.08 Good Standing shall be deleted and replaced with the following: **A Member shall be considered to be in good standing with respect to eligibility to vote in any annual, special or election meeting of the Association if he or she is current in the payment of common expenses, late fees, interest on unpaid assessments, legal fees, or other charges lawfully assessed, or is in full compliance with a judgment for common expense, late fees, interest on unpaid assessments, legal fees, or other charges lawfully assessed, or is in full compliance with a settlement agreement with respect to the payments of assessments, legal fees, or other charges lawfully assessed, or has requested or is participating in Alternative Dispute Resolution (ADR) or in a court proceeding for a dispute over a matter that affects the owner's good standing.**
5. Bylaw Paragraph 3.10 Proxies shall be amended as follows: The heading will become **"Electronic Voting, Proxies and Absentee Ballots."** Votes may be cast either in person, by **absentee ballot** or by proxy **or electronically**. Proxies **and absentee ballots** must be in writing and, **including electronically cast ballots**, must be in the form prescribed by the secretary and filed with the secretary at least two (2) calendar days before the time designated for each meeting in the notice

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thereof. **All ballots cast shall be in an anonymous manner. All ballot tallying shall occur publicly, and the ballots shall be open to inspection by any member of the association for a period of 90 days from the date of the election.**

6. Bylaw Paragraph 5.11 V. Interest, Late Fees and Counsel Fees shall be amended as follows: The Board at its option. . . . In the event that the Board shall effectuate collection of said assessments or charges by resort to counsel or the filing of a lien, the Board may **add to the amount due, late charge and/or interest as well as all reasonable costs of collection including reasonable attorney's fees** add to the aforesaid assessments or charges a sum or sums of twenty (20%) percent of the gross amount due as counsel fees, plus reasonable costs for preparation, filing and discharge of the lien, in addition to such other costs as may be allowable by law.

7. Bylaw Paragraph 14.00 "Deposits Required" **would be deleted in its entirety, and it would be understood that upon the effective date of the amendment, the Association's obligation to collect, maintain and refund such escrow funds would cease and all accumulated escrow funds would be applied to the re-roofing project in process.**

APPROVE OF AMENDMENTS _____

DISAPPROVE OF AMENDMENTS _____

Name of owner _____

Signature of Owner _____

Community Address of owner _____

Date _____

Kindly return this form by March 30, 2021 to:

**Society Hill @ Piscataway
c/o Towne & Country Management
711 Sycamore Ave, Red Bank, NJ 07701**