

SOCIETY HILL AT PISCATAWAY CONDOMINIUM ASSOCIATION, INC.

c/o Towne & Country Management, Inc.
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July 10, 2023

Kevin Wine
345 Lancaster Court
Piscataway NJ 08854

RE: 345 Lancaster Court

Dear Kevin Wine:

The SHP Board is proposing and endorsing several By-Law changes via the Amendment process to:

- 1) Improve the efficiency of the Association
 - 2) Reduce costs of the Association to conduct necessary business
- The first change is simply to address a long-standing clerical error in our governing document which has the wrong physical address listed.
 - The second change is to remove the cap on the amount of costs and expenses that the Association can recover when legal action becomes necessary to collect delinquent assessments.
 - The third change is to enable electronic delivery of applicable notices to the Members. This will provide the Association a cost savings. At this date virtually every member has the ability to receive notices electronically via email. The Board strongly encourages Members to use this option. To be clear – any Member that does not have email will not be disenfranchised and shall continue to received notices via physical mail.

The change for electronic delivery will NOT impact how the Annual Election is conducted which shall continue to be conducted via a physical mailing and using paper ballots.

If you approve to vote in favor of these amendments, **no action is needed.**

Should you choose to vote against these amendments, please check the below and return within 30 days of this notice to 550 Chesterfield Drive, Piscataway, NJ 08854.

_____ No, I do not wish to approve these By-Law amendment changes.

Please note, the amendment will fail only if at least 10% of the associations members in good standing vote to reject the amendment.

NOW, THEREFORE, IT RESOLVED THAT the Board of Trustees will offer and recommend amendment of the bylaws as more specifically set forth below.

In any instance where notice is to be given to a member(s), it shall be understood that notice may be presented to the member(s) by mail directed to members' last known post office address as shown on the records of the Association, by regular mail, postage prepaid, or by hand delivery, or by overnight delivery or electronically to the electronic address as shown on the records of the Association where the Member(s) has consented to receive Notice by electronic means.

Therefore, **the bylaws at paragraph 3.03 and 3.05** would be amended to read as follows:

The Secretary shall cause **notices of annual meetings** [with respect to paragraph 3.03] and **notices of such special meeting** [with respect to paragraph 3.05] to be sent by mail to each Member of the Association, directed to the member's last known post office address as shown on the records of the Association, by regular mail, postage prepaid, or by hand delivery, or by overnight delivery or electronically to the electronic address as shown on the records of the Association where the Member(s) has consented to receive Notice by electronic means.

AND IT IS FURTHER RESOLVED that Paragraph 5.11(V) would be amended to read as follows:

The Board at its option shall have the right in connection with the collection of any Common Expense assessment, or other charge, to impose a late charge of any reasonable amount and/or interest at the legal maximum rate permitted by law for the payment of delinquent real estate taxes, if such payment is made after a date certain stated in such notice. 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 aforesaid assessments or charges the reasonable cost and attorneys' fees incurred in the collection of said assessments or other charges, including the costs and expenses incurred post-judgment to collect against any judgment obtained as may be allowable at law and the cost for filing any discharge or warrant of satisfaction, in addition to such other costs as may be allowable by law. *The balance of the paragraph shall be deleted.*

This resolution to offer amendments to the Bylaws has been voted on and accepted by a majority of the Board of Trustees for the Association on the date above shown.

Secretary:

SOCIETY HILL AT PISCATAWAY
CONDOMINIUM ASSOCIATION, INC.

President