# EXHIBIT A





July 17th, 2025

RE: Call for Nomination/Call for Candidates

Dear Society Hill Piscataway Homeowner:

The Annual/Election meeting of the Board of Trustees has been scheduled for Tuesday, September 16, 2025 beginning at 7:00pm. The meeting will be held in the Clubhouse located at 550 Chesterfield Drive, and via online Zoom call

There will be two (3) seats available on the Board of Trustees each of which will be for a three (3) year term. If you are interested in volunteering your time to serve on the Board of Trustees please complete the enclosed Nomination/Candidate Profile Form and return it to the Management Office by 3:00pm on Friday, September 5th, 2025.

The Board of Trustees is responsible for preserving and enhancing the building and grounds. The Board also supervises the revenues and expenses of the Association. Members of the Board attend meetings during evening hours, and occasionally special meetings with the Association's management company, general counsel and accountant. All candidates must be a unit owner and in "good standing" which means that there are no unpaid balances due on your account to the Association and/or you are in a plan to pay that balance or awaiting ADR. Any unit owner wishing to serve on the Board of Trustees should be willing to devote the personal time necessary to assist in the efficient operation of the Association.

Should you desire to run for the Society Hill Piscataway Board of Trustees, please complete the enclosed Nomination/Candidate Profile Form. Upon completion please either email, mail or drop off in the Clubhouse mailbox or email this form to the Management Office by **3:00pm on Friday, September 5th, 2025**.

Society Hill Piscataway
550 Chesterfield Drive
Piscataway, NJ 08854
Email: Sonia.Danquah@fsresidential.com
Tel (732) 463-3434

Very truly yours,
Sonia Danquah
Community Manager, FirstService Residential
Society Hill Piscataway Condominium Association



## SOCIETY HILL PISCATAWAY CONDOMINIUM ASSOCIATION

# Nomination / Candidate Profile Form Election Meeting of September, 16, 2025

I wish to place the name(s) of the following Unit Owner(s) in nomination for the Board of Trustees of Society Hill at Somerset II Condominium Association

NAME:
UNIT ADDRESS:
YEARS LIVING IN SOCIEY HILL PISCATAWAY:
EMAIL ADDRESS:
DAYTIME PHONE NUMBER:
Please attach a brief typewritten biography/resume for each Nomination.

Please mail, fax, drop off in the Clubhouse mailbox or email this form to the Management Office by **3:00PM ON FRIDAY, SEPTEMBER 5TH, 2025.** 

Society Hill Piscataway 550 Chesterfield Drive Piscataway, NJ 08854 Email: Sonia.Danquah@fsresidential.com Tel (732) 463-3434

# EXHIBIT B

Kalindee (Kali) Desai 9 forest Drive, Piscataway (mailing address) Kaldesai 95@gmail.com

As an experienced program manager with a master's degree, I bring strong leadership, strategic planning, and budget management skills to the board. Having previously served on the board for several years in the Maple Woods community, and 5 years into Birch Glen board, I understand the responsibilities and challenges of maintaining well-run association.

I have successfully managed large-scale projects, ensuring resources are allocated efficiently while maintaining fiscal responsibility. My vision aligns with the core priorities of our association-landscaping, snow removal, and the upkeep of essential infrastructure such as roofs, roads, pool, and decks. My goal is to enhance community living by making informed, cost-effective decisions that improve property value and homeowner satisfaction.

I am committed to transparency, collaboration, and proactive communication to address residents' concerns and ensure our community remains a great place to live. I look forward to the opportunity to serve and contribute to the continued success of our association.

Thank you,
Kalindee Desai
421 Lancaster out
Piscotaway

# John Fakla 521 Norwich Ct.

In 2005 I bought my unit here in Society Hill while I was still working for a large pharmaceutical company in facilities maintenance. Prior to that I worked as a maintenance engineer at another large company and previous to that as an operations/maintenance specialist and electronic technician for over 30 years at a datacenter for a large financial institution. In those roles I worked on a wide variety of systems including high production office equipment, server rooms, industrial HVAC, building management systems, pumps, motors, diesel generators and electrical switchgear. I eased into retirement several years ago, fully expecting to enjoy many more stress-free years here in Society Hill.

I ran for the Board last year, and am running again this year because I am fed up with how things have been here since 2018. The maintenance fees have gone up from \$171 a month to \$332 a month. I was at the Board meeting last November when Mohiuddin Syed, George Tsacnaris, Mona Wan, and Matthew Phillips all voted in favor of the \$332 a month fees. That was a very large increase in 6 years, plus there was a \$1,200 totally unnecessary special assessment on top of it. They will say they had no choice that the insurance went up and capital reserve is low and blame everyone and everything else, but there are many things they still have control over.

Much of my past professional experience overlaps with the equipment and systems I see here in Society Hill. As a result I know what is involved with maintaining, repairing, and replacing these systems. I can tell when the contractors and other professionals are not being truthful or inflating their numbers or don't really know what they are doing, or steering us to their expensive solution and not bringing up alternatives. It seems the board struggles with knowing who to trust, and who not to trust. I could help with that.

We spent \$58k on a dump truck that broke and had to be scrapped, and another \$115k on a new truck, plus finance charges, total was around \$200k. A new truck is nice but we should have known not to buy a model with a problem engine in the first place and could have found something for much less, or fixed the original truck. The dirt mound could have been handled with a site-plan application, for far less than the \$420k that was spent, or the \$654k that we were actually charged. We are overpaying by hundreds of thousands on the roofing project, and somehow the \$250k Hampshire Ct. paving project quickly doubled to \$500k.

If elected this year I will:

- 1. Use my experience to help board make sensible equipment/maintenance/repair decisions
- 2. Maintain and repair systems to get maximum use to postpone replacement costs
- 3. Not ban residents from the office or meetings for voicing their legitimate complaints

I am working with two other candidates, Vincent Marchitto and Zahid Khan, and together we could get Society Hill immediately back on course to control the fees, improve the services, and reduce the stress level for all residents. Thank you! -John

## Mark Kelsey - Candidate for Board of Trustees

"Proven Leadership. Practical Solutions. Community Always."

I have been a proud homeowner in Society Hill since 1986. As a retired technology professional with over 40 years of experience working for prestigious Fortune 500 companies, I bring a proven track record of logical decision-making, problem-solving, and clear communication. My background includes a bachelor's degree in computer science and extensive expertise in computer programming, financial trading desk support, and robotic process automation. I have collaborated with professionals across Germany, London, Singapore, and India—experience that has sharpened my ability to communicate effectively across diverse cultures and perspectives.

Since being appointed to fill a vacant Board seat in April, I have committed myself to applying a logical, considerate, and fact-driven approach to every decision—especially those involving security, liability, and the financial well-being of our community. I believe in transparency, accountability, and ensuring that every decision benefits all homeowners.

I was part of the leadership team, alongside current Trustees, who met with the Mayor, Township engineers, code enforcement, and the Township attorney to address the decade-old NJDEP and Township violations from the unpermitted 2014 pond dredging and mound work. This project, left unresolved for years, carried the threat of heavy fines and ultimately cost every homeowner \$1,200. I saw firsthand the challenges, misinformation, and resistance that plagued progress. I witnessed the collaborative effort, to rebuild the relationship with the Township, shifted the conversation from penalties to solutions, and brought the project into full compliance—saving \$234K from the original \$654K estimate and avoiding costly fines. This was not just a project fix; it was a restoration of trust, governance, and fiscal responsibility.

If re-elected, I will continue advocating for smart, data-driven decisions guided by reserve studies, competitive bidding, and professional oversight. I will work to complete critical infrastructure projects—finishing the remaining roof replacements, replacing aging condo stairs, and building the retaining wall—while repaving and restoring roads damaged by past careless excavations. I will prioritize controlling insurance costs through risk reduction and stronger claims management, enforce fair policies to recover decades-old delinquencies, and advance sustainable upgrades such as solar panels and EV charging stations to cut costs and generate revenue. My focus remains on solutions that are fair, transparent, and in the best long-term interest of our community.

Please vote for Mark Kelsey, Mohiuddin Syed, and Yogesh Patel

Professionalism • Proven Experience • True Diversity • Lasting Stability • Bold, Forward Leadership

Together, we will keep Society Hill safe, strong, and thriving.

### Vincent Marchitto Candidate Profile

I have been a resident of Society Hill for 27 years. I have worked in various maintenance, electrical, and mechanical jobs over the years. I am a member of the International Brotherhood of Electrical Workers (IBEW Local 400). I worked directly for Society Hill from 2009 to 2012 and in that job I did grounds keeping, mulching, irrigation work, leaf collection, snow plowing and removal, walkway pavers, conduits, and equipment operation. From that experience I am familiar with many of the maintenance and construction procedures required to keep Society Hill looking good.

I am running for election because the last 7 years have been a disaster. Our maintenance fees have increased from \$171 to \$332, that's nearly DOUBLE, and we had a \$1,200 (originally \$2,000) special assessment on top of it. When I was working here we were so busy with many projects and tasks, and then it dropped to nothing with just a skeleton crew struggling to keep up. There was always the excuse "we're broke", but there was always millions of dollars available for big over-priced projects with no problem.

### If elected to the Board I will:

- Improve the board/owner relationship through more communication and giving owners a voice.
- Work to LOWER the maintenance fees by using our in-house staff as much as possible.
- Make the board fully transparent by no routine closed meetings.

The Board desperately needs more members that have maintenance and grounds-keeping knowledge and experience, in order to know when we are being lied to and make good decisions on how to spend the budget. I believe my experience would be an asset to the board and help it avoid the numerous dumb decisions I have seen it make in the last 7 years.

The Board has been making many owners very angry with unreasonable rules like towing our cars away for just an expired inspection sticker, censuring residents in the online groups by deleting messages they don't like, kicking residents out of Board meetings, banning residents from the clubhouse office, and sending threatening and intimidating letters from the attorney to anyone who offends or criticizes them. One board member is now the Society Hill police force and regularly gets into confrontations with residents. It has gotten so bad there is now an armed guard at some of the meetings.

If the current Board doesn't change, this trend is going to continue and our fees are going to go up even higher. They already did it to us once (\$97 per month increase) so don't think they won't do it again. Many of us cannot afford \$500/month fees. So they want to force us to move out? There are other ways of doing the maintenance here to avoid this, but the current Board doesn't want to consider those ways or doesn't understand and they are very stubborn.

I share many of the same frustrations with John Fakla and Zahid Khan who are also running, and if we are elected I assure you some things are going to change for the better.

Thank you for taking the time to hear me out. Vincent Marchitto, 477 Harwick Court

## YOGESH PATEL - Candidate for Board of Trustees

"Experience. Accountability. Results. Community First."

I have been a proud Society Hill homeowner since 2014 and a successful business owner since 2016, managing operations with revenues up to \$3.5 million. My success is built on hard work, smart decision-making, and accountability—values I will bring to the Board.

As an engaged homeowner, I have participated in community events and listened to residents' concerns, understanding the challenges that have plagued our community for more than a decade. From roofs left to leak for years, to the unpermitted 2014 pond dredging that cost every homeowner \$1,200, I have seen how poor oversight and wasteful spending damage property values. Money was wasted without proper checks and balances, while critical projects were delayed or mishandled.

## Understanding the Challenges Since 2014

I have witnessed first-hand the mismanagement and costly mistakes that have hurt our community for over a decade:

- $\bullet$  The 2014 unpermitted pond dredging that cost every homeowner \$1,200.
- Years of delayed roof replacements, leading to repeated leaks and rising repair costs.
- Wasteful "self-managed" projects without oversight—like miles of unused buried conduit and damaged roads.

### My Priorities for Society Hill

- Fix What's Broken Complete roof replacements, retaining wall construction, condo stair replacements, and other overdue projects—done by licensed professionals. At 40 years old, our community's components need full replacement, not endless patchwork. Just like in business, we must know our limits and bring in the right expertise.
- **Protect Investments** Use competitive bidding and reserve studies—not speculation—to guide decisions. Speculation has cost us greatly; relying on one person's opinion is dangerous, which is why New Jersey now mandates a reserve study every five years.
- Enhance Property Values Repave damaged roads, improve curb appeal, and explore energy efficiency.
- Financial Responsibility End decades-long delinquency issues by enforcing fair policies and recovering thousands owed to the Association. For years, some homeowners amassed massive balances—what action did prior Boards take to recover this money?

### Why I'm Running

I believe in professional management when needed, volunteer leadership without conflicts of interest, and smart, efficient planning. Together, we can eliminate waste, enforce fair policies, and strengthen our community's long-term Investment for Homeowners and Investors!

### The Choice is Clear

Society Hill needs leaders who fix problems instead of ignoring them, spend wisely instead of wastefully, and put the community first—always.

Please Vote for Yogesh Patel - Mohiuddin Syed - Mark Kelsey

Professionalism • Proven Experience • True Diversity • Lasting Stability • Bold, Forward Leadership

Together, we will keep Society Hill safe, strong, and thriving.

# Mohiuddin Syed - Candidate for Re-Election to Board of Trustees

"Keeping Promises, Creating Impact."

I'm a Structural Engineer with 17+ years of experience managing multi-million-dollar infrastructure projects, and my family has proudly called Society Hill home since 2016. Since joining the Board in December 2022, I've focused on correcting long-neglected issues and restoring professional, efficient management.

One of the biggest challenges was the 2014 unpermitted dredging and mound work, which left us with years of violations, threats of fines, and a \$1,200 cost to every homeowner. If it truly could have been "cheaper," why wasn't it fixed then—before we all paid the price? Even before my election, I took the lead in organizing a homeowner delegation to meet with the Mayor, Township engineers, code enforcement, and the Township attorney—securing time and cooperation to fix the issue lawfully.

We rebuilt a broken relationship, shifted the conversation from penalties to solutions, and achieved full DEP and Township clearance in July 2025. Project cost was \$420K—saving \$234K from the original estimate—the project avoided fines, while savings helped absorb the 2024 insurance spike without raising dues. This is proof that real leadership solves problems, protects investments, and shows that actions speak louder than words.

# ✓ Mound & Pond Violations Resolved – \*\*\$234K Saved\*\*

Resolved a decade-old violation ahead of schedule—saving \$234K and avoiding costly fines.

## √ Hampshire Court Paved – Done Right

Repaved per Reserve Study and audit reports to fix roads damaged by useless excavation for unused conduits—adding value to the Association while avoiding costly missteps.

### √ Roof & Retaining Wall Progress

Replaced \*\*20 of 48\*\* aging, leak-prone roofs since 2022 and completed retaining wall design, now moving into permitting—addressing decades of deferred maintenance.

### √ Operational Efficiency

Upgraded to ADP timeclock and payroll, improving staff accountability and streamlined process. Digitized work orders for faster response and better tracking.

# √ Financial Stability, Risk Management & Policy Reforms

Worked with the Board to enact policy and amendment reforms, boost financial transparency, and address decades-long delinquencies—some exceeding \$36K. Ended the practice of paying Trustees for volunteer service; how can a Board President be a paid employee who evaluates and gives raises to themselves? This defies basic logic and eliminates a conflict of interest many never knew existed.

# √ Community Clean-Up & Modernization

Cleared decades-old junk kept in storage with monthly fees costing the Association thousands and removed 50+ hazardous trees. Installed EV chargers—generating revenue and modernizing the Association with the rising EV demand, an idea never previously considered. Initiated solar panel feasibility with bids secured for the Clubhouse to deliver long-term savings on electricity costs. Worked with Board to initiate efficient meter stack replacement.

# ✓ Insurance Challenges & Reserve Study Law

When insurance jumped from \$300K to \$700K after a \$1M fire loss, we worked tirelessly to secure coverage and avoid costly surplus markets. The 2025 HOA fee change reflects this spike in insurance and compliance with NJ's new Reserve Study Law—clear, documented facts.

# ✓ Self-Management Alone Was Not the Solution

Our crew works hard, but major jobs need licensed professionals for safety and compliance—past DIY projects depleted reserves, from useless buried conduit to unpermitted dredging that hit every homeowner with \$1,200!

### TVision for the Future

No wastage—finish vital projects, streamline services, cut inefficiencies, enforce fair policies, and reduce delinquencies with smart solutions. Resolve what others ignored, rebuild what was neglected, and plan what never began!

Please Vote for Mohiuddin Syed, Mark Kelsey, and Yogesh Patel
Professionalism • Proven Experience • True Diversity • Lasting Stability • Bold, Forward Leadership
Together, we will keep Society Hill safe, strong, and thriving.

# EXHIBIT C



### Zahid's Profile

1 message

Kevin Wine < kwine@societyhillatpiscataway.org>

Sat, Aug 23, 2025 at 6:03 PM

To: Sonia Danguah <Sonia.Danguah@fsresidential.com>, Meaghan Cannon <Meaghan.Cannon@fsresidential.com>

Sonia,

Another owner called me today about the candidate profiles they received at their door. I didn't realize that was the plan - I thought they were going to be mailed. But that's only a minor issue, compared to the fact that Zahid's profile was missing from the pack of profiles.

I thought you had confirmed receiving his profile prior to the deadline. And his account balance is negative (pre-paid) for both units. I don't understand why he was disqualified. Or was this just a mistake of some sort?

Please advise asap..



### **Profile Problem**

1 message

**Kevin Wine** <a href="kwine@societyhillatpiscataway.org">kwine@societyhillatpiscataway.org</a>
To: Board of Trustees <a href="koard@societyhillatpiscataway.org">board@societyhillatpiscataway.org</a>

Sat, Aug 23, 2025 at 11:58 PM

Board,

An owner called me this evening asking about the candidate profiles, which somehow she had already received. They were apparently delivered directly to her door.

My understanding was that the candidate profiles were going to be mailed. No one mentioned any plans to deliver them to the doors. Does this mean the ballots/proxy forms are going to be delivered to the doors too? If the ballot/proxy forms are being mailed, are they going to include the profiles now or not?

But that's not even the major issue - I didn't find the profile for Zahid Khan in the pack of profiles. I emailed Sonia separately about this earlier but I realize it's the weekend so no reply.

Can anyone explain why Zahid's profile was not included? His account is paid up - I just checked - was \$0 balance on both units on the profile deadline date, and is now a credit balance on both accounts. The only reason you are allowed to disqualify candidates is due to a delinquency.

I talked to Zahid a few hours ago, and he said no one contacted him about any problems with his profile or his account. I also have a txt thread between me and Sonia confirming that she received his profile before the deadline.

Hopefully this was just a mistake.



## Missing Candidate and Election Issues Already

1 message

**Kevin Wine** <a href="mailto:kwine@societyhillatpiscataway.org">kwine@societyhillatpiscataway.org</a>
To: Board of Trustees <a href="mailto:koine.com">board@societyhillatpiscataway.org</a>

Sun, Aug 24, 2025 at 11:10 AM

Board.

I had communication with Sonia this morning, and eventually Zahid's profile was located in her email. dated August 14th.

I don't see any other option but to correct this mistake. Sonia says she can easily add him to the electronic voting, and the candidate night, and distribute his profile internally to whatever units had profiles delivered (which is another topic).

The problem is the mailed election packages which are missing Zahid's profile and his name on the ballot. This is a serious problem.

I'm sorry to say but the mailing probably needs to be done again. Relying on voters to write-in a qualified candidate whose profile is missing and name is not on the ballot will put that candidate at a serious and unfair disadvantage. The secondary issue is that some people may have already voted on the defective ballot, and now it could be argued that even though they might eventually receive a corrected ballot, the damage is already done.

Clearly, the election process requires review to catch the mistakes. Keeping the profiles secret after the submission deadline has the risk of mistakes not getting caught, exactly as we are witnessing here. This was a deviation from the prior practice in which this would have been easily caught before a mailing went out.

There is an additional deviation now involving delivering profile statements to the doors, presumably of owners who did not opt-in for electronic voting. This was not in the original plan, in which I was led to believe they were going to be mailed. Changes like this should really be communicated to the board.

Now I have to ask - is it the plan to NOT include the profiles in the paper mailing? To all the owners not opting in? Or just the local ones not opting in? I recall a few years ago the profile statements were left completely out of the mailing!! I think it was the year I was running, which I'm sure was no coincidence. Are the proxy forms and ballots also going to be left at the doors? Why was it decided that the profiles needed to go out ahead of the original schedule in the first place?

Are there any other deviations planned?

We also have an impending issue of two candidates apparently banned from attending the candidate's night in person. As far as I can determine there is no legal justification for this. I have been emailing Susan about it and she is unable thus far to answer my question about what law she is relying on to support her conclusion. To avoid drama, this needs to be resolved before Wednesday.

# EXHIBIT D



### Re: Zahid's Profile

1 message

Sonia Danquah <sonia.danquah@fsresidential.com>

Mon, Aug 25, 2025 at 1:47 PM

To: Kevin Wine <kwine@societyhillatpiscataway.org>, Board of Trustees <board@societyhillatpiscataway.org> Cc: Meaghan Cannon <Meaghan.Cannon@fsresidential.com>

Good Afternoon Kevin and Board Members,

Please see attached the resolution regarding the recent technical oversight.

Given the timing and the fact that paper mailings are already in process, I believe the most effective solution is to send an updated mailing to all homeowners who opted out, including **all candidate profiles together** for consistency and transparency.

This updated mailing will be sent out today. After discussion with some members, we agreed that resending the entire ballot would likely create confusion. The electronic ballot has already been updated to reflect all seven (7) candidates and their profiles. Additionally, I have paused all deliveries to homes by the crew and will instead proceed with mailing the attached update today.

### Official Candidates:

- John Fakla
- Kalindee Desai
- Mohiuddin Syed
- Mark Kelsey
- Vincent Marchitto
- Yogesh Patel
- Zahid Khan *(previously omitted in error)*

Kindly review and approve at your earliest convenience so I may finalize this mailing today. I will also issue a mass communication to all to ensure everyone receives the same information. Candidates will still have the opportunity to present their views during Wednesday's Candidate Night.

Thank you for your understanding and continued support.

Best





SONIA N DANQUAH
Community Manager

550 Chesterfield Dr, Piscataway, NJ 08854 Direct (732) 463-3434 Email Sonia.Danguah@fsresidential.com

24/7 Customer Care Center: 800.870.0010 Website | Facebook | LinkedIn | YouTube



Book time to meet with me

From: Kevin Wine < kwine@societyhillatpiscataway.org>

Sent: Saturday, August 23, 2025 6:03 PM

To: Sonia Danquah <Sonia.Danquah@fsresidential.com>; Meaghan Cannon <Meaghan.Cannon@fsresidential.com>

Subject: Zahid's Profile

Sonia,

Another owner called me today about the candidate profiles they received at their door. I didn't realize that was the plan - I thought they were going to be mailed. But that's only a minor issue, compared to the fact that Zahid's profile was missing from the pack of profiles.

I thought you had confirmed receiving his profile prior to the deadline. And his account balance is negative (pre-paid) for both units. I don't understand why he was disqualified. Or was this just a mistake of some sort?

Please advise asap..

Kevin

UPDATE CANDIDATE MAILER 8.25.25.pdf





### CANDIDATE PROFILE UPDATE

### Dear Homeowner,

Please be advised that the following individuals are the officially qualified candidates for the upcoming Board of Trustees election. Due to a clerical oversight, the profile of **Mr**. **Zahid Khan** was inadvertently omitted from the original mailing. In the interest of fairness and transparency, his profile is now included here along with those of the other candidates for your review.

For homeowners voting electronically, the ballot will reflect all seven (7) candidates. You may view each candidate's profile through the secure voting link that was distributed on **Tuesday**, **August 26**, **2025**.

As a reminder, you may vote for up to three (3) candidates. If you are voting by paper ballot and wish to support Mr. Khan, please write in his name as one of your selections in the lines provided on your ballot. Be sure to place your completed ballot in the "Ballot/Colored" envelope and then insert it into the provided return envelope before mailing.

### Official Candidates:

- Kalindee Desai
- John Fakla
- Zahid Khan (previously omitted in error)
- Mark Kelsey
- Vincent Marchitto
- Yogesh Patel
- Mohiuddin Syed

Thank you for your attention and for your continued participation in the election process.

Sincerely,
The Management Office
On Behalf of the Board of Trustees
Society Hill at Piscataway

# EXHIBIT E





### Re: Zahid's Profile

1 message

Mohiuddin Syed <msyed@societyhillatpiscataway.org>

Mon, Aug 25, 2025 at 1:55 PM

Kevin Wine <kwine@societyhillatpiscataway.org>

To: Sonia Danquah <sonia.danquah@fsresidential.com>

Cc: Kevin Wine <kwine@societyhillatpiscataway.org>, Board of Trustees <board@societyhillatpiscataway.org>, Meaghan Cannon <br/>
<Meaghan.Cannon@fsresidential.com>

I approve this rectification process. Please send the attachment via email to all homeowners as well for clarification. Thanks

Regards, Mohiuddin Syed

President, Board of Trustees

Disclaimer: This email and any attachments are intended solely for the use of the intended recipient(s) and may contain confidential, privileged, or legally protected information. The contents of this email are confidential and must not be shared, forwarded, or disclosed to anyone without the sender's prior written consent. If you are not the intended recipient, you are hereby notified that any review, use, disclosure, distribution, or copying of this communication is strictly prohibited. If you have received this email in error, please notify the sender immediately and delete it from your system. The sender accepts no liability for any damage caused by any transmitted viruses or errors.

On Mon, Aug 25, 2025, 13:47 'Sonia Danquah' via Board of Trustees <br/> <br/> Sooietyhillatpiscataway.org> wrote:

Good Afternoon Kevin and Board Members,

Please see attached the resolution regarding the recent technical oversight.

Given the timing and the fact that paper mailings are already in process, I believe the most effective solution is to send an updated mailing to all homeowners who opted out, including **all candidate profiles together** for consistency and transparency.

This updated mailing will be sent out today. After discussion with some members, we agreed that resending the entire ballot would likely create confusion. The electronic ballot has already been updated to reflect all seven (7) candidates and their profiles. Additionally, I have paused all deliveries to homes by the crew and will instead proceed with mailing the attached update today.

### Official Candidates:

- John Fakla
- Kalindee Desai
- Mohiuddin Syed
- Mark Kelsey
- Vincent Marchitto
- Yogesh Patel



Re: Zahid's Profile

1 message

Mark Kelsey <mkelsey@societyhillatpiscataway.org>

Mon, Aug 25, 2025 at 1:58 PM

To: Mohiuddin Syed <msyed@societyhillatpiscataway.org>

Cc: Sonia Danquah <sonia.danquah@fsresidential.com>, Kevin Wine <kwine@societyhillatpiscataway.org>, Board of Trustees <board@societyhillatpiscataway.org>, Meaghan Cannon <Meaghan.Cannon@fsresidential.com>

I approve this modification to rectify the omission.

On Aug 25 2025, at 1:55 pm, Mohiuddin Syed <msyed@societyhillatpiscataway.org> wrote:

I approve this rectification process. Please send the attachment via email to all homeowners as well for clarification. Thanks

Regards, Mohiuddin Syed

President, Board of Trustees

Disclaimer: This email and any attachments are intended solely for the use of the intended recipient(s) and may contain confidential, privileged, or legally protected information. The contents of this email are confidential and must not be shared, forwarded, or disclosed to anyone without the sender's prior written consent. If you are not the intended recipient, you are hereby notified that any review, use, disclosure, distribution, or copying of this communication is strictly prohibited. If you have received this email in error, please notify the sender immediately and delete it from your system. The sender accepts no liability for any damage caused by any transmitted viruses or errors.

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- John Fakla
- · Kalindee Desai
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- · Mark Kelsey
- · Vincent Marchitto
- Yogesh Patel
- · Zahid Khan (previously omitted in error)

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Thank you for your understanding and continued support. Best

SONIA N DANQUAH
Community Manager
550 Chesterfield Dr, Piscataway, NJ 08854
Direct (732) 463-3434
Email Sonia.Danquah@fsresidential.com

24/7 Customer Care Center: 800.870.0010 Website | Facebook | LinkedIn | YouTube



### Re: Zahid's Profile

1 message

Matt Phillips <mphillips@societyhillatpiscataway.org>

Mon, Aug 25, 2025 at 2:05 PM

To: Mark Kelsey <a href="mailto:mkelsey@societyhillatpiscataway.org">mkelsey@societyhillatpiscataway.org</a>, Mohiuddin Syed <a href="mailto:msyed@societyhillatpiscataway.org">msyed@societyhillatpiscataway.org</a>, Cc: Sonia Danquah <a href="mailto:sonia.danquah@fsresidential.com">msyed@societyhillatpiscataway.org</a>, Board of Trustees <a href="mailto:soniadanquah@societyhillatpiscataway.org">msyed@societyhillatpiscataway.org</a>, Meaghan Cannon <a href="mailto:msyed@societyhillatpiscataway.org">msyed@societyhillatpiscataway.org</a>, Board of Trustees <a href="mailto:soniadanquah@societyhillatpiscataway.org">msyed@societyhillatpiscataway.org</a>, Board of Trustees <a href="mailto:soniadanquah@societyhillatpiscataway.org">msyed@societyhillatpiscataway.org</a>, Meaghan Cannon <a href="mailto:msyed@societyhillatpiscataway.org">msyed@societyhillatpiscataway.org</a>, Board of Trustees <a href="mailto:soniadanquah@societyhillatpiscataway.org">msyed@societyhillatpiscataway.org</a>, Meaghan Cannon <a href="mailto:soniadanquah@societyhillatpiscataway.org">msyed@societyhillatpiscataway.org</a>, Meaghan Cannon <a href="mailto:soniadanquah@societyhillatpiscataway.org">msyed@societyhillatpiscataway.org</a>, Meaghan Cannon <a href="mailto:soniadanquah@soniadanquah@soniadanquah@soniadanquah@soniadanquah@soniadanquah@soniadanquah@soniadanquah@soniadanquah@soniadanquah@soniadanquah@soniadanquah@soniadanquah@soniadanquah@soniadanquah@soniadanquah@soniadanquah@soniadanquah@soniadanquah@soniadanquah@soniadanquah@soniadanquah@soniadanquah@soniadanquah@soniadanquah@soniadanquah@soniadanquah@soniadanquah@soniadanquah@soniadanquah@soniadanquah@soniadanquah@soniadanquah@soniadanquah@soniadanquah@soniadanquah@soniadanquah@soniadanquah@soniadanquah@soniadanquah@soniadanquah@soniadanquah@soniadanquahamanquahamanquahamanquahamanquahamanquahamanquahamanquahamanquahamanquahamanquahamanquahamanquahamanquahamanquahamanquahamanquahamanquahamanquahamanquahamanquahamanquahamanquahamanquahamanquahamanquahamanquahamanquahamanquahamanquahamanquaham

I approve this as well, having multiple ballots will create issues.

Thank you,

Matt Phillips Board Member Society Hill @ Piscataway 550 chesterfield drive, Piscataway NJ, 08854

From: Mark Kelsey <mkelsey@societyhillatpiscataway.org>

Sent: Monday, August 25, 2025 1:58:06 PM

To: Mohiuddin Syed <msyed@societyhillatpiscataway.org>

Cc: Sonia Danquah < sonia.danquah@fsresidential.com>; Kevin Wine < kwine@societyhillatpiscataway.org>; Board of Trustees < board@

societyhillatpiscataway.org>; Meaghan Cannon < Meaghan.Cannon@fsresidential.com>

Subject: Re: Zahid's Profile

I approve this modification to rectify the omission.

On Aug 25 2025, at 1:55 pm, Mohiuddin Syed <msyed@societyhillatpiscataway.org> wrote:

I approve this rectification process. Please send the attachment via email to all homeowners as well for clarification. Thanks

Regards, Mohiuddin Syed

President, Board of Trustees

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On Mon, Aug 25, 2025, 13:47 'Sonia Danquah' via Board of Trustees <board@societyhillatpiscataway.org> wrote:

Good Afternoon Kevin and Board Members,

Please see attached the resolution regarding the recent technical oversight.

Given the timing and the fact that paper mailings are already in process, I believe the most effective solution is to send an updated mailing to all homeowners who opted out, including **all candidate profiles together** for consistency and transparency.

This updated mailing will be sent out today. After discussion with some members, we agreed that resending the entire ballot would likely create confusion. The electronic ballot has already been updated to reflect all seven (7) candidates and their profiles. Additionally, I have paused all deliveries to homes by the crew and will instead proceed with mailing the attached update today. **Official Candidates:** 

- John Fakla
- Kalindee Desai
- · Mohiuddin Syed
- · Mark Kelsey
- · Vincent Marchitto
- · Yogesh Patel
- · Zahid Khan (previously omitted in error)

Kindly review and approve at your earliest convenience so I may finalize this mailing today. I will also issue a mass communication to all to ensure everyone receives the same information.



### Re: Zahid's Profile

1 message

Mona Wan <mwan@societyhillatpiscataway.org>

Mon, Aug 25, 2025 at 2:41 PM

To: Sonia Danquah <sonia.danquah@fsresidential.com>

Cc: Kevin Wine <a href="kwine@societyhillatpiscataway.org">kwine@societyhillatpiscataway.org</a>, Board of Trustees <b a>board@societyhillatpiscataway.org</a>, Meaghan Cannon@fsresidential.com<

I approve it. Thank you. Mona

On Mon, Aug 25, 2025, 1:47 PM 'Sonia Danquah' via Board of Trustees <br/> <br/> societyhillatpiscataway.org> wrote:

Good Afternoon Kevin and Board Members,

Please see attached the resolution regarding the recent technical oversight.

Given the timing and the fact that paper mailings are already in process, I believe the most effective solution is to send an updated mailing to all homeowners who opted out, including **all candidate profiles together** for consistency and transparency.

This updated mailing will be sent out today. After discussion with some members, we agreed that resending the entire ballot would likely create confusion. The electronic ballot has already been updated to reflect all seven (7) candidates and their profiles. Additionally, I have paused all deliveries to homes by the crew and will instead proceed with mailing the attached update today.

### **Official Candidates:**

- John Fakla
- Kalindee Desai
- Mohiuddin Syed
- Mark Kelsey
- Vincent Marchitto
- Yogesh Patel
- Zahid Khan (previously omitted in error)

Kindly review and approve at your earliest convenience so I may finalize this mailing today. I will also issue a mass communication to all to ensure everyone receives the same information. Candidates will still have the opportunity to present their views during Wednesday's Candidate Night.

Thank you for your understanding and continued support.

# EXHIBIT F



### Re: Zahid's Profile

1 message

Kevin Wine <kwine@societyhillatpiscataway.org>

Mon, Aug 25, 2025 at 2:09 PM

To: Sonia Danquah <sonia.danquah@fsresidential.com>

Cc: Board of Trustees <board@societyhillatpiscataway.org>, Meaghan Cannon < Meaghan.Cannon@fsresidential.com>

Sonia,

Ok.. thanks for working on correcting this.

I just read the proposed letter.

I think a new ballot needs to be included, with all 7 candidates, along with the profiles. Relying on people writing in a candidate is going to put that candidate at a disadvantage. I'm 99% sure that leaving a qualified candidate off the ballot is inconsistent with the PREDFDA.

I do agree that two versions of the ballot is not the best situation, but leaving a candidate off the ballot is even worse of a situation.

In the letter, it would probably be better to list the candidates alphabetically by last name, just like they should be on the ballot.

Also, Trustees running in this election should probably recuse themselves from this decision..

Kevin

On Mon, Aug 25, 2025 at 1:47 PM Sonia Danquah <sonia.danquah@fsresidential.com> wrote:

Good Afternoon Kevin and Board Members.

Please see attached the resolution regarding the recent technical oversight.

Given the timing and the fact that paper mailings are already in process, I believe the most effective solution is to send an updated mailing to all homeowners who opted out, including **all candidate profiles together** for consistency and transparency.

This updated mailing will be sent out today. After discussion with some members, we agreed that resending the entire ballot would likely create confusion. The electronic ballot has already been updated to reflect all seven (7) candidates and their profiles. Additionally, I have paused all deliveries to homes by the crew and will instead proceed with mailing the attached update today.

### Official Candidates:

- John Fakla
- Kalindee Desai
- Mohiuddin Syed
- Mark Kelsey
- Vincent Marchitto
- Yogesh Patel

# EXHIBIT G



### Re: Zahid's Profile

1 message

'Sonia Danquah' via Board of Trustees <board@societyhillatpiscataway.org>

Mon, Aug 25, 2025 at 2:17 PM

Reply-To: Sonia Danquah <sonia.danquah@fsresidential.com>

To: Susan Radom <sjr@radomandwetter.com>

Cc: Board of Trustees <board@societyhillatpiscataway.org>, Meaghan Cannon <meaghan.Cannon@fsresidential.com>

### Susan

Can you please kindly advise so I may proceed with the mailings today

### Thank you

From: Kevin Wine < kwine@societyhillatpiscataway.org>

Sent: Monday, August 25, 2025 2:09 PM

To: Sonia Danquah < sonia.danquah@fsresidential.com>

Cc: Board of Trustees <board@societyhillatpiscataway.org>; Meaghan Cannon < Meaghan.Cannon@fsresidential.com>

Subject: Re: Zahid's Profile

Sonia,

Ok.. thanks for working on correcting this.

I just read the proposed letter.

I think a new ballot needs to be included, with all 7 candidates, along with the profiles. Relying on people writing in a candidate is going to put that candidate at a disadvantage. I'm 99% sure that leaving a qualified candidate off the ballot is inconsistent with the PREDFDA.

I do agree that two versions of the ballot is not the best situation, but leaving a candidate off the ballot is even worse of a situation.

In the letter, it would probably be better to list the candidates alphabetically by last name, just like they should be on the ballot.

Also, Trustees running in this election should probably recuse themselves from this decision..

Kevin

On Mon, Aug 25, 2025 at 1:47 PM Sonia Danquah <sonia.danquah@fsresidential.com> wrote:

Good Afternoon Kevin and Board Members.

Please see attached the resolution regarding the recent technical oversight.

Given the timing and the fact that paper mailings are already in process, I believe the most effective solution is to send an updated mailing to all homeowners who opted out, including **all candidate profiles together** for consistency and transparency.

This updated mailing will be sent out today. After discussion with some members, we agreed that resending the entire ballot would likely create confusion. The electronic ballot has already been updated to reflect all seven (7) candidates and their profiles. Additionally, I have paused all deliveries to homes by the crew and will instead proceed with mailing the attached update today.

### Official Candidates:

# EXHIBIT H



### Re: Zahid's Profile

1 message

Anthony Blanco <ablanco@societyhillatpiscataway.org>

Mon, Aug 25, 2025 at 2:27 PM

To: Sonia Danquah <sonia.danquah@fsresidential.com>, Meaghan Cannon <Meaghan.Cannon@fsresidential.com> Cc: Susan Radom <sjr@radomandwetter.com>, Board of Trustees <boord@societyhillatpiscataway.org>

Sonia, Meaghan.

I'm chiming in here because frankly, this is unacceptable. I completely agree with Kevin — this never should've happened in the first place. The entire board was not asked to review or approve the original ballot and candidate profiles before they were sent out. Had we been given that opportunity, we would have caught this glaring omission and avoided the mess we're now in.

Let's be clear: Zahid's candidate profile was submitted on time and his account is in good standing. There is no excuse for why his profile was excluded. What kind of circus are we running here? This is a time-sensitive matter, and waiting around for Susan to respond is not ideal. The previous ballot should be voided immediately and a corrected version — with all seven candidates — must go out *today*. Anything less is a disservice to the integrity of this election process.

Also, Mark and Syed are on the ballot — they should absolutely not be weighing in on how this gets handled. It's a conflict of interest, plain and simple.

I expected more professionalism from the management company. This is not a minor oversight — this is the kind of thing that erodes trust.

Please confirm that the corrected ballots with all candidate names and profiles will be mailed out today, and that a clear communication will go out to homeowners explaining the correction and voiding the previous mailing.

Anthony

On Aug 25, 2025, at 2:17 PM, 'Sonia Danquah' via Board of Trustees <board@societyhillatpiscataway.org> wrote:

Susan

Can you please kindly advise so I may proceed with the mailings today

### Thank you

From: Kevin Wine < kwine@societyhillatpiscataway.org>

Sent: Monday, August 25, 2025 2:09 PM

To: Sonia Danquah < sonia.danquah@fsresidential.com>

 $\textbf{Cc:} \ Board\ of\ Trustees\ < board\ @society hill at piscataway.org\ >;\ Meaghan\ Cannon\ < Meaghan\ . Cannon\ @fsresidential\ . com\ > to piscataway.org\ >;\ Meaghan\ . Cannon\ . denote the piscataway.org\ >;\ Meaghan\ . denote the pisc$ 

Subject: Re: Zahid's Profile

Sonia,

Ok.. thanks for working on correcting this.

I just read the proposed letter.

I think a new ballot needs to be included, with all 7 candidates, along with the profiles. Relying on people writing in a candidate is going to put that candidate at a disadvantage. I'm 99% sure that leaving a qualified candidate off the ballot is inconsistent with the PREDFDA.

I do agree that two versions of the ballot is not the best situation, but leaving a candidate off the ballot is even worse of a situation.

In the letter, it would probably be better to list the candidates alphabetically by last name, just like they should be on the ballot.

Also, Trustees running in this election should probably recuse themselves from this decision..

Kevir

On Mon, Aug 25, 2025 at 1:47 PM Sonia Danquah < sonia.danquah@fsresidential.com> wrote:

Good Afternoon Kevin and Board Members,

Please see attached the resolution regarding the recent technical oversight.

Given the timing and the fact that paper mailings are already in process, I believe the most effective solution is to send an updated mailing to all homeowners who opted out, including **all candidate profiles together** for consistency and transparency.

This updated mailing will be sent out today. After discussion with some members, we agreed that resending the entire ballot would likely create confusion. The electronic ballot has already been updated to reflect all seven (7) candidates and their profiles. Additionally, I have paused all deliveries to homes by the crew and will instead proceed with mailing the attached update today.

### Official Candidates:

# EXHIBIT I



### Re: Zahid's Profile

1 message

Mohiuddin Syed <msyed@societyhillatpiscataway.org>

Mon, Aug 25, 2025 at 2:45 PM

To: Kevin Wine <kwine@societyhillatpiscataway.org>

Cc: Sonia Danquah <sonia.danquah@fsresidential.com>, Board of Trustees <board@societyhillatpiscataway.org>, Meaghan Cannon <meaghan.Cannon@fsresidential.com>, Susan Radom <sir@radomandwetter.com>

All,

The omission of a profile was unfortunate, but the Board had no role in it. After review of our Bylaws and the New Jersey Condominium Act / PREDFDA (N.J.S.A. 45:22A-45.2), there is no requirement that Trustees recuse themselves simply because they are also candidates. Trustees remain full fiduciaries until replaced at election and must continue to make decisions. Recusal applies only in cases of financial conflict or legal incapacity—neither exists here.

All rectifications will be done per majority Board vote and reviewed by legal counsel. If a candidate disagrees, the proper avenue is appeal through the Board and counsel—not through informal objections. I also see no document appointing anyone on the board as liaison or attorney-in-fact for any candidates.

Finally, Board communications are confidential and may not be used against Trustees without consent—please treat this as a word of caution.

Regards, Mohiuddin Syed

President, Board of Trustees

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On Mon, Aug 25, 2025, 14:09 Kevin Wine <kwine@societyhillatpiscataway.org> wrote: Sonia.

Ok.. thanks for working on correcting this.

I just read the proposed letter.

I think a new ballot needs to be included, with all 7 candidates, along with the profiles. Relying on people writing in a candidate is going to put that candidate at a disadvantage. I'm 99% sure that leaving a qualified candidate off the ballot is inconsistent with the PREDFDA.

I do agree that two versions of the ballot is not the best situation, but leaving a candidate off the ballot is even worse of a situation.

In the letter, it would probably be better to list the candidates alphabetically by last name, just like they should be on the ballot.

Also, Trustees running in this election should probably recuse themselves from this decision..

Kevin

On Mon, Aug 25, 2025 at 1:47 PM Sonia Danquah <sonia.danquah@fsresidential.com> wrote:

Good Afternoon Kevin and Board Members,

Please see attached the resolution regarding the recent technical oversight.

Given the timing and the fact that paper mailings are already in process, I believe the most effective solution is to send an updated mailing to all homeowners who opted out, including **all candidate profiles together** for consistency and transparency.

# EXHIBIT J



### Re: Zahid's Profile

1 message

'Meaghan Cannon' via Board of Trustees <board@societyhillatpiscataway.org>

Reply-To: Meaghan Cannon < Meaghan. Cannon@fsresidential.com >

To: Anthony Blanco <ablanco@societyhillatpiscataway.org>, Sonia Danquah <sonia.danquah@fsresidential.com>

Cc: Susan Radom <sjr@radomandwetter.com>, Board of Trustees <board@societyhillatpiscataway.org>

Mon, Aug 25, 2025 at 2:48 PM

Hi Anthony and all, a corrected ballot will be created and sent out as a rush. We completely agree that the integrity of the election it of the utter most importance and the additional cost will not be charged to SHP. My apologies for the inconvenience, it truly was an innocent oversight, we have no interest in any particular candidates and would never want there to be a perception of such.

Thank you all for your patience as we correct this.

**MEAGHAN CANNON** 

Regional Director

Direct

24/7 Customer Care: 800.870.0010

HODA, FirstService Residential's Homeowner Digital Assistant is now available. Simply text "Hey HODA" to 1-866-377-0779 followed by your question. HODA is a 24/7 communication tool powered by artificial intelligence, designed to provide you with immediate, reliable support at your fingertips.

From: Anthony Blanco <ablanco@societyhillatpiscataway.org>

Sent: Monday, August 25, 2025 2:27 PM

To: Sonia Danquah <sonia.danquah@fsresidential.com>; Meaghan Cannon <Meaghan.Cannon@fsresidential.com>

Cc: Susan Radom <sjr@radomandwetter.com>; Board of Trustees <board@societyhillatpiscataway.org>

Subject: Re: Zahid's Profile

You don't often get email from ablanco@societyhillatpiscataway.org. Learn why this is important

Sonia, Meaghan,

I'm chiming in here because frankly, this is unacceptable. I completely agree with Kevin — this never should've happened in the first place. The entire board was not asked to review or approve the original ballot and candidate profiles before they were sent out. Had we been given that opportunity, we would have caught this glaring omission and avoided the mess we're now in.

Let's be clear: Zahid's candidate profile was submitted on time and his account is in good standing. There is no excuse for why his profile was excluded. What kind of circus are we running here? This is a time-sensitive matter, and waiting around for Susan to respond is not ideal. The previous ballot should be voided immediately and a corrected version — with all seven candidates — must go out *today*. Anything less is a disservice to the integrity of this election process.

Also, Mark and Syed are on the ballot — they should absolutely not be weighing in on how this gets handled. It's a conflict of interest, plain and simple.

I expected more professionalism from the management company. This is not a minor oversight — this is the kind of thing that erodes trust.

Please confirm that the corrected ballots with all candidate names and profiles will be mailed out today, and that a clear communication will go out to homeowners explaining the correction and voiding the previous mailing.

Anthony

On Aug 25, 2025, at 2:17 PM, 'Sonia Danquah' via Board of Trustees <board@societyhillatpiscataway.org> wrote:

Susan

Can you please kindly advise so I may proceed with the mailings today

### Thank you

From: Kevin Wine < kwine@societyhillatpiscataway.org>

Sent: Monday, August 25, 2025 2:09 PM

To: Sonia Danquah < sonia.danquah@fsresidential.com>

Cc: Board of Trustees <board@societyhillatpiscataway.org>; Meaghan Cannon < Meaghan.Cannon@fsresidential.com>

Subject: Re: Zahid's Profile

Sonia

Ok., thanks for working on correcting this.

I just read the proposed letter.

I think a new ballot needs to be included, with all 7 candidates, along with the profiles. Relying on people writing in a candidate is going to put that candidate at a disadvantage. I'm 99% sure that leaving a qualified candidate off the ballot is inconsistent with the PREDFDA.

I do agree that two versions of the ballot is not the best situation, but leaving a candidate off the ballot is even worse of a situation.

In the letter, it would probably be better to list the candidates alphabetically by last name, just like they should be on the ballot,

Also, Trustees running in this election should probably recuse themselves from this decision..

# EXHIBIT K



### Re: Zahid's Profile

1 message

Meaghan Cannon < Meaghan. Cannon@fsresidential.com >

Mon, Aug 25, 2025 at 3:05 PM

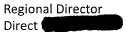
To: Mohiuddin Syed <msyed@societyhillatpiscataway.org>, Kevin Wine <kwine@societyhillatpiscataway.org> Cc: Sonia Danquah <sonia.danquah@fsresidential.com>, Board of Trustees <board@societyhillatpiscataway.org>, Susan Radom <sjr@radomandwetter.com>

Hi again,

I understand the board majority has already approved a remedy in consultation with legal counsel. We remain committed to a smooth election and will support the process the board has decided on.

Thank you again.





24/7 Customer Care: 800.870.0010

HODA, FirstService Residential's Homeowner Digital Assistant is now available. Simply text "Hey HODA" to 1-866-377-0779 followed by your question. HODA is a 24/7 communication tool powered by artificial intelligence, designed to provide you with immediate, reliable support at your fingertips.

From: Mohiuddin Syed <msyed@societyhillatpiscataway.org>

Sent: Monday, August 25, 2025 2:45 PM

To: Kevin Wine < kwine@societyhillatpiscataway.org>

Cc: Sonia Danquah <sonia.danquah@fsresidential.com>; Board of Trustees <board@societyhillatpiscataway.org>; Meaghan

Cannon < Meaghan. Cannon@fsresidential.com>; Susan Radom < sjr@radomandwetter.com>

Subject: Re: Zahid's Profile

All,

The omission of a profile was unfortunate, but the Board had no role in it. After review of our Bylaws and the New Jersey Condominium Act / PREDFDA (N.J.S.A. 45:22A-45.2), there is no requirement that Trustees recuse themselves simply because they are also candidates. Trustees remain full fiduciaries until replaced at election and must continue to make decisions. Recusal applies only in cases of financial conflict or legal incapacity—neither exists here.

All rectifications will be done per majority Board vote and reviewed by legal counsel. If a candidate disagrees, the proper avenue is appeal through the Board and counsel—not through informal objections. I also see no document appointing anyone on the board as liaison or attorney-in-fact for any candidates.

Finally, Board communications are confidential and may not be used against Trustees without consent—please treat this as a word of caution.

Regards, Mohiuddin Syed

President, Board of Trustees

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On Mon, Aug 25, 2025, 14:09 Kevin Wine <kwine@societyhillatpiscataway.org> wrote: Sonia.

Ok.. thanks for working on correcting this.

I just read the proposed letter.

# EXHIBIT L



#### Re: Zahid's Profile

1 message

Kevin Wine <kwine@societyhillatpiscataway.org>

Mon, Aug 25, 2025 at 3:34 PM

To: Meaghan Cannon < Meaghan. Cannon@fsresidential.com >

Cc: Mohiuddin Syed <msyed@societyhillatpiscataway.org>, Sonia Danquah <sonia.danquah@fsresidential.com>, Board of Trustees <board@societyhillatpiscataway.org>, Susan Radom <sjr@radomandwetter.com>

Meaghan,

Are you able to call me? I left a message earlier.

This is not an acceptable solution, and in the interest of resolving this with minimal drama, it seems the right thing to do is to simply add one more piece of paper, since a mailing is being done anyway, with the corrected ballot.

#### From PREDFDA:

iv. The election meeting notice shall contain a copy of the ballot.

(1)If the bylaws permit, the notice shall include an absentee ballot with instructions for returning the ballot. If the bylaws provide for a proxy ballot, an absentee ballot shall also be included.

(2)The ballot shall contain the names of all persons nominated and found to be in good standing as candidates for the executive board in alphabetical order by last name.

The names of all the candidates need to be on the ballot. There is no ambiguity here.

Any efforts to do otherwise can only be construed as intentional manipulation of the election process.

Given the concern over "conflicts of interest", especially as raised by Candidate Syed, it would seem inconsistent to be preaching conflict of interest in one scenario and then completely ignoring it in another. An incumbent board member voting on a decision that directly impacts his chances of winning a seat by voting to essentially exclude a competing candidate is clearly a conflict. The optics of this are not good and will reflect accordingly on those that make such a decision and others that go along with it.

Again, in the interest of not turning this into a much bigger issue and to avoid the embarrassment this will cause, I would ask to include a complete ballot in the new mailing.

Kevin

On Mon, Aug 25, 2025 at 3:05 PM Meaghan Cannon < Meaghan. Cannon@fsresidential.com> wrote:

I understand the board majority has already approved a remedy in consultation with legal counsel. We remain committed to a smooth election and will support the process the board has decided on.

Thank you again.

**MEAGHAN CANNON** 

Regional Director Direct

24/7 Customer Care: 800.870.0010

HODA, FirstService Residential's Homeowner Digital Assistant is now available. Simply text "Hey HODA" to 1-866-377-0779 followed by your question. HODA is a 24/7 communication tool powered by artificial intelligence, designed to provide you with immediate, reliable support at your fingertips.

From: Mohiuddin Syed <msyed@societyhillatpiscataway.org>

Sent: Monday, August 25, 2025 2:45 PM

To: Kevin Wine < kwine@societyhillatpiscataway.org>

Cc: Sonia Danquah < sonia.danquah@fsresidential.com>; Board of Trustees < board@societyhillatpiscataway.org>; Meaghan Cannon < Meaghan. Cannon@fsresidential.com>; Susan Radom < sjr@radomandwetter.com>

Subject: Re: Zahid's Profile

All,

The omission of a profile was unfortunate, but the Board had no role in it. After review of our Bylaws and the New Jersey Condominium Act / PREDFDA (N.J.S.A. 45:22A-45.2), there is no requirement that Trustees recuse themselves simply because they are also candidates.

## EXHIBIT M



#### Re: Zahid's Profile

1 message

Meaghan Cannon < Meaghan. Cannon@fsresidential.com >

Mon, Aug 25, 2025 at 3:55 PM

To: Kevin Wine <kwine@societyhillatpiscataway.org>

Cc: Mohiuddin Syed <msyed@societyhillatpiscataway.org>, Sonia Danquah <sonia.danquah@fsresidential.com>, Board of Trustees <board@societyhillatpiscataway.org>, Susan Radom <sjr@radomandwetter.com>

Kevin, you need to engage with the rest of your board for agreement, the majority has decided on a course of action in consultation with legal. Unfortunately, even when we do not agree as a board, we need to carry the message and move forward.

I am sorry I am not free to speak as I am committed to a training meeting.

**MEAGHAN CANNON** 

**Regional Director** 

Direct Direct

24/7 Customer Care: 800.870.0010

HODA, FirstService Residential's Homeowner Digital Assistant is now available. Simply text "Hey HODA" to 1-866-377-0779 followed by your question. HODA is a 24/7 communication tool powered by artificial intelligence, designed to provide you with immediate, reliable support at your fingertips.

From: Kevin Wine < kwine@societyhillatpiscataway.org>

Sent: Monday, August 25, 2025 3:34 PM

To: Meaghan Cannon < Meaghan. Cannon@fsresidential.com>

Cc: Mohiuddin Syed <msyed@societyhillatpiscataway.org>; Sonia Danquah <sonia.danquah@fsresidential.com>; Board of Trustees <board@societyhillatpiscataway.org>; Susan Radom <sjr@radomandwetter.com>

Subject: Re: Zahid's Profile

Meaghan,

Are you able to call me? I left a message earlier.

This is not an acceptable solution, and in the interest of resolving this with minimal drama, it seems the right thing to do is to simply add one more piece of paper, since a mailing is being done anyway, with the corrected ballot.

#### From PREDFDA:

iv. The election meeting notice shall contain a copy of the ballot.

(1)If the bylaws permit, the notice shall include an absentee ballot with instructions for returning the ballot. If the bylaws provide for a proxy ballot, an absentee ballot shall also be included.

(2)The ballot shall contain the names of all persons nominated and found to be in good standing as candidates for the executive board in alphabetical order by last name.

The names of all the candidates need to be on the ballot. There is no ambiguity here.

Any efforts to do otherwise can only be construed as intentional manipulation of the election process.

Given the concern over "conflicts of interest", especially as raised by Candidate Syed, it would seem inconsistent to be preaching conflict of interest in one scenario and then completely ignoring it in another. An incumbent board member voting on a decision that directly impacts his chances of winning a seat by voting to essentially exclude a competing candidate is clearly a conflict. The optics of this are not good and will reflect accordingly on those that make such a decision and others that go along with it.

Again, in the interest of not turning this into a much bigger issue and to avoid the embarrassment this will cause, I would ask to include a complete ballot in the new mailing.

Kevin

On Mon, Aug 25, 2025 at 3:05 PM Meaghan Cannon < Meaghan.Cannon@fsresidential.com > wrote:

Hi again,

I understand the board majority has already approved a remedy in consultation with legal counsel. We remain committed to a smooth election and will support the process the board has decided on.

## EXHIBIT N



#### Re: Zahid's Profile

1 message

Anthony Blanco <ablanco@societyhillatpiscataway.org>

Mon, Aug 25, 2025 at 4:33 PM

To: Meaghan Cannon < Meaghan. Cannon@fsresidential.com >

Cc: Kevin Wine <a href="mailto:kwine@societyhillatpiscataway.org">kwine@societyhillatpiscataway.org</a>, Mohiuddin Syed <a href="mailto:kwine@societyhillatpiscataway.org">kwine@societyhillatpiscataway.org</a>, Sonia Danquah

<Sonia.Danquah@fsresidential.com>, Board of Trustees <board@societyhillatpiscataway.org>, Susan Radom <sjr@radomandwetter.com>

Meaghan,

Let me be very clear—this isn't about board disagreement or internal procedure. What happened here is a clear violation of PREDFDA, and Sonia should have never put this up for a board vote in the first place. The law requires that all qualified candidates be listed on the ballot—there is no gray area.

Sending a corrected set of profiles without a corrected ballot is not a compliant remedy. It directly undermines the legitimacy of the election and opens the door to claims of manipulation, whether intentional or not.

A mailing is going out either way. Including a corrected ballot with all seven qualified candidates listed is the bare minimum required to rectify this. Anything less is a continued violation and leaves the board—and FirstService—exposed.

This needs to be fixed the right way, now.

Anthony

On Mon, Aug 25, 2025 at 3:55 PM 'Meaghan Cannon' via Board of Trustees <board@societyhillatpiscataway.org> wrote:

Kevin, you need to engage with the rest of your board for agreement, the majority has decided on a course of action in consultation with legal. Unfortunately, even when we do not agree as a board, we need to carry the message and move forward.

I am sorry I am not free to speak as I am committed to a training meeting.

**MEAGHAN CANNON** 

Regional Director

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The names of all the candidates need to be on the ballot. There is no ambiguity here.

## EXHIBIT O



### Fwd: Board of Trustees Election – Candidate Profile Update & Candidate Night Reminder!

1 message

**Anthony Blanco** <ablanco@societyhillatpiscataway.org>
To: Kevin Wine <kwine@societyhillatpiscataway.org>

Mon, Aug 25, 2025 at 6:18 PM

Begin forwarded message:

From: FirstService Residential < Communications@mc.fsresidential.com>

Subject: Board of Trustees Election – Candidate Profile Update & Candidate Night Reminder!

Date: August 25, 2025 at 5:04:46 PM EDT

To: ablanco34@gmail.com

Reply-To: Sonia Danquah <sonia.danquah@fsresidential.com>



Society Hill at Piscataway Condo 550 Chesterfield Dr, Piscataway , NJ 0884 800-870-0010

August 25, 2025

This is a mass communication email being sent to all residents.

Dear Anthony Blanco,

<u>Please be advised that the following individuals are officially eligible candidates for the upcoming</u>

Board of Trustees Election.

Due to a clerical/technical oversight, **Mr. Zahid Khan** was inadvertently omitted from the original mailing. To ensure fairness and transparency, we are including his profile here along with the other candidates for your review. This updated information has also been mailed to homeowners who previously opted out of electronic communications.

For homeowners voting electronically, the ballot has been updated to reflect all **seven (7) candidates**. Candidate profiles will be available to view online through the voting link beginning **Tuesday, August 26, 2025**. Please also see the attached document for the full set of profiles.

As a reminder, you may vote for up to **three (3) candidates**. If you wish to vote for Mr. Khan by paper ballot, please write in his name as one of your selections. Be sure to place your completed ballot in the **Ballot Envelope**, and then insert that envelope into the **Return Envelope** before mailing.

#### Official Candidates:

- · Kalindee Desai
- John Fakla
- Zahid Khan (previously omitted in error)
- Mark Kelsey
- Vincent Marchitto
- · Yogesh Patel
- · Mohiuddin Syed

#### Candidate Night Reminder

We invite all homeowners to attend **Candidate Night** on **Wednesday, August 27th at 7:00 PM**. This will be an opportunity for each candidate to share their perspectives, goals, and the skills they will bring to the Board. Your participation is strongly encouraged, as it will help you make an informed decision when casting your vote.

Thank you for your attention and for your continued involvement in our community.

Sincerely,



#### **FirstService**

RESIDENTIAL

#### Sonia Danquah

Community Manager

Email: sonia.danquah@fsresidential.com

Phone: 732-463-3434

24/7 Customer Care Center: 800.870.0010

HODA, FirstService Residential's Homeowner Digital Assistant is now available. Simply text "Hey HODA" to 1-866-377-0779 followed by your question. HODA is a 24/7 communication tool powered by artificial intelligence, designed to provide you with immediate, reliable support at your fingertips.

This message is being sent in regards to your property at 216 Hampshire Ct.

#### View Attachment(s)

If the above link is not clickable please copy and paste the link below into your browser's address windows

https://portal.connectresident.com/masscommattachments?data=CfDJ8C%2FECTUPkWdOt6vOK% 2Bs3Yj%2BWaDjxgg%2BcWcFQSP%2BjTxWZ6pPetqixtDDYBPHTyPmoaYw 7EYht9Urs4P9FuyuIRc8gDUexwJ7ZnkMS6e0Qfn9etrxY5iZB%2B4RVA% 2FNF2VzcetlNChzhlzjBjHEFxg5R1dg%3D

#### Unsubscribe

You are currently subscribed as ablanco34@gmail.com. Please click here to Unsubscribe if you no longer wish to receive email notifications, or click here to manage your communication preferences.

# EXHIBIT P



1 Fill Ediok	2 Review Ballot	3 Done
Annual Election Meeting		
OFFICIAL ABSENTEE BALLOT		
This ballot is for Society Hill at Piscataway  September, 16th, 2025, and any adjournm the Board of Trustees. You may vote for up	nent or continuation of that mee	ting. There are three (3) open seats on
Click here to see the candidates profiles.		
John Fakla		
Kalindee Desai		
Mohiuddin Syed		
Mark Kelsey		
Vincent Marchitto		
Yogesh Patel		
Zahìd Khan		
Write-in:		
Write-in:		
Write-in:		
Abstain		

Cancel

Continue

# EXHIBIT Q



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

C/o FirstService Residential. 21 Christopher Way, Eatontown, NJ 07724 Office (732) 463-3434 Toll Free (1800) 870-0010

www.fsresidential.com

Vote for any combination of candidates and write-ins, up to a total of three (3). A vote for more than three (3) will invalidate this ballot. You may vote for fewer than three (3). The three candidates with the most votes will win seats. For your ballot to be counted be sure to check box number 1 on your proxy.

Fold this ballot, place it in the **colored** envelope, seal it, and place that sealed **colored** envelope and the signed proxy form in the postage-paid, pre-addressed envelope and return it in the US Mail, or drop it in the **blue election mailbox** at the clubhouse.

#### OFFICIAL ABSENTEE BALLOT

This ballot is for Society Hill at Piscataway Condominium Association Annual Meeting scheduled for **Tuesday, September, 16th, 2025**, and any adjournment or continuation of that meeting. There are three (3) open seats on the Board of Trustees. You may vote for up to three (3) of the following candidates (or write- ins)

<b>Vote Candidates (listed in alp</b>	<u>habetical order)</u>
John Fakla	
Kalindee Desai	
Mohiuddin Syed	
Mark Kelsey	
Vincent Marchitto	
Yogesh Patel	
Write in candidate name -	

Absentee Ballots must be received by 10:00 a.m., Tuesday, September 16th, 2025

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

C/o FirstService Residential. 21 Christopher Way, Eatontown, NJ 07724 Office (732) 463-3434 Toll Free (1800) 870-0010

www.fsresidential.com

#### **ANNUAL ELECTION PROXY**

( <i>by de</i> exerc	efault, if no name is filled in) the Secretary	ame of another member in good standing), or of the Association, to act on my behalf by he Society Hill at Piscataway Condominium
one o		the Annual Meeting. In addition, on the ustees, the Proxy holder must (check <b>only</b> n one, or none, will invalidate this proxy for
1	Vote for the trustees indicated on the en	closed, folded ballot (fill out enclosed ballot).
2		es fit unless otherwise instructed by me. If by default, the Secretary must abstain with
3	Abstain.	•
	PROXY GIVEN THIS DAY OF	, 2025
	(Signature of Member)	 (Member's Address – number and street)

Only one vote per unit is authorized at the Annual Meeting, whether by proxy or delivered in person. You must be a member in good standing by September 16, 2025.

Please place your Ballot in the colored envelope, seal it, and place it, along with your signed Proxy in the pre-addressed postage-paid return envelope, return the envelope to the Association Office at 550 Chesterfield Drive, Piscataway, NJ 08854, via US Mail or in person.

## EXHIBIT R



#### Re: Zahid's Profile

1 message

Kevin Wine < kwine@societyhillatpiscataway.org>

Tue, Aug 26, 2025 at 9:20 AM

To: Meaghan Cannon < Meaghan.Cannon@fsresidential.com>, Board of Trustees < board@societyhillatpiscataway.org>, Sonia Danquah < sonia.danguah@fsresidential.com>

Cc: Susan Radom <sjr@radomandwetter.com>

Board, and All,

I received the election mailing yesterday, and am finally seeing the ballot for the first time. This just got considerably worse.

The candidates are not in alphabetical order by last name. They are instead kind of in alphabetical order by first name, except Syed should 4th and instead he is 3rd. Coincidentally, he and another of his candidates are in two of the 1-2-3 slots. If the order was proper, Syed would be at the bottom of the list.

There are 4 write-in lines, when there are supposed to be only 3. This is addressed in paragraph (6) of N.J.A.C. 5:26-8.9(I)1.iv.

The instructions mention a colored ballot envelope, but the ballot envelope is white (and way too small).

And there are no instructions about making sure the sender and return address slip of paper is properly put in the return envelope. This is going to cause confusion for many voters.

It just got even harder to convince me that the ordering of the candidates on the original ballot was not intentional manipulation. I now understand why the board wanted to keep the candidates and the ballot a secret until the mailing was received.

The original ballot is fatally flawed in at least 3 ways - one candidate is totally missing, the names are not in the proper order, and there are too many write-in slots.

Is the board going to continue to insist that a new ballot not be sent?

Kevin

On Mon, Aug 25, 2025 at 3:55 PM Meaghan Cannon < Meaghan.Cannon@fsresidential.com > wrote:

Kevin, you need to engage with the rest of your board for agreement, the majority has decided on a course of action in consultation with legal. Unfortunately, even when we do not agree as a board, we need to carry the message and move forward.

I am sorry I am not free to speak as I am committed to a training meeting.

**MEAGHAN CANNON** 

Regional Director

Direct

24/7 Customer Care: 800.870.0010

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From: Kevin Wine < kwine@societyhillatpiscataway.org>

Sent: Monday, August 25, 2025 3:34 PM

To: Meaghan Cannon < Meaghan. Cannon@fsresidential.com>

**Cc:** Mohiuddin Syed <msyed@societyhillatpiscataway.org>; Sonia Danquah <sonia.danquah@fsresidential.com>; Board of Trustees <boxed@societyhillatpiscataway.org>; Susan Radom <sjr@radomandwetter.com>

Subject: Re: Zahid's Profile

Meaghan,

Are you able to call me? I left a message earlier.

This is not an acceptable solution, and in the interest of resolving this with minimal drama, it seems the right thing to do is to simply add one more piece of paper, since a mailing is being done anyway, with the corrected ballot.

From PREDFDA:

# EXHIBIT S



#### Re: Incident Report - Safety Concerns Regarding Candidate Behavior

Mohiuddin Syed <msyed@societyhillatpiscataway.org>

Wed, Aug 27, 2025 at 7:08 AM

To: Kevin Wine <kwine@societyhillatpiscataway.org>

Cc: Board of Trustees <board@societyhillatpiscataway.org>, Susan Radom <sjr@radomandwetter.com>, Sonia Danquah

<Sonia.Danquah@fsresidential.com>, Meaghan Cannon <Meaghan.Cannon@fsresidential.com>

Kevin,

This communication serves as a formal notice of concern regarding your recent email to the Board dated Aug 27th, 2025. While constructive debate among Trustees is welcome, portions of your message contained statements that are inappropriate, dismissive of safety concerns, and may reasonably be interpreted as a veiled threat.

In particular, your remark:

"How about trying to not do things that piss off all the owners or other board members? That would go a long way to increase personal safety."

This language directly links a Trustee's safety to whether their decisions are agreeable to others. Regardless of your intent, such a statement is intimidating and coercive. It undermines the seriousness of reported threats and incidents, and creates the perception that personal safety depends on appearing owners or Board members.

As you are aware, the Board has adopted a Rules of Conduct and Confidentiality Policy (Resolution No. 1, adopted July 16, 2024). This policy requires Trustees to refrain from disruptive or abusive conduct, and to uphold fiduciary duties, including safeguarding the Association's integrity. The statement in question, along with your admission of public disclosure of internal Board matters, constitutes a breach of both fiduciary duty and the Code of Conduct.

Board emails are not public information and do not constitute open meetings. They are internal communications intended solely for the Board's deliberations and decision-making. Sharing them with homeowners or posting them publicly without authorization is a breach of confidentiality and fiduciary duty, and is expressly prohibited under the Association's Rules of Conduct and Confidentiality.

Accordingly, this matter is being formally documented in the Association's records. You are required to immediately:

- 1. Provide clarification or retraction of the above statement, confirming that no threat was intended and that you recognize the seriousness of personal safety concerns.
- 2. Acknowledge your duty under the Rules of Conduct to maintain confidentiality of internal Board communications, and refrain from further unauthorized disclosures.
- 3. Commit in writing to maintaining professional and respectful communications in all future Board matters.

Failure to address this matter satisfactorily may result in further action under the Code of Conduct, including exclusion from meetings, removal from the Board, or other remedies permitted by law and Association governance.

The Board must uphold a standard where Trustees, management, and homeowners can engage without fear of intimidation or retaliation. Personal safety is not negotiable.

Regards, Mohiuddin Syed

President, Board of Trustees

Disclaimer: This email and any attachments are intended solely for the use of the intended recipient(s) and may contain confidential, privileged, or legally protected information. The contents of this email are confidential and must not be shared, forwarded, or disclosed to anyone without the sender's prior written consent. If you are not the intended recipient, you are hereby notified that any review, use, disclosure, distribution, or copying of this communication is strictly prohibited. If you have received this email in error, please notify the sender immediately and delete it from your system. The sender accepts no liability for any damage caused by any transmitted viruses or errors.

On Wed, Aug 27, 2025, 01:01 Kevin Wine <a href="mailto:kwine@societyhillatpiscataway.org">kwine@societyhillatpiscataway.org</a> wrote: Syed, and Board,

I have several comments on these points - I probably shouldn't bother spending my time but here it is:

I talked to Vinny earlier tonight. So there are two sides of course. He claims this was just a verbal interaction and no threats were made. So from the legal perspective, there probably isn't much there. It sounds like things got a little heated and then he was told to leave as the police were being dialed. I did not receive a response from Susan with the legal reasoning behind banning owners from the publicly accessible areas, so I assume there is no legal justification. All she could come up with so far is "it's not nice". In terms of defusing the situation with this particular resident, I can say that the board's actions are generally the exact opposite of what should be done. The same with me by the way - the board continues to do a brilliant job of escalating things, again doing the exact opposite of what they should be doing. Some people fold when confronted, some react. It's not the same approach in both cases.

Regarding the "release of confidential information". Get used to it. 99% of what the board does in private, it should be doing in public. I'm not going to say nothing as I watch the board continue to take various illegal actions, make stupid decisions, waste money, etc. That's going to get plastered all over the community - literally. Fighting with me is only going to make it worse. Again - doing the opposite. Do you seriously think you can violate the ballot format law and no one is allowed to say anything about it?? That's not how things work here. Maybe in some other countries.

The "fear for personal safety" is being exaggerated to make political theater. How about trying to not do things that piss off all the owners or other board members? That would go a long way to increase personal safety. Different people have to be handled in different ways. Not everyone is the same.

Regarding the "uniform adoption of policy" - so does that apply to removing a member of the board for being slightly delinquent for a month, while letting a different member remain on the board for over a year with a chronic delinquency? Do you see how that might undermine any future "uniform adoption of policy" edicts?

And why does the board think it is OK to be having private meetings with counsel and not tell or invite all the members? And apparently management is OK with this? Or just does what it is told? This is not acceptable - all trustees need to be involved. This is another example of doing exactly the opposite of what should be done, and needlessly aggravating a situation. What is the justification for such behavior now??? Is this another one of Susan's "litigation control groups"? Does anyone realize how this looks?

By the way, can anyone explain to me how the candidates ended up in (almost) alphabetical order by FIRST name on the ballot? I'm trying very hard to be fair in assessing these "mistakes", but you all are making that very difficult. Again, doing the opposite.

Kevin

On Tue, Aug 26, 2025 at 2:21 PM Mohiuddin Syed <msyed@societyhillatpiscataway.org> wrote:

#### Dear Board & Susan,

#### 1. Zero Tolerance for Abuse or Harassment

The incident reported by our Community Manager involving a candidate's aggressive, hostile, and abusive behavior is completely unacceptable. There is **no justification** for verbal abuse, intimidation, or threats toward staff or Trustees. Attempting to excuse or minimize such conduct only emboldens further violations and sets a dangerous precedent.

This conduct is a direct violation of our **Rules of Conduct and Confidentiality (Policy Resolution No. 1)**, which expressly prohibit disruptive, abusive, or threatening behavior. Violations are grounds for exclusion from meetings, removal from the Board, or other remedies at law.

#### 2. Uniform Application of Policy

We cannot be **selective** in **the application** of Board-approved policies. The Code of Conduct and confidentiality rules must be enforced **consistently and without exception.** To do otherwise undermines the integrity of this Board and the trust of the membership.

#### 3. Breach of Fiduciary Duty & Confidentiality

It appears that internal Board email content has been divulged to homeowners and used to fuel this hostile incident. If confirmed, this constitutes a **serious breach of fiduciary duty and confidentiality** by a Trustee. Such breaches erode trust, damage the Association, and must be **formally investigated and addressed** under the Code of Conduct.

#### 4. Personal Safety and Trustee Protection

I have personally been subjected to verbal threats during a recent meeting. If this latest incident involves the same individual, I have grave concerns for my own safety, the safety of my family, and the safety of other candidates. I will be advising my family of these concerns, and should anything occur to me in connection with Association matters, I expect it to be investigated to the **fullest extent of the law.** 

I am formally demanding the following immediate actions:

- 1. Armed Security Presence: Armed security must be present at all Board and election-related meetings. This was already approved previously, and it must be enforced without delay.
- 2. Exclusion of Repeat Offenders: Any candidate or member who has been previously notified and restricted from clubhouse use due to past abusive behavior must not be permitted to attend meetings in person.
- Legal Counsel & Support: The Board must authorize legal counsel to protect Trustees and management against harassment, threats, or liability arising from these incidents.

Until these measures are implemented, I cannot and will not attend in-person meetings. Remote participation will be the only safe and viable option under current conditions, unless above guarantees are met for a safe & viable environment to conduct the meetings.

#### 5. Board Action Required



The Board must act decisively to:

- · Preserve video evidence of this incident.
- · Launch a formal investigation into both the candidate's conduct and the breach of confidentiality.
- Enforce disciplinary measures under the Code of Conduct, up to and including exclusion from meetings and disqualification.
- Guarantee protection of staff and Trustees through professional security at all meetings.

This is not a matter of politics—it is a matter of **safety, fiduciary duty, and the integrity of our Association.** The Board has both the authority and the obligation to act immediately. Anything less is a failure of governance and exposes the Association to liability. Regards,

Mohiuddin Syed

President, Board of Trustees

Disclaimer: This email and any attachments are intended solely for the use of the intended recipient(s) and may contain confidential, privileged, or legally protected information. The contents of this email are confidential and must not be shared, forwarded, or disclosed to anyone without the sender's prior written consent. If you are not the intended recipient, you are hereby notified that any review, use, disclosure, distribution, or copying of this communication is strictly prohibited. If you have received this email in error, please notify the sender immediately and delete it from your system. The sender accepts no liability for any damage caused by any transmitted viruses or errors.

On Tue, Aug 26, 2025, 13:44 Kevin Wine <kwine@societyhillatpiscataway.org> wrote: can u preserve the video of this incident? i would like to review it.

i will talk with this particular candidate later.

i think some of the frustration is that the number of issues continue to accumulate, and there is now a lack of further interest in resolving them.

i realize the board is mostly implicated in how the problems are being handled

On Tue, Aug 26, 2025 at 1:35 PM 'Sonia Danquah' via Board of Trustees <bookstand@societyhillatpiscataway.org> wrote:

Good Afternoon, Board Members,

I am writing to formally report a serious incident that occurred today in the management office. One of the candidates entered the office in a loud, aggressive, and combative manner, accusing me of breaking laws and repeating verbatim portions of Kevin's most recent email correspondence. The individual's behavior quickly escalated to the point of verbal abuse and harassment. Out of concern for my safety, I contacted the police and filed an official complaint.

No staff member should ever be subjected to this type of hostile, confrontational, or abusive behavior, especially in the course of carrying out election-related duties. It has become clear that, due to past issues, certain candidates have formed the false belief that FirstService has a vested interest in the outcome of this election. To be clear, we do not possess prior knowledge of any candidates, nor do we hold any preference regarding who wins. Mistakes can occur, and when they do, they are corrected promptly and transparently.

What is unacceptable is the continued escalation of these issues into personal attacks against management. This type of behavior creates an unsafe and hostile work environment, and I do not feel secure under these circumstances.

I respectfully urge the Board to address this matter immediately and implement measures that will protect staff from future verbal abuse, aggression, and intimidation, while also ensuring that the election process remains fair and professional.

Sincerely,



SONIA N DANQUAH Community Manager

550 Chesterfield Dr, Piscataway, NJ 08854 Direct (732) 463-3434 2

11/27/25, 12:31 AM

Society Hill at Piscataway Mail - Re: Incident Report - Safety Concerns Regarding Candidate Behavior

Email Sonia.Danquah@fsresidential.com

**24/7 Customer Care Center: 800.870.0010**Website | Facebook | LinkedIn | YouTube

Book time to meet with

# EXHIBIT T



#### **Request for Special Meeting**

1 message

Kevin Wine < kwine@societyhillatpiscataway.org>

Tue, Aug 26, 2025 at 9:50 AM

To: Board of Trustees <board@societyhillatpiscataway.org>, Sonia Danquah <Sonia.Danquah@fsresidential.com>

Cc: Meaghan Cannon < meaghan.cannon@fsresidential.com >

Board,

After the most recent issues with the election, I have lost any remaining confidence in this election proceeding in a "free and fair" manner as required by PREDFDA.

Even when and if the current issues are ironed out, there remain other critical election phases that I am very concerned about, particularly collection and custody of the ballots. Too many interested parties are lurking around the clubhouse, there are currently no formal election procedures in place, and given the mistakes that have already been made, there is far too great a chance of further mistakes being made.

Therefore, as per section 5.08 of our bylaws,

"5.08 Special Meetings.

Special meetings of the Board of Trustees may be called by the President of the Association on three days written notice to each Trustee, given in the same manner as provided in Section 7 of this Article. Special meetings of the Board shall be called by the President or the Secretary in like manner upon the written request of any two Trustees.",

I am formally requesting a special meeting of the Board of Trustees for the purpose of appointing an election inspector committee to take over the running of the election from this point to conclusion, and a second election oversight committee to oversee the entire process.

I am requesting this meeting to be called for Friday, August 30th, which is 3 days from now, as per section 5.08.

The constitution and function of these committees would be generally as outlined in the proposed election procedure bylaw amendment from a few years ago (attached).

Kevin



ElectionAmendment.docx

26K



#### Re: Request for Special Meeting

1 message

Anthony Blanco <ablanco@societyhillatpiscataway.org>

Tue, Aug 26, 2025 at 10:24 AM

To: Kevin Wine <kwine@societyhillatpiscataway.org>

Cc: Board of Trustees <board@societyhillatpiscataway.org>, Sonia Danquah <Sonia.Danquah@fsresidential.com>, Meaghan Cannon <meaghan.cannon@fsresidential.com>

I second the special meeting request for Friday.

On Tue, Aug 26, 2025 at 9:50 AM Kevin Wine <kwine@societyhillatpiscataway.org> wrote: Board,

After the most recent issues with the election, I have lost any remaining confidence in this election proceeding in a "free and fair" manner as required by PREDFDA.

Even when and if the current issues are ironed out, there remain other critical election phases that I am very concerned about, particularly collection and custody of the ballots. Too many interested parties are lurking around the clubhouse, there are currently no formal election procedures in place, and given the mistakes that have already been made, there is far too great a chance of further mistakes being made.

Therefore, as per section 5.08 of our bylaws,

"5.08 Special Meetings.

Special meetings of the Board of Trustees may be called by the President of the Association on three days written notice to each Trustee, given in the same manner as provided in Section 7 of this Article. Special meetings of the Board shall be called by the President or the Secretary in like manner upon the written request of any two Trustees.",

I am formally requesting a special meeting of the Board of Trustees for the purpose of appointing an election inspector committee to take over the running of the election from this point to conclusion, and a second election oversight committee to oversee the entire process.

I am requesting this meeting to be called for Friday, August 30th, which is 3 days from now, as per section 5.08.

The constitution and function of these committees would be generally as outlined in the proposed election procedure bylaw amendment from a few years ago (attached).

Kevin



#### Special Board Meeting - Agenda

1 message

Sonia Danquah <sonia.danquah@fsresidential.com>

Thu, Aug 28, 2025 at 3:01 PM

To: Kevin Wine <kwine@societyhillatpiscataway.org>, Mohiuddin Syed <msyed@societyhillatpiscataway.org>, Matt Phillips <mphillips@societyhillatpiscataway.org>, Mark Kelsey <mkelsey@societyhillatpiscataway.org>, Mona Wan <mwan@societyhillatpiscataway.org>, Anthony Blanco <ablanco@societyhillatpiscataway.org>, Susan Radom <sjr@radomandwetter.com>, Meaghan Cannon <Meaghan.Cannon@fsresidential.com>

#### Special Board Meeting - Agenda

Date: Tuesday, September 2, 2025

**Time:** 7:00 PM – 8:00 PM **Location:** Microsoft Teams

#### **Agenda Items:**

- 1. Oversight Committee
- 2. Inspectors
- 3. Safety/Security Incident Tuesday, August 26, 2025
- 4. Questions regarding potential fiduciary breach of Board confidentiality (per the approved Code of Conduct policy)

Thank you for your participation and prompt attention.

Sincerely,

#### Microsoft Teams Need help?

#### Join the meeting now

Meeting ID: 235 264 284 605 9

Passcode: Vh9VN28x

#### Dial in by phone

+1 689-223-2775,,865378350# United States, Orlando

Find a local number

### EXHIBIT U



#### **Re: Multiple Questions**

1 message

Sonia Danquah <sonia.danquah@fsresidential.com>

Tue, Sep 2, 2025 at 11:23 AM

To: Kevin Wine <kwine@societyhillatpiscataway.org>, Board of Trustees <board@societyhillatpiscataway.org> Cc: Meaghan Cannon <meaghan.cannon@fsresidential.com>

#### Sorry, updated answers in Q.1 below (Sorry for the error in prev. email)

From: Sonia Danquah < sonia.danquah@fsresidential.com>

Sent: Tuesday, September 2, 2025 9:44 AM

To: Kevin Wine <kwine@societyhillatpiscataway.org>; Board of Trustees <board@societyhillatpiscataway.org>

Cc: Meaghan Cannon < meaghan.cannon@fsresidential.com>

Subject: Re: Multiple Questions

Some issues have come up over the weekend, mostly related to the election. But first, 405 Lancaster tells me the third floor unit is leaking on him and the second floor. The police/fire turned off the water, but sounds like there was damage. I'm also told that you told him the management is not involved. Before I say anything, can you provide any more detail? Did Ismael investigate already? The risk with not getting involved is that it turns into a much bigger problem, and another large insurance claim. We have had multiple \$50k water damage claims over the many years, which at this juncture would not be good for our insurance premium.

#### <u>Ans-</u>

The initial call came in around 2:00 AM on Sunday, August 31st, reporting a leak coming from the upstairs unit. Customer service also contacted the unit owner at that time and advised them to notify their upstairs neighbor since the leak appeared to be coming from their unit. When there was no response from the upstairs owner, I received another call around 2:30 AM that the leak had become active. At that point, I instructed them to contact the fire department, as this was now an emergency and outside of normal business hours.

I then texted Ishmael first thing Sunday morning to stop by, check, and investigate the unit. He later confirmed that the issue is the owner's responsibility and not the HOA's. I completely understand the concern regarding potential insurance exposure. From the immediate steps taken, the fire department did shut off the water to mitigate further damage. At this stage, responsibility lies with the owner of the unit where the leak originated, but we will continue to monitor closely in case the matter escalates.

#### On the election:

About 3 or maybe 4 units have told me they didn't get a ballot. They don't remember if they signed up for e-voting. I assume I should direct them to you, and I assume you can look up if they are electronic/paper, and get them a replacement ballot, or email?

#### Ans

Unless the homeowner contacts the office directly, there isn't much I can do to assist. Without knowing the specific unit and their election status (whether they opted in for evoting or not), I cannot determine how their ballot should have been sent. If any homeowner reaches out, I'll be able to look up their information, confirm whether they are set for electronic or paper delivery, and issue a replacement ballot or email as appropriate. If someone has a question or issue related to the association, you should direct them to the office rather than acting as the intermediary.

I looked at the most recent delinquency list on the FSR web portal. It was for June. 307 delinquent units, but a lot of 2nd parking spots unpaid, late payments, residual late fees, etc. Is there a July report available? If so, can you send me, or upload so I can get it?

<u>Ans</u>

Ok, will do

What is the delinquency criteria going to be for this election? Is there a dollar threshold to be declared delinquent? Is owing a \$150 parking rental fee going to be considered delinquent? Are late fees going to be considered delinquent?

Ans

See below excerpt from your Bylaws

book of the Association, containing the minutes of all annual and special meetings of the Association and all resolution of the Trustees.

- 3.07 <u>Voting.</u> Each Condominium unit shall have one vote in the Association. If a Member owns more than one unit, he shall be entitled to one vote for each unit owned. The vote of a Condominium unit shall not be divisible.
- 3.08 <u>Good Standing.</u> A Member shall be deemed to be in "good standing" and "entitled to vote" at any annual or special meeting of the Association if, and only if, he has fully paid all assessments or fines made or levied against him and his unit by the Trustees as hereinafter provided, together with all interest, costs, attorney's fees, penalties and other expenses, if any, properly chargeable to him and against his unit, at least three calendar days prior to the date fixed for such annual or special meeting.
- 3.09 Quorum. Except as otherwise provided in the By Laws, the presence in person or by proxy of Members representing a majority of the total number of votes in the Association shall constitute a quorum at any annual or special meeting of Members. If any meeting of Members cannot be organized because a quorum is not present, the Members present, either in person or by proxy, may adjourn the meeting to a time not lees than 18 hours from the time the original meeting was called. In the event of any such adjourned meeting, no further notice of the adjourned date need be given to any of the Members.
- 3.10 <u>Proxies</u>. Votes may be cast either in person or by proxy. Proxies must be in writing and filed with the Secretary at least two calendar days before the time designated for each meeting in the notice thereof.
- 3.11 <u>Capital Expenditures</u>. All decisions of the Members involving capital expenditures shall require for passage the affirmative vote of at least 75 percent of the Members in good standing and entitled to vote and who vote in person or by proxy. All other decisions shall require for passage the affirmative vote of at least a majority of the Members in good standing and entitled to vote and who vote in person or by proxy. The Trustees shall be governed in the making of capital expenditures by decisions made by the Members as provided in this section. As long as the Sponsor maintains a majority of the Board of Trustees, Sponsor shall make no additions, alterations, improvements or purchases which necessitate a special assessment or a substantial increase in the monthly assessment unless so required by a governmental agency, title insurance company, mortgage lender or in the event of an emergency.
- 3.12 Order of Business. The order or business at all annual meetings of the Members of the Association shall be as follows:
  - (a) Roll call;
  - (b) Proof of notice of meeting or waiver;
  - (c) Reading of minutes of preceding meeting;
  - (d) Reports of officers;
  - (e) Reports of committees;
  - (f) Appointment of inspectors of election;
  - (g) Election of Trustees;
  - (h) Unfinished business;
  - (i) New business:
  - (j) Election of Officers.
  - 4.00 Obligations of Members
- 4.01 <u>Unit Maintenance</u>. Each Member shall perform promptly and at his own risk, cost and expense all maintenance and repair work with respect to the portion of each unit owned by that Member which does not comprise a part of the common elements and those common elements

Another owner asked about the little QR code looking thing in the upper left corner of the ballot. It appears to be unique for every owner. This means there is potentially a way to identify the voter. Under PREDFDA, voting was mandated to be anonymous. Can you clarify what the unique identifier is doing on the ballot? Is that databased somewhere? Who has access?

Ans

The unique identifier on the ballot is strictly for the mailing department to be able to track and account for ballots. It allows them to confirm receipt and prevent duplicates. It is not used to identify how an individual voted. FirstService is not involved in this stage of the process and does not have any access or interest in how the ballots are tracked beyond delivery. The identifiers are solely an administrative tool for the mailing vendor to manage distribution and ensure integrity in the ballot handling process.

Finally, regarding the ADR. Could you please confirm that the board has initiated removal of me from the board? Initially you said this was to settle the dispute between me and Syed, however it seems to be drifting in the removal direction. Please be direct with me about this because my response will depend on what he is up to. If this is a removal attempt, I need to know that.

#### **Ans**

As per my previous emails regarding this ADR process, it is strictly between you and Syed, another board member. It has nothing to do with any other process, nor is it related to removal from the board. As I have already advised, the next step is for you to either sign and accept the ADR hearing or decline the hearing so the process can move forward accordingly.

#### Thank you





SONIA N DANQUAH Community Manager

550 Chesterfield Dr, Piscataway, NJ 08854 Direct (732) 463-3434 Email Sonia.Danguah@fsresidential.com

24/7 Customer Care Center: 800.870.0010 Website | Facebook | LinkedIn | YouTube



Book time to meet with me

From: Kevin Wine < kwine@societyhillatpiscataway.org>

Sent: Monday, September 1, 2025 12:49 AM

To: Sonia Danquah <Sonia.Danquah@fsresidential.com>; Board of Trustees <board@societyhillatpiscataway.org>

Cc: Meaghan Cannon < meaghan.cannon@fsresidential.com>

Subject: Multiple Questions

Sonia.

/

Some issues have come up over the weekend, mostly related to the election. But first, 405 Lancaster tells me the third floor unit is leaking on him and the second floor. The police/fire turned off the water, but sounds like there was damage. I'm also told that you told him the management is not involved. Before I say anything, can you provide any more detail? Did Ismael investigate already? The risk

with not getting involved is that it turns into a much bigger problem, and another large insurance claim. We have had multiple \$50k water damage claims over the many years, which at this juncture would not be good for our insurance premium.

On the election:

About 3 or maybe 4 units have told me they didn't get a ballot. They don't remember if they signed up for e-voting. I assume I should direct them to you, and I assume you can look up if they are electronic/paper, and get them a replacement ballot, or email?

If there is no mechanism for replacing a lost balot, or re-sending the voting email, please let me know.

I looked at the most recent delinquency list on the FSR webportal. It was for June. 307 delinquent units, but a lot of 2nd parking spots unpaid, late payments, residual late fees, etc. Is there a July report available? If so, can you send me, or upload so I can get it?

What is the delinquency criteria going to be for this election? Is there a dollar threshold to be declared delinquent? Is owing a \$150 parking rental fee going to be considered delinquent? Are late fees going to be considered delinquent?

Another owner asked about the little QR code looking thing in the upper left corner of the ballot. It appears to be unique for every owner. This means there is potentially a way to identify the voter. Under PREDFDA, voting was mandated to be anonymous. Can you clarify what the unique identifier is doing on the ballot? Is that databased somewhere? Who has access?

Finally, regarding the ADR. Could you please confirm that the board has initiated removal of me from the board? Initially you said this was to settle the dispute between me and Syed, however it seems to be drifting in the removal direction. Please be direct with me about this because my response will depend on what he is up to. If this is a removal attempt, I need to know that.

Kevin

# EXHIBIT



#### Re: More Election Questions

1 message

Sonia Danquah <sonia.danquah@fsresidential.com>

Wed, Sep 10, 2025 at 9:39 AM

To: Kevin Wine <kwine@societyhillatpiscataway.org>

Cc: Meaghan Cannon

Good morning, Kevin,

I'm not sure which homeowners you're referring to in your message. For clarification, the information I'm sharing with everyone who inquires is regarding **ballot replacements**, not envelopes. The response related to envelopes is also provided below in your other previous election questions..

#### **Missing Ballots**

If a homeowner misplaces their mailed ballot, the Association allows them to vote **in person on Election Day** using a **provisional ballot**. Please note:

- The provisional ballot is considered a temporary ballot.
- It will only be counted if the original mailed ballot has not already been returned.-

This process ensures fairness while also giving homeowners the opportunity to participate in the election.

<u>Note:</u> If they would like to take advantage of this option, They will need to plan to attend in person on Election Day. The inspectors will be available to certify and validate the vote.

Thank you





SONIA N DANQUAH Community Manager

550 Chesterfield Dr, Piscataway, NJ 08854 Direct (732) 463-3434 Email Sonia.Danquah@fsresidential.com

24/7 Customer Care Center: 800.870.0010 Website | Facebook | LinkedIn | YouTube



Book time to meet with me

Sent: Tuesday, September 9, 2025 8:37 PM

To: Sonia Danguah < sonia.danguah@fsresidential.com>

Cc: Meaghan Cannon < Meaghan. Cannon@fsresidential.com>; Board of Trustees < board@societyhillatpiscataway.org>

Subject: Re: More Election Questions

Sonia.

Thanks for the response, however it appears to be for a prior and different question. Here I was asking if the replacement ballot/proxy/envelope policy has changed from the first time I inquired. The owner in question said you told him it was not possible to get replacement. I am just a 3rd party so I don't know all the details, but can you at least confirm the ballot/proxy/envelope replacement policy?

Kevin

On Thu, Sep 4, 2025 at 9:00 AM Sonia Danquah <sonia.danquah@fsresidential.com> wrote:

**Lost return envelope** – The proxy and ballot can still be returned in a regular envelope. The owner should clearly mark the property address on the outside of the envelope, and it must be mailed to the designated return address provided in the election instructions to be counted.

From: Kevin Wine <kwine@societyhillatpiscataway.org>

Sent: Wednesday, September 3, 2025 5:07 PM

To: Sonia Danguah < sonia.danguah@fsresidential.com>

Cc: Meaghan Cannon < Meaghan. Cannon@fsresidential.com>; Board of Trustees < board@societyhillatpiscataway.org>

Subject: Re: More Election Questions

Sonia,

I heard from an owner this morning that they were at the clubhouse yesterday to talk to you about getting a replacement proxy/ballot/envelopes. I'm told you advised that getting a replacement was not possible. Can you confirm if the ability for an owner to get a replacement has changed from yesterday? Or are there other factors involved?

Kevin

On Tue, Sep 2, 2025 at 9:48 AM Sonia Danquah <sonia.danquah@fsresidential.com> wrote:

Kevin

**Signature near the return address** – This is required to validate the ballot. If the signature is missing, the ballot may be considered invalid and not counted. Owners must sign as instructed to ensure their vote is accepted.

- **Opting in for e-voting** Yes, an owner may still opt in for electronic voting; however, this must be done formally through the management office. The owner would need to complete the required consent form to authorize electronic delivery of ballots and related materials.
- Lost return envelope The proxy and ballot can still be returned in a regular envelope. The
  owner should clearly mark the property address on the outside of the envelope, and it must
  be mailed to the designated return address provided in the election instructions to be
  counted.

**Thanks** 



2



SONIA N DANQUAH Community Manager

550 Chesterfield Dr, Piscataway, NJ 08854 Direct (732) 463-3434 Email Sonia.Danguah@fsresidential.com

24/7 Customer Care Center: 800.870.0010 Website | Facebook | LinkedIn | YouTube

Book time to meet with me

From: Kevin Wine < kwine@societyhillatpiscataway.org>

Sent: Monday, September 1, 2025 9:10 PM

To: Sonia Danquah <Sonia.Danquah@fsresidential.com>; Meaghan Cannon <Meaghan.Cannon@fsresidential.com>; Board

of Trustees <board@societyhillatpiscataway.org>

**Subject:** More Election Questions

Sonia,

A couple more election questions have come up:

What is the impact of not signing near the return address? This is a new thing that owners are missing.

Can an owner still opt-in for e-voting? If so, how would they go about that?

Can the proxy and ballot be sent back in a regular envelope? An owner somehow lost the windowed return envelope.

Kevin

## EXHIBIT W

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

C/o FirstService Residential. 21 Christopher Way, Eatontown, NJ 07724 Office (732) 463-3434 Toll Free (1800) 870-0010

www.fsresidential.com
August 19, 2025

#### **2025 ANNUAL ELECTION MEETING**

On Tuesday, **September 16, 2025 at 7 PM**, we will conduct the Annual Election Meeting and vote counting session for Society Hill at Piscataway Condominium Association, Inc. This meeting will be located at the Clubhouse, 550 Chesterfield Drive, Piscataway, NJ 08854.

The primary purpose of this meeting will be to elect three (3) members to the Board of Trustees. Two positions are for a <u>three-year</u> (3) term and One Position is a two-year term.

The Official Ballot is enclosed. Each unit shall have one (1) vote for each of the three (3) candidates that you wish to be elected to the Board. Follow the instructions on the enclosed Official Ballot to cast your vote.

<u>The Candidate's Night has been scheduled for Wednesday August 27th 2025 at 7PM via hybrid.</u> This event will allow all interested candidates to speak directly to and answer questions provided by the Members. The candidate's resumes are included with this mailing.

We have also enclosed an Official Proxy, along with a self-addressed, stamped envelope, to return and cast your vote. It is imperative that you mail the attached ballot in order for the Community to reach quorum, for the **Annual Election Meeting on September 16**, **2025**.

PLEASE COMPLETE THE ENCLOSED PROXY/ABSENTEE BALLOT. MAIL IT IN, IN ORDER TO BE RECEIVED BY 11:00 AM ON TUESDAY, SEPTEMBER 16, 2025 TO:

Society Hill Piscataway Condominium Association, Inc.
C/o FirstService Residential, Inc.
550 Chesterfield Drive
Piscataway, NJ 08854

YOU MAY ALSO DELIVER THIS TO THE COMMUNITY CLUBHOUSE, 550 CHESTERFIELD DRIVE, BY 11:00 AM ON TUESDAY, SEPTEMBER 16, 2025.

Thank you in advance for your anticipated cooperation. We hope to see you at the Annual Meeting.

Very truly yours,
The Board of Trustees
Society Hill Piscataway Condominium Association

From: FirstService Residential <Communications@mc.fsresidential.com>
To: kwine@optonline.net
Date: Sep 4, 2025, 11:09:52 AM
Subject: HOA Election Reminder!!!!!!!!!! – How to Submit Your Ballot

11/6/25, 9:27 PM



550 Chesterfield Dr, Piscataway , NJ 0884 Society Hill at Piscataway Condo 800-870-0010

September 4, 2025

This is a mass communication email being sent to all residents.

Dear Kevin Wine,

As a reminder, your participation in the upcoming Board of Trustees Election is vital. Achieving quorum allows the HOA to move forward with important initiatives, finalize budgets, and set a strong foundation for the year ahead.

You may vote by paper ballot or electronic ballot. Please follow the instructions carefully to ensure your vote is counted.

### Election Details

· Date & Time: Tuesday, September 16, 2025, at 7:00 PM

· Location: Hybrid format

· In-person: Clubhouse

· Virtual: Zoom

· Voting: You may vote for up to three (3) candidates

## **Official Candidates**

- Kadlindee Desai
- John Fkla
- Mark Kelsey
- Zahid Khan
- Vincent Marchitto
- Yogesh Patel
- Mohiuddin Syed

- For Paper Ballot Voters:
- 1. Complete your ballot by selecting up to three (3) candidates,
- 2. If you wish to vote for Mr. Zahid Khan- please write his name in the space provided on the Ballot.
- 1. Insert the completed ballot into the Ballot Envelope.
- 1. Seal the Ballot Envelope securely,
- 1. Place the sealed Ballot Envelope inside the Return Envelope provided.
- 1. Mail or deliver the Return Envelope as instructed, ensuring it is received before the election deadline.

# For Electronic Voters:

- 1. Click the voting link provided in your email.
- 1. Log in using your unique voter credentials.
- Review the candidate profiles (all seven candidates, including Mr. Zahid Khan, are now listed).
- 1. Select up to three (3) candidates of your choice.
- 1. Submit your ballot online. You should receive confirmation once your vote has been recorded.

Your active participation ensures that we meet quorum and keep our community moving forward. Thank you for taking the which to const your ballot and stay involved

Sincerely,



FirstService RESIDENTIAL

### Sonia Danquah

Community Manager

Email: sonia.danquah@fsresidential.com

Phone: 732-463-3434

24/7 Customer Care Center: 800.870.0010

HODA, FirstService Residential's Homeowner Digital Assistant is now available. Simply text "Hey HODA" to 1-866-377-0779 followed by your question. HODA is a 24/7 communication tool powered by artificial intelligence, designed to provide you with immediate, reliable support at your fingertips.

This message is being sent in regards to your property at 345 Lancaster Ct.

### View Attachment(s)

If the above link is not clickable please copy and paste the link below into your browser's address windows

https://portal.connectresident.com/masscommattachments? data=CfD18C%2FECTUPkWdOt6vOK%2Bs3Yj%2FU5pOib6zlf5MHAp%2BkU%2Bid0oHcB7vTu5we7nduiKyp355R7SbWKYp%2BBbogfYPpPb8aueP%2Fetb%2BLKJHy1z05P9%2BdorGtUVzbSpx%2BFELJ%2FThV3wLfsENIpO5XK1VeCosuMw%3D

### Unsubscribe

You are currently subscribed as kwine@optonline.net. Please click here to Unsubscribe if you no longer wish to receive email notifications, or click here to manage your communication preferences.

From: FirstService Residential < Communications@mc.fsresidential.com>

To: kwine@optonline.net
Date: Sep 15, 2025, 4:50:57 PM

Subject: Reminder: Annual Meeting Tomorrow - Hybrid (In-Person & Zoom)



Society Hill at Piscataway Condo 550 Chesterfield Dr, Piscataway , NJ 0884 800-870-0010

September 15, 2025 This is a mass communication email being sent to all residents.

Dear Kevin Wine,

This is a friendly reminder that our Annual Meeting will be held tomorrow, Tuesday September, 16th 2025, from 7:00 PM to 8:30 PM.

The meeting will be conducted in a **hybrid format** to allow all members of the community to participate:

• In-Person: Clubhouse

• Online via Zoom: Please use the link below to join.

### **Ø** Zoom Link:

Topic: Annual Meeting Zoom Link

Time: Sep 16, 2025 07:00 PM Eastern Time (US and Canada)

Join Zoom Meeting

https://us06web.zoom.us/j/85072830486?pwd=bsCqRqO3NIqSFHM6P5Zn7fk7jLQLaz.1

Meeting ID: 850 7283 0486

Passcode: 293655

One tap mobile

+13017158592,,85072830486#,,,,\*293655# US (Washington DC)

+13052241968,,85072830486#,,,,\*293655# US

### Join instructions

https://us06web.zoom.us/meetings/85072830486/invitations?signature=tdbhgeXcDy9i1YkdDPMDZkqlDdpFasfjnjfP\_QZYqB0

### Agenda Highlights:

- Board Member Elections ( If we meet Quorum)
- · Ratification Of Approved Invoices
- Community Updates & Upcoming Projects
- Open Forum for Homeowner Questions

We encourage all members to attend, either in person or virtually, as your participation is vital to the success of our community.

If you plan to attend via Zoom, we recommend logging in a few minutes early to ensure your connection is working properly.

Thank you, and we look forward to your participation.

### Sincerely,



#### Sonia Danguah

Community Manager

Email: sonia.danquah@fsresidential.com

Phone: 732-463-3434

24/7 Customer Care Center: 800.870.0010

HODA, FirstService Residential's Homeowner Digital Assistant is now available. Simply text "Hey HODA" to 1-866-377-0779 followed by your question. HODA is a 24/7 communication tool powered by artificial intelligence, designed to provide you with immediate, reliable support at your fingertips.

This message is being sent in regards to your property at 345 Lancaster Ct.

#### Unsubscribe

You are currently subscribed as kwine@optonline.net. Please click here to <u>Unsubscribe</u> if you no longer wish to receive email notifications, or click here to <u>manage your communication preferences</u>.

From: FirstService Residential < Communications@mc.fsresidential.com>

**To:** kwine@optonline.net **Date:** Oct 3, 2025, 2:01:57 PM

Subject: Final Reminder: Cast Your Vote Before the October 21st Deadline



Society Hill at Piscataway Condo 550 Chesterfield Dr, Piscataway , NJ 0884 800-870-0010

October 3, 2025
This is a mass communication email being sent to all residents.

Dear Kevin Wine,

This is a reminder that if you have not yet cast your vote electronically or via paper ballot, please do so as soon as possible. The voting deadline is **Tuesday**, **October 21**, **2025**.

It is extremely important that we reach quorum in order to finalize the election. Without quorum, the election cannot be certified, which delays important community decisions and initiatives that directly affect all residents.

### If you have not voted:

- Electronic Voting Please use the link that was previously provided.
- Paper ballot Submit it before the deadline or vote in person on election day.

Your participation is vital. Every single vote counts toward achieving quorum, and your prompt action will help us move forward without delay.

Thank you for taking a moment to cast your ballot and support your community.

Sincerely,



FirstService

Sonia Danquah

Community Manager

Email: sonia.danquah@fsresidential.com

Phone: 732-463-3434

24/7 Customer Care Center: 800.870.0010

HODA, FirstService Residential's Homeowner Digital Assistant is now available. Simply text "Hey HODA" to 1-866-377-0779 followed by your question. HODA is a 24/7 communication tool powered by artificial intelligence, designed to provide you with immediate, reliable support at your fingertips.

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#### Unsubscribe

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From: FirstService Residential < Communications@mc.fsresidential.com>

To: kwine@optonline.net
Date: Oct 24, 2025, 11:49:48 AM

Subject: Notice: Annual Election Meeting Rescheduled - Wednesday, November 5th, 2025 at

7:00PM



Society Hill at Piscataway Condo 550 Chesterfield Dr, Piscataway , NJ  $\,$  0884  $\,$  800-870-0010

October 24, 2025 This is a mass communication email being sent to all residents.

Dear Kevin Wine,

We would like to inform you that the next Annual Election Meeting has been scheduled for Wednesday, November 5th, 2025m at 7:00 PM

As outlined in the Association's Bylaws, the quorum requirement has been reduced to 33%, and the meeting must be held no later than 15 days from the date of the previous meeting.

For those who were unable to attend the recent meeting via Zoom, please make note of this updated date. Your participation is essential to ensure that the Association can successfully conduct its annual election and continue community business without delay.

We strongly encourage all homeowners to attend, either in person or via **Zoom**, to help us ensure your voice is represented in the decision-making process.

Meeting access details (including the Zoom link, time, and agenda) will be shared closer to the meeting date.

Thank you for your continued support and engagement in our community. We look forward to seeing everyone on **November 5th, 2025!** 

### Sincerely,



### Sonia Danquah

Community Manager

Email: sonia.danquah@fsresidential.com

Phone: 732-463-3434

24/7 Customer Care Center: 800.870.0010

HODA, FirstService Residential's Homeowner Digital Assistant is now available. Simply text "Hey HODA" to 1-866-377-0779 followed by your question. HODA is a 24/7 communication tool powered by artificial intelligence, designed to provide you with immediate, reliable support at your fingertips.

This message is being sent in regards to your property at 345 Lancaster Ct.

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You are currently subscribed as kwine@optonline.net. Please click here to <u>Unsubscribe</u> if you no longer wish to receive email notifications, or click here to <u>manage your communication preferences</u>.

From: FirstService Residential < Communications@mc.fsresidential.com>

To: kwine@optonline.net
Date: Nov 3, 2025, 10:43:14 AM

Subject: Reminder: Annual Election Meeting - Wednesday, November 5, 2025 at 7:00 PM



Society Hill at Piscataway Condo 550 Chesterfield Dr, Piscataway , NJ 0884 800-870-0010

November 3, 2025 This is a mass communication email being sent to all residents.

Dear Kevin Wine,

This is a friendly reminder that the **Annual Election Meeting** for the **Society Hill at Piscataway Condominium Association** will be held on **Wednesday**, **November 5**, 2025, at 7:00 PM.

The meeting will be conducted in a **hybrid format**, giving all homeowners the flexibility to attend **either in person at the Clubhouse** or **virtually via Zoom**.

### Please see the meeting details below:

**Date:** Wednesday, November 5, 2025

(1) **Time:** 7:00 PM

PLocation: Clubhouse - 550 Chesterfield Drive

Zoom Link: <a href="https://us06web.zoom.us/j/83712815464?pwd=m9j0aIk7et4TGUlbuhL3oC0iTiA1oJ.1">https://us06web.zoom.us/j/83712815464?pwd=m9j0aIk7et4TGUlbuhL3oC0iTiA1oJ.1</a>
<a href="https://us06web.zoom.us/j/83712815464?pwd=m9j0aIk7et4TGUlbuhL3oC0iTiA1oJ.1">https://us06web.zoom.us/j/83712815464?pwd=m9j0aIk7et4TGUlbuhL3oC0iTiA1oJ.1</a>
<a href="https://us06web.zoom.us/j/83712815464?pwd=m9j0aIk7et4TGUlbuhL3oC0iTiA1oJ.1">https://us06web.zoom.us/j/83712815464?pwd=m9j0aIk7et4TGUlbuhL3oC0iTiA1oJ.1</a>
<a href="https://us06web.zoom.us/j/83712815464?pwd=m9j0aIk7et4TGUlbuhL3oC0iTiA1oJ.1">https://us06web.zoom.us/j/83712815464?pwd=m9j0aIk7et4TGUlbuhL3oC0iTiA1oJ.1</a>
<a href="https://us06web.zoom.us/j/83712815464?pwd=m9j0aIk7et4TGUlbuhL3oC0iTiA1oJ.1">https://us06web.zoom.us/j/83712815464?pwd=m9j0aIk7et4TGUlbuhL3oC0iTiA1oJ.1</a>
<a href="https://us06web.zoom.us/j/83712815464?pwd=m9j0aIk7et4TGUlbuhL3oC0iTiA1oJ.1">https://us06web.zoom.us/j/83712815464?pwd=m9j0aIk7et4TGUlbuhL3oC0iTiA1oJ.1</a>

961135

During this meeting, the community will conduct its **annual election of Trustees**, review **officer reports**, and address any **old or new business** brought before the membership.

Your participation is vital in helping the Association meet quorum and ensuring a successful election. We encourage all homeowners to attend and

take part in this important community event.

Thank you for your continued involvement and commitment to keeping Society Hill at Piscataway a great place to live.

### Sincerely,



### RESIDENTIAL Sonia Danguah

Community Manager

Email: sonia.danquah@fsresidential.com

Phone: 732-463-3434

24/7 Customer Care Center: 800.870.0010

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### Unsubscribe

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### EXHIBIT X

### **SOCIETY HILL AT PISCATAWAY- Tally Sheet 2025**

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	THIN!	John Fakla THITHIN THE HALL	42)
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	Name Printed: Ann Rutsky Name Signed: 11 / 2025		

FirstService Residential < Communications@mc.fsresidential.com> From:

To: kwine@optonline.net Date: Nov 6, 2025, 2:01:17 PM Subject: Introduction of Your Newly Elected Board of Trustees



550 Chesterfield Dr, Piscataway , NJ 0884 Society Hill at Piscataway Condo 800-870-0010

November 6, 2025

This is a mass communication email being sent to all residents.

Dear Kevin Wine,

We are pleased to announce the results of yesterday's Annual Election and Board Reorganization Meeting. Thank you to all homeowners who took the time to participate, your engagement is essential to the continued growth and success of our community.

Based on the vote counts, the following Board terms have been established:

- Mohiuddin Syed 3-Year Term
- Mark Kelsey 3-Year Term
- Vincent Marchitto 2-Year Term

We would also like to acknowledge and extend our appreciation to the outgoing Board Officers for their dedication and service. Attached you will find the Officers' Report that was presented during last night's meeting, summarizing the community-wide improvements, projects, and progress completed during their tenure.

# Your 2025 Board of Trustees

We are proud to introduce the newly organized Board who will be serving as your fiduciaries and representatives;

Name	Matthew Phillips
Role	President

Vice President Mohiuddin Syed

Mark Kelsey Mona Wan Treasurer Secretary

Anthony Blanco Kevin Wine Trustee Trustee

Vincent Marchitto Trustee

Each member of this Board has volunteered their time to represent the best interests of the community, oversee Association business, and ensure accountability, transparency, and responsible financial and property stewardship on behalf of all homeowners.

We encourage all residents to remain engaged, attend meetings, participate in committees, and communicate respectfully and constructively. Community progress is always strongest when we move forward together. Thank you again to those who participated in the election and to all who continue to support the community's ongoing growth and improvement.

Sincerely,



11/7/25, 11:00 PM

FirstService

Sonia Danquah

Community Manager

Email: sonia.danquah@fsresidential.com

Phone: 732-463-3434

24/7 Customer Care Center: 800.870.0010

HODA, FirstService Residential's Homeowner Digital Assistant is now available. Simply text "Hey HODA" to 1-866-377-0779 followed by your question. HODA is a 24/7 communication tool powered by artificial intelligence, designed to provide you with immediate, reliable support at your fingertips.

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### View Attachment(s)

If the above link is not clickable please copy and paste the link below into your browser's address windows

https://portal.connectresident.com/masscommattachments? data=CD38C%2FECTURKWdQtsvOK%2Bs3Yj8kxzgl%2F%2BfScisriAWLwy1k1f8SQhuxxK1gDHpv%2FJb4MAEDj2b4hb9q6RyZcovrH8WayEteV82tbr8T3EmfzouLLsU%2BHrb14l3tKC%2FEBod1f01RGkXECgZGEetAjjX%2FPY0%3D

### Unsubscribe

You are currently subscribed as kwine@optonline.net. Please click here to <u>Unsubscribe</u> if you no longer wish to receive email notifications, or click here to <u>manage your communication preferences.</u>

Nov 5, 2025

First Service Residential 550 Chesterfield Drive Piscataway, NJ 08854 United States

To Whom It May Concern:

The following election results are certified by Simply Voting to have been securely processed and accurately tabulated by our independently managed service.

Respectfully yours,

Brian Lack President

Simply Voting Inc.

### **Results - Annual Election Meeting**

**Start:** 2025-08-26 09:00:00 America/New\_York **End:** 2025-11-05 18:00:00 America/New\_York

Turnout: 121 (71.2%) of 170 electors voted in this ballot.

### **OFFICIAL ABSENTEE BALLOT**

Option	Votes
Mark Kelsey	68 (19.3%)
Mohiuddin Syed	66 (18.8%)
Yogesh Patel	64 (18.2%)
Vincent Marchitto	55 (15.6%)
John Fakla	49 (13.9%)
Zahid Khan	42 (11.9%)
Kalindee Desai	7 (2.0%)
Write-in	1 (0.3%)
VOTER SUMMARY	
Total Voters	121
Abstain	0 (0.0%)
WRITE-INS	
Option	Votes
Kevin Wine	1 (0.3%)

Certified Results

Election ID: 265978

To validate the authenticity of this report please contact Simply Voting at info@simplyvoting.com.

5

### Electronic Sub-Total

Kalindee Desai - 7 John Fakla - 49 Mark Kelsey - 68 Zahid Khan - 42 Vincent Marchitto - 55 Yogesh Patel - 64 Mohiuddin Syed - 66

### Paper Ballot Sub-Total

Kalindee Desai - 10 John Fakla - 42 Mark Kelsey - 42 Zahid Khan - 36 Vincent Marchitto - 48 Yogesh Patel - 38 Mohiuddin Syed - 42

### Final Total

Kalindee Desai - 17 John Fakla - 91 Mark Kelsey - 110 (1st Place - 3-year term) Zahid Khan - 78 Vincent Marchitto - 103 (3rd Place - 2-year term) Yogesh Patel - 102 Mohiuddin Syed - 108 (2nd Place - 3-year term)



### EXHIBIT Y

From: ritesh betala <riteshbetala@outlook.com> To: Kevin Wine <kwine@optonline.net>

Oct 23, 2024, 9:56:56 PM Date: Subject: Fw: 2024 Election Results

Kevin - Hi! Hope all is well. Is this a favorable result for self governance?

#### Ritesh

From: donotreply@tc-mgt.com <donotreply@tc-mgt.com>

Sent: Wednesday, October 23, 2024 11:04:41 AM To: Ritesh Betala <RITESHBETALA@outlook.com>

Subject: 2024 Election Results

Society Hill At Piscataway Condominium Association, Inc.

### 2024 Society Hill at Piscataway Election Results

Good Morning Residents,

The Society Hill at Piscataway Annual Election Meeting was held on October 22, 2024, quorum was met. Thank you to all the candidates who ran for a position on the Board, and all who voted and participated in this year's election.

### Congratulations to the three winners!

### **Election results:**

Zahid Khan - 109 votes Yuging (Mona) Wan - 109 votes Matthew Phillips – 108 votes Fatma Ahsan - 103 votes Patricia Mincarelli - 99 votes John Fakla - 91 votes

### **Reorganization of officers:**

Mohiuddin Syed - President Kevin Wine - Vice President George Tsacnaris - Treasurer Yuging (Mona) Wan - Secretary Anthony Blanco - Trustee Matthew Phillips - Trustee Zahid Khan - Trustee

To unsubscribe, click here

Powered by CINC Community Association Management Software

# EXHIBIT Z

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

### 2023 ANNUAL ELECTION BALLOT

Vote for any combination of candidates and write-ins, up to a total of three (3). A vote for more than three (3) will invalidate this ballot. You may vote for fewer than three (3). The three candidates with the most votes will win seats. For your ballot to be counted be sure to check box number 1 on your proxy.

Fold this ballot, place it in the **yellow** envelope, seal it, and place that sealed **yellow** envelope and the signed proxy form in the **grey**, postage-paid, pre-addressed envelope and return it in the US Mail, or drop it in the **blue election mailbox** at the clubhouse.

- FARHAD AHMAD
- ANTHONY BLANCO
- ZAHID KHAN?
- JOTIN KEHAIR
- PATRICIA MINCARELLI
- CHARLENE SALES
- SHAFEEK SHAIK
- MARY THOMAS
- KEVIN WINE

Write In:	
Write In:	
Write In:	

### EXHIBIT AA

From: vze2kph4@verizon.net <vze2kph4@verizon.net>

**To:** Mohiuddin Syed <msyed.shp@gmail.com>, Nalaka Dias <nalaka.shp@gmail.com>, Anthony Blanco <ablanco34@gmail.com>, Farhad Ahmed <farhad1483@gmail.com>, kwine@optonline.net <kwine@optonline.net>

**Date:** Apr 18, 2024 11:02:58 PM

Subject: Re: Trustee Not in Good Standing (again); Your Response is Appropriate

Attachments: Unit History.xlsx

I dropped Susan off - at this point.

My intent was to not engage legal. Not yet. Just raise for the Board to understand and review. But, I do have IN WRITING Susan's response over a year ago when I first asked about this.

Any Trustee can request a full account history.

For recent months the Financial report that is posted on the secure site for all Members does include

transaction details. And you (or anyone) can get past months upon request.

I created tonight a view if it helps. It is somewhat dense, only because of all the activity on this Account.

Unfortunately, there are some months in 2023 during which Management refused to provide to the Treasurer

or anyone on the Board the detailed account transactions. It's true.

So for those months I only have the starting and ending balance. [Now we could go back and fill in the missing details, if needed]

The layman's summary is:

- Owner did not pay the SA.
- At the *very end* of November 2022 in a handwritten note dated 11/28 a payment plan request was made to run

from Jan 2023 to Dec 2023 for \$100/extra each month. That Request was directed to "Taylor Management". {I am not kidding!}

[Remember that Board and the former President terminated on 12/1; so IF that request was approved by that

Board it was literally on the last day of its term. I was never clear if a majority of that Board actually did approve it.

Possibly Possibly Not.]

- Owner was taken off auto-payment starting December 2022 because that did not respond to the letter from Management.
- Owner totally missed a couple months of Payments. Excuses made.
- Owner Not in Good Standing. For at least 3 months.
- Late Fees were posted (but removed at some future date; unclear to me WHY)
- Owner wrote their own Unit# wrong on 2 checks. Somehow Linda got in the middle of that
- Payments toward Plan were made: They started late but were made.
- Starting mid-2023 the Payments are late each month.
- Most months Late Fees are not put on the Account; But if they were they wind up being taken off.
- By the end of 2023 the Payment Plan was to be over.
- Into 2024 the January payment is late; but no Late Fee
- February is late also; but we did get a Late Fee
- March actually paid right on time
- Feb and March have Dryer Vent Fines because since 2022 the Owner never provided ANY feedback on their

compliance with the community requirement.

- But, then on March 12 they are taken off. With the justification I pasted in the first email.
- April, payment was not made by the final deadline

In a weird way the balances look better on paper than they should be because

- a) many (too many?) of the Late Fees posted in the past were just removed
- b) not enough Late Fees were posted that should have been

Blinders On; forget this is a Trustee for a moment. Something(s) are not right here.

An owner that is Not in Good Standing [eventually] goes to Collections. Same for a Trustee but before that threshold they are disqualifying from serving as a Trustee.

George

On Thursday, April 18, 2024 at 02:46:49 PM EDT, <kwine@optonline.net> wrote:

Could we get a copy of the account history?? I am very uncomfortable with this without seeing that first.. There are 3 trustees which are jumping into the middle of this so we have not seen any of the history at this point. We will probably have to make a decision, which needs to be based on what a "reasonable fact-finder would do", and asking for the account history of the unit in question would seem to qualify as reasonable fact-finding.

Kevin

----- Original Message ------From: msyed.shp@gmail.com

To: kwine@optonline.net; vze2kph4@verizon.net; nalaka.shp@gmail.com; ablanco34@gmail.com;

farhad1483@gmail.com; sjr@radomandwetter.com

Sent: Thursday, April 18th 2024, 08:52 AM

Subject: Re: Trustee Not in Good Standing (again); Your Response is Appropriate

Adding Farhad and Susan:

Board, we understand the definition of good standing but there is no clear procedures on giving notice/format of those notices and removal of a trustee per my understanding.

<u>Just to make things clear</u>: we offered the candidate who was removed from the ballot last year a grace period after we gave them a notice with a remediation time frame to pay his balance to be eligible to run for the Election--which he did not comply. Dryer vent issue is not applicable to BOT in question as he signed a page with his statement saying it is a ventless system: so we cannot really argue on this or about the associated fines.

I'm all in support of doing what is Right and to be transparent to all homeowners on all matters of the Association.

Main Issue: we need more information, so legal can give us guidelines on notification, format of the notice, what factors to consider: is it intentional denial of assessment/fine/HOA dues or is it a mistake at our accounting system, what is the cutoff date to review the accounts: as we get monthly activity reports and NOT everyone has the time and luxury to scan the accounts frequently. Regardless without a process established, it gets convuleted and at times bias tends to take precedence. So we really want to solve these issues then we need to discuss amongst ourselves and come with a process and have legal approve it.

Susan, could you please guide us on this per state regulations to formulate procedures for board of trustees removal for NOT being in good standing. Thanks

Regards, Mohiuddin Syed

President Society Hill at Piscataway

On Wed, Apr 17, 2024, 22:34 < kwine@optonline.net > wrote:

### Board,

Interesting... I assume this is Preventing a candidate from running for delinquency reasons, while at the same time allowing a delinquent trustee to remain on the board is not a good look. It seems to me one could use this in a legal argument to either get the delinquent trustee removed, on the delinquent candidate reinstated. Which would the board prefer?

I don't have his account history in front of me so I would like to see that before making any specific comment. I will say that the PREDFDA defines "good standing" as follows:

- "(c)An association member shall be considered to be in good standing with respect to eligibility to vote in executive board elections, vote to amend bylaws, and nominate or be a candidate for a position on the executive board when the association member:
- 1.Is current in the payment of common expenses, late fees, interest on unpaid assessments, legal fees, or other charges lawfully assessed; 2.Is in compliance with a judgement for common expenses, late fees, interest on unpaid assessments, legal fees, or other charges lawfully assessed:
- 3.Is in full compliance with a settlement agreement with respect to the payments of assessments, legal fees, or other charges lawfully assessed; or
- 4. 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."

The language seems pretty clear "...Is current in the payment of common expenses, ...". The PREDFDA does not go into detail on what the procedure should be for removing the trustee, but in other circumstances there is usually some notification and appeal process, so I assume the same should be afforded here, and it sounds like it already has.

I'm sure if I was delinquent, someone would be making a public announcement about it, and immediately remove me from the board.

It looks like Farhad is missing on the distro list? Not sure if that was intentional or oversight..

On the dryer vents, at some point the board will have to deal with people with ventless dryers, no dryer, or an unoccupied unit. It might only be a few owners, but it makes little sense to mandate inspection/cleaning in those cases. I am still going back and forth with Susan on this issue - I don't know if the board has been copied?

btw, I haven't been using my optonline mailbox for a few years now, and it has been nearly full that entire time. I just cleaned out a little space, but for anything large you will probably have to use my mailbox until I sort out my optonline issues.

### Kevin

----- Original Message -----From: vze2kph4@verizon.net

To: msyed.shp@gmail.com; nalaka.shp@gmail.com; kwine@optonline.net;

ablanco34@gmail.com

Sent: Wednesday, April 17th 2024, 09:30 PM

Subject: Trustee Not in Good Standing (again); Your Response is Appropriate

#### SHP Trustees -

It has come to my attention – because I pay attention and try to watch ALL facets of our finances – that one of the Trustees has missed providing their April monthly fee payment by the final due date of the 15<sup>th</sup> of each month.

Adding more context as the Board membership has just changed.

Serving on the Board as a Trustee is a **privilege** and has some **responsibilities**.

A main one is to remain in Good Standing at all times. You have to be in Good Standing to run for the Board and you have to remain in Good Standing to serve on the Board.

The general matter of a delinquent Trustee has come up before. In the well past period there was a (former) Trustee who was delinquent for an extended period of time (years; not exaggerating). Eventually that Trustee was forced to decide whether to continue serving or remain delinquent. The cloak of protection was removed.

In more recent times the same situation has occurred with a still current Trustee. The Trustee was advised *multiple times* of the requirement to remain in Good Standing. On several occasions they technically fell out of Good Standing. This Trustee tends to yell a lot as a defensive mechanism when facts are presented to him. There is *always* an excuse made and it is *never* the Trustees fault.

Our attorney confirmed in early 2023 that a Trustee can be removed if they fall out of Good Standing.

Almost every month since last summer monthly fee payments have been paid late, past the final deadline. The accounting system imposes a late fee – it is just software so it does not know any better! BUT the late fees have been removed every month as a favor to the Trustee. This is NOT the result that would be provided to any other Member. Favoritism? Call it what you want.

[I was advised this week that the late fees won't be waived any longer. Let's see.]

Clearly this is an uncomfortable situation and when I raised it before, while Trustees agree with me in private conversation, it is hard to take time to deal with this head-on and resolve it once and for all.

So I'm raising this again – because the Trustee's actions call for it to be addressed.

I'd rather they just pay on-time every month like the rest of us do.

#### Proposed Next Steps

- 1. Send a notice to the Trustee informing him that his April fee was not posted by the final due date. No excuses and the late fee won't be waived. [The Trustee does not read email so I guess this needs to be delivered to him in some other manner; one of his standard excuses about anything is "I never got XXXX"]
- 2. This has to be the last strike. If payment is not received for April OR any future payment is late the Trustee is out of Good Standing and will be removed from the Board. You are out by the sixth strike. No reason to repeat this every month.

No Trustee can dictate anything so like everything else it will have to be a group decision.

I've said my piece so your responses or lack will determine the outcome. BUT you now know the situation.

#### George Tsacnaris

This Trustee also recently had their Dryer Vent cleaning fines removed. A whole other story but he never spoke up in 2022 when the first notices went out, said nothing during all of 2023, made no comment when the Board discussed the compliance fines during multiple meetings, said nothing in early 2024. But then 2 months after the fines started - NOW - the story he provides is

"Stacey had Matthew remove the dryer vent fines because his dryer vents into a water source directly into his home" and with that direction the fines were gone.

Notes  Was current at this time EXCEPT DID NOT PAY THE SPECIA  2 notes on the account: First says Payment Proposal Pend  GT: Found out after the fact that the Tong board (or some	NO Payment at all was made during this Month Note on account saying Payment Plan was approved for \$ Account was NOT IN GOOD STANDING	NO Payment at all was made during this Month; Neither F Account was NOT IN GOOD STANDING	Recall that the excuse was "I did not know we were taker January payment  This payment covered ONE of the previous missed month	Owner wrote the wrong Unit#/Account# on their 2 Check Account was NOT IN GOOD STANDING (There are \$40 of \( \) ***T&C would not provide the Board or Treasurer the de-	ASSUME Monthly was paid at some point during the Mon ASSUME other large payment was made at some point du AND Possibly some Adjustments ???	***T&C would not provide the Board or Treasurer the de- Most likely the balance went down by \$80 due to the \$1C ***T&C would not provide the Board or Treasurer the de- T&C would not provide the Board or Treasurer the detaile Most likely the balance went down by \$80 due to the \$1C T&C would not provide the Board or Treasurer the detaile
<b>Balance</b> \$1,200 \$1,410	\$1,430	\$1,640 \$1,660 \$1,660 \$1,870	\$1,660 \$1,560 \$1,350 \$1,140	\$1,040 \$1,275	\$1,040 \$565 \$565 \$800	\$485 \$720 \$405 \$640 \$660
<b>Description</b> Starting Balance Monthly	Late Fee Balance at start of Month	Montnly Late Fee Balance at start of Month Monthly	Payment Payment - Spec Assmt Payment Plan (1) Payment	<del>_</del>		Payment(s) Balance at start of Month Monthly Payment(s) Balance at start of Month Monthly Balance as shown on interim Deliquency Report
<b>Amount</b> 210.00	20.00	20.00	-210.00 -100.00 -210.00	-100.00	(235.00) (475.00)	235.00
Date 11/30/2022 12/1/2022 12/7/2022 12/7/2022	12/20/2022 12/21/2022 1/1/2023	1/19/2023 1/19/2023 2/1/2023 2/1/2023	2/3/2023 2/3/2023 2/6/2023 2/16/2023	2/16/2023 3/1/2023 3/1/2023 Unknown	Unknown Unknown 4/1/2023 4/1/2023	Unknown 5/1/2023 5/1/2023 Unknown 6/1/2023 6/1/2023 6/1/2023

The +\$255 would be the Monthly Fee not paid plus the \$2 Account was NOT IN GOOD STANDING (There are \$60 of June Aged Report shows ending Balance of \$445, BUT Act CANNOT EXPLAIN THE \$40 discrepancy except to ASSUN		NO LATE FEE POSTED; was posted on 7/17 for other Acco					WHY and WHICH MONTHS ??? August? And ??? OR was t					NO LATE FEE POSTED; was posted on 9/20 for other Acco				Yes, Posted!!!	But then Removed on same day of posting????					More Removals????	Yet More Removals ????	NO LATE FEE POSTED; was posted 11/20 for other Accour			NO LATE FEE POSTED; was posted on 12/19 for other Acc	
^																												
\$405	\$640 \$405	\$305	\$305	\$540 \$560	\$325	\$225	\$185	\$145	\$185	\$185	\$420	\$185	\$85	\$85	\$320	\$340	\$320	\$85	-\$15	-\$15	\$220	\$200	\$180	-\$55	-\$55	\$180	-\$55	-\$55
Balance at start of Month	235.00 Monthly (235.00) Payment	(100.00) Payment - Spec Assmt Payment Plan (3)		23.00 Monthly 20.00 late Eee	(235.00) Payment	(100.00) Payment - Spec Assmt Payment Plan (4)	(40.00) Removal of Late Fees	(40.00) Removal of Late Fees	40.00 Correct the duplicate(?) Removal	Balance at start of Month	235.00 Monthly	(235.00) Payment	(100.00) Payment - Spec Assmt Payment Plan (5)	Balance at start of Month	235.00 Monthly	20.00 Late Fee	(20.00) Removal of Late Fees	(235.00) Payment	(100.00) Payment - Spec Assmt Payment Plan (6)	Balance at start of Month	235.00 Monthly	(20.00) Removal of Late Fees	(20.00) Removal of Late Fees	(235.00) Payment	Balance at start of Month	235.00 Monthly	(235.00) Payment	Balance at start of Month
6/19/2023 7/1/2023 7/1/2023	7/1/2023 7/18/2023	7/18/2023	8/1/2023	0/11/2023	8/24/2023	8/24/2023	8/29/2023	8/29/2023	8/29/2023	9/1/2023	9/1/2023	9/26/2023	9/26/2023	10/1/2023	10/1/2023	10/18/2023	10/18/2023	10/24/2023	10/24/2023	11/1/2023	11/1/2023	11/13/2023	11/21/2023	11/27/2023	12/1/2023	12/1/2023	12/21/2023	1/1/2024

	NO LATE FEE POSTED; was posted on 1/23 for other Acco				Yeah					пдн	On Time for once			No Payment received - ACCOUNT NOT IN GOOD STANDIN
\$180	-\$55	-\$55	\$180	\$205	\$225	-\$10	-\$10	\$225	\$250	\$200	-\$35	-\$35	\$200	\$200
235.00 Monthly	(235.00) Payment	Balance at start of Month	235.00 Monthly	25.00 Dryer Vent Fine	20.00 Late Fee	(235.00) Payment	Balance at start of Month	235.00 Monthly	25.00 Dryer Vent Fine	(50.00) Removal of Dryer Vent Fine	(235.00) Payment	Balance at start of Month	235.00 Monthly	
1/1/2024	1/23/2024	2/1/2024	2/1/2024	2/1/2024	2/19/2024	2/20/2024	3/1/2024	3/1/2024	3/1/2024	3/12/2024	3/14/2024	4/1/2024	4/1/2024	4/16/2024

### EXHIBIT AB

Search - BrowserView

# Middlesex County Clerk's Office

Official Records Public Search Nancy J. Pinkin, County Clerk

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Print Results

Records with Status Other than V or B = Not Verified Record Records with Flag: R = Replaced Record, C = Correction Record

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Retrieved records 1 through 14 of 14 (14 total) records

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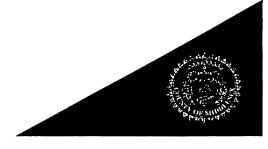


Elaine M. Flynn Middlesex County Clerk Recording Data Cover Page Pursuant to N.J.S.A. 46:26A-5

INSTR # 2019043407

0 BK 17519 PG 712 Pgs 712 - 716; (5 pgs)
RECORDED 06/10/2019 09:34:08 AM
ELAINE M. FLYNN, COUNTY CLERK RR
MIDDLESEX COUNTY, NEW JERSEY
RECORDING FEES: \$75.00

Official Use Only								
Date of Document	Type of Document							
April 10, 2019	Amendment to the By÷Laws							
First Party Name	Second Party Name							
Society Hill at Piscataway Condominium Association, Inc.								
Additional First Parties	Additional Second Parties							
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THE FOLLOWING SECTION IS	REQUIRED FOR DEEDS ONLY.							
Block	Lot							
Municipality	Consideration							
Mailing Address of Grantee								
THE FOLLOWING SECTION IS FOR ORIGINAL MORTGAGE E	BOOKING & PAGING INFORMATION FOR ASSIGNMENTS,							
RELEASES, DISCHARGES & OTHER ORIG	NAL MORTGAGE AGREEMENTS ONLY.							
Original Book 3468	Orlginal Page 744							
MIDDLESEX COUNTY, NEW J	ERSEY RECORDING DATA PAGE.							
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contains important recording information and is part of the permanent record.								



# SOCIETY HILL AT PISCATAWAY CONDOMINIUM ASSOCIATION AMENDMENT TO THE BYLAWS

This amendment is made this 10<sup>rd</sup> day of April, 2019 to be effective on the date of the recording of this document as noted by the Middlesex County Clerk to the Bylaws of Society Hill at Piscataway Condominium Association, Inc. having its offices at 550 Chesterfield Drive, Piscataway, New Jersey 08854.

The Association adds the following amendment to its bylaws which were recorded as an exhibit of the Master Deed which is dated October 11, 1985 and was recorded in the Middlesex County Clerk's Office on October 15, 1985 in Deed Book 3468 beginning at page 744 et seq.

Prepared By

Susan J. Radom, Esq.

**RECORD AND RETURN TO:** 

Radom & Wetter 245 Route 22, Suite 201 Bridgewater, New Jersey 08807 (908) 707-1500

- 1. 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
- 2. 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
- 3. 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
- 4. The Board of Trustees determined that it was reasonable and necessary to encourage and present language for an amendment to section 4.13 of the bylaws which limits the amount that the board may impose upon acquisition of title to a unit as a nonrefundable contribution to the capital of the Association not to exceed \$250.00. In the judgment of the Board, the limit should be raised to an amount not to exceed nine (9) months of the then current annual maintenance fee for the unit at the time of acquisition, and;
- 5. Paragraph 11.00 of the bylaws as written provides that the bylaws may be amended by the affirmative vote of 75 percent of the total number of votes of Members in the Association. However, the Planned Real Estate Development Full Disclosure Act provides that any bylaws that require greater than a 2/3rds majority of unit owners to amend the bylaws is changed by operation of law to require no more than the affirmative vote of a simple majority of the members entitled to vote (and does not require the affirmative vote of 75% of the membership). Further, pursuant to the Planned Real Estate Development Full Disclosure Act, the bylaws may also be amended by Board action so long as more than 10% of the membership in good standing does not object to the adoption of the amendment. The amendment will be operative upon a recording date affixed by the Middlesex County Clerk's office; and
- 6. The proposed amendment was presented to the list of every member of the Association for consideration by mailing on March 3, 2019. As of April 3, 2019, a total of 50 ballots were cast by unit owners. Only 12 votes were received against the proposed amendment. The association consists of 545 units of which 448 were in good standing and entitled to vote.
- 7. Since not more than 10% of the membership rejected the amendment within 30 days and since the overwhelming majority of votes cast in 30 days was in favor of the amendment, pursuant to N.J.S.A.45:22A-46, the Board of Trustees at a duly called open meeting held April 10, 2019 voted unanimously to adopt the amendment and to authorize the President to execute any and all documentation necessary to effectuate the amendment.

**NOW THEREFORE BE IT RESOLVED**, this 10th<sup>rd</sup> day of April , 2019, as follows:

A. Since less than 10% of the membership voted to reject the amendment within 30 days of its proposal to the membership and since the overwhelming majority of votes cast within 30 days was in favor of the amendment, pursuant to N.J.S.A.45:22A-46, the Board of Trustees at a duly called open meeting held April 10, 2019 voted unanimously to adopt the amendment and to authorize the President and Secretary to execute any and all documentation necessary to effectuate the amendment, the following amendments are hereby adopted to the bylaws of the Association [Strikeout indicates text deleted by the amendment. Bold, Underlined text indicates text added.]:

Paragraph 4.13 of the bylaws is amended as follows:

4.13 Contribution to Capital. The Board may impose upon each Unit Owner, upon acquisition of title to his unit, to be collected by Sponsor or the Association, if a sale of a Unit from a person other than Sponsor, a nonrefundable contribution to the capital of the Association in an amount to be determined by the Board, but not to exceed \$250. Not to exceed nine (9) months of the then current annual maintenance fee for the Unit at the time of acquisition. If imposed, p Payment of such fee shall be a condition precedent to membership in the Association. Any unpaid contribution to capital shall be deemed a lien on the Unit in the same manner as any unpaid Common Expenses attributable to such Unit.

Additionally, paragraph 11.00 of the bylaws is amended by operation of law to read as follows:

11.00 Amendments to Bylaws. These By Laws and the form of administration set forth herein may be amended from time to time by the affirmative vote of 75 percent (75%) a majority of the total number of votes of Members in the Association entitled to vote, within the limitations prescribed by law. No such modification shall be operative until it is embodied in a recorded instrument which shall be recorded in the Office of the Clerk of Middlesex County.

**B.** Except as expressly set forth in this Amendment (and as previously properly amended), the bylaws will not be otherwise deemed modified.

C. These Amendments to the bylaws will be effective immediately upon recording as set forth in paragraph 11.00 of the bylaws.

ATTEST:

SOCIETY HILL AT PISCATAWAY CONDOMINIUM ASSOCIATION, INC.

, President

TONG ZHOU

	STATE OF NEW JERSEY ) ) ss. COUNTY OF MIDDLESEX )
	I certify that on May 09, 2019, 2019, Mary Knapp Thomas, trustee, personally came before me and acknowledged under oath, to my satisfaction, that:  (a) this person is an officer and trustee of the Society Hill at Piscataway Condominium Association;  (b) this person is the attesting witness to the signing of this document by the proper corporate officer who is, President of the corporation;
	(c) this document was signed and delivered by the corporation as its voluntary act duly authorized by a proper resolution of its Board of Trustees; and (d) this person signed this proof to attest to the truth of these facts.
	Sworn to and subscribed before me this <u>Oath</u> day of <u>May</u> , 2019
	Tiremy Jennings, Notary Public of New Jersey
	My commission expires on: 03/19/12020
Œ	
f	JEREMY JENNINGS Notary Public State of New Jersey My Commission Expires Mar 19, 2020



MIDDLESEX COUNTY CLERK NJ PO BOX 1110 NEW BRUNSWICK NJ 08903 INSTR # 2023055418
O BK 19302 PG 263
RECORDED 09/19/2023 11:56:55 AM
NANCY J. PINKIN, COUNTY CLERK
MIDDLESEX COUNTY, NEW JERSEY
RECORDING FEES \$65.00

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	Transaction Id	6835356 8336407	
Submission Date(m.	m/dd/yyyy)	09/19/2023	Return Address (for recorded documents)
No. of Pages (exclud	ling Summary Sheet)	4	RADOM & WETTER, ATTORNEYS AT LAW
Recording Fee (exc.	luding transfer tax)	\$65.00	245 ROUTE 22 WEST
			BRIDGEWATER, NJ 08807
Realty Transfer Tax	4	\$0.00	
Total Amount		\$65.00	
Document Type	MISCELLANEOUS DEED		
Municipal Codes	•		
PISCATAWAY		PTY	
Batch Type L2 - L1	EVEL 2 (WITH IMAGES)		
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	Туре	MISCELLANEOUS	MISCELLANEOUS DEED						
	Consideration								
	Submitted By	RADOM & WETTER, ATTORNEYS AT LAW (CSC/INGEO SYSTEMS INC							
	Document Date	09/08/2023							
	Reference Info								
	Book ID	Book	Beginnin	g Page	Instrument No.	Recorded/File Dat	te		
MISCELLANEOUS DEED	GRANTOR		Name		Address				
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	Parcel Info								
	Property Type	Tax Dist.	Block	Lo	t Qualific	er Municipality	,		
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# SOCIETY HILL AT PISCATAWAY CONDOMINIUM ASSOCIATION, INC. AMENDMENT TO THE BYLAWS

This amendment was adopted at a duly called open meeting of the Board of Trustees held on the 5th day of September 2023 and will become effective on the date of the recording of this document as noted by the Middlesex County Clerk to the Bylaws of Society Hill at Piscataway Condominium Association, Inc. having its offices at 550 Chesterfield Drive, Piscataway, New Jersey 08854.

By this Amendment, the Association adds the following amendments to its bylaws which were recorded as an exhibit of the Master Deed which is dated October 11, 1985 and was recorded in the Middlesex County Clerk's Office on October 15, 1985 in Deed Book 3468 beginning at page 774 et seq.

Prepared By:

usan J. Radom, Es

**RECORD AND RETURN TO:** 

Radom & Wetter 245 Route 22, Suite 201 Bridgewater, New Jersey 08807 (908) 707-1500

- 1. 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
- 2. 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
- 3. 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
- 4. The Board of Trustees determined that it was reasonable and necessary to encourage and present language for an amendment to sections 3.03 and 3.05 of the bylaws which increases the methods of providing notice to members; and to section 5.11(V) of the bylaws to authorize the Board of Trustees to collect in addition to delinquent assessments, the costs and expenses incurred in connection therewith, including, but not limited to, court costs and attorney's fees;
- 5. Paragraph 11.00 of the bylaws as written provides that the bylaws may be amended by the affirmative vote of 75 percent of the total number of votes of Members in the Association. However, the Planned Real Estate Development Full Disclosure Act provides that any bylaws that require greater than a 2/3rds majority of unit owners to amend the bylaws is changed by operation of law to require no more than the affirmative vote of a simple majority of the members entitled to vote (and does not require the affirmative vote of 75% of the membership). Further, pursuant to the Planned Real Estate Development Full Disclosure Act, the bylaws may also be amended by Board action so long as not more than 10% of the membership in good standing casts their objection to the adoption of the amendment within 30 days of the proposal of the amendment. The amendment will be operative upon a recording date affixed by the Middlesex County Clerk's office; and
- 6. The proposed amendments were presented to members of the Association for consideration on July 10<sup>th</sup>, 2023 with ballots to vote in favor or to reject the amendment. The Association consists of 545 units. At the time that the amendment was presented for voting, 101 units were not in good standing, leaving a total of units eligible to vote of 444. Only 37 members cast any response to the proposed amendment, less than 10% of the members in good standing within 30 days of the July 10<sup>th</sup> notice.
- 7. Since not more than 10% of the membership rejected the amendment, pursuant to N.J.S.A.45:22A-46, the Board of Trustees at a duly called open meeting held September 5<sup>th</sup>,

7. Since not more than 10% of the membership rejected the amendment, pursuant to N.J.S.A.45:22A-46, the Board of Trustees at a duly called open meeting held September 5<sup>th</sup>, 2023 voted unanimously to adopt the amendment and to authorize the President to execute any and all documentation necessary to effectuate the amendment.

NOW THEREFORE BE IT RESOLVED, as of the 5th day of September, 2023 as follows:

A. Since less than 10% of the membership voted to reject the amendment within 30 days of its proposal to the membership, pursuant to N.J.S.A.45:22A-46, the Board of Trustees at a duly called open meeting held September 5th, 2023 voted unanimously to adopt the amendment and to authorize the President to execute any and all documentation necessary to effectuate the amendment, the following amendments are hereby adopted to the bylaws of the Association [Strikeout indicates text deleted by the amendment. Bold, Underlined text indicates text added.]:

The Correct address of the Association is 550 Chesterfield Drive, Piscataway, NJ 08854.

The bylaws at paragraph 3.03 and 3.05 would be amended to read as follows:

- 3.03 Notice of Annual Meetings. The Secretary shall cause mail notices of annual meetings to be sent 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.
- 3.05 Notice of Special Meetings. The Secretary shall <u>cause mail</u> notices of such special meetings to be sent to each Member of the Association, in the manner provided for in Section 3.03 of this Article, . . . [the balance would be unchanged.]

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.

**B**. Except as expressly set forth in this Amendment (and as previously properly amended), the bylaws will not be otherwise deemed modified.

ATTEST:	SOCIETY HILL AT PISCATAWAY CONDOMINIUM ASSOCIATION, INC.
Herry Tournary  Jeonge Fsacnaris, Trustee	Lyel win Alin Moluiddin Syed, President
leorge tsacnaris, Trustee	MoMuiddin Syed, President
STATE OF NEW JERSEY )	
COUNTY OF MIDDLESEX )	) ss.
I certify that on September 8	m , 2023, George Tsacnaris
trustee, personally came before me and  (a) this person is an officer Condominium Association;  (b) this person is the attesti corporate officer who is Mohuiddin Sy  (c) this document was sign duly authorized by a proper resolution	ed and delivered by the corporation as its voluntary act
trustee, personally came before me and  (a) this person is an officer  Condominium Association;  (b) this person is the attesti  corporate officer who is Mohuiddin Sy  (c) this document was sign  duly authorized by a proper resolution  (d) this person signed this p	d acknowledged under oath, to my satisfaction, that: r and trustee of the Society Hill at Piscataway ing witness to the signing of this document by the proper yed, President of the corporation; led and delivered by the corporation as its voluntary act of its Board of Trustees; and



MIDDLESEX COUNTY CLERK NJ

PO BOX 1110

NEW BRUNSWICK NJ 08903

INSTR # 2024015383
O BK 19421 PG 1283
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MIDDLESEX COUNTY, NEW JERSEY
RECORDING FEES \$65.00

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	Transaction Id	7069817 8634923	
Submission Date(m	ım/dd/yyyy)	03/19/2024	Return Address (for recorded documents)
No. of Pages (exclusion)	ding Summary Sheet)	4	RADOM & WETTER, ATTORNEYS AT LAW
Recording Fee (exc	rluding transfer tax)	\$65.00	245 ROUTE 22 WEST BRIDGEWATER, NJ 08807
Realty Transfer Ta	x	\$0.00	
Total Amount		\$65.00	
Document Type	MISCELLANEOUS DEED		
Municipal Codes			
PISCATAWAY		PTY	
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	Туре	MISCELLANEOUS DEED							
	Consideration								
	Submitted By	RADOM & WETTER, ATTORNEYS AT LAW (CSC/INGEO SYSTEMS INC							
	Document Date	03/11/2024							
	Reference Info								
	Book ID	Book	Beginnin	g Page	Instrument No.	Recorded/File Date			
MISCELLANEOUS DEED	GRANTOR	Name			Address				
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	Parcel Info			!					
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# SOCIETY HILL AT PISCATAWAY CONDOMINIUM ASSOCIATION, INC. AMENDMENT TO THE BYLAWS

By this Amendment, the Association amends its bylaws which were recorded as an exhibit of the Master Deed which is dated October 11, 1985 and was recorded in the Middlesex County Clerk's Office on October 15, 1985 in Deed Book 3468 beginning at page 774 et seq.

Prepared By:

Susan J. Radom, Esq.

#### **RECORD AND RETURN TO:**

Radom & Wetter 245 Route 22, Suite 201 Bridgewater, New Jersey 08807 (908) 707-1500

- 1. 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
- 2. 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
- 3. 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
- 4. The Board of Trustees determined that it was reasonable and necessary to encourage and present language for an amendment to reduce the number of members necessary to achieve quorum in order to hold an election since the level of voting participation within the community has been historically low;
- 5. Paragraph 11.00 of the bylaws as written provides that the bylaws may be amended by the affirmative vote of 75 percent of the total number of votes of Members in the Association. However, the Planned Real Estate Development Full Disclosure Act provides that any bylaws that require greater than a 2/3rds majority of unit owners to amend the bylaws is changed by operation of law to require no more than the affirmative vote of a simple majority of the members entitled to vote (and does not require the affirmative vote of 75% of the membership). Further, pursuant to the Planned Real Estate Development Full Disclosure Act, the bylaws may also be amended by Board action so long as not more than 10% of the membership in good standing casts their objection to the adoption of the amendment within 30 days of the proposal of the amendment.
- 6. This amendment was proposed to the membership by mail sent January 26, 2024 with notice that the proposed amendment would fail if at least 10% of the membership in good standing voted to reject the amendment within 30 days of the mailing. The total number of members in good standing in the community as of February 29, 2924 was 451. Only 12 rejection ballots were received as of that date. As such, pursuant to N.J.S.A. 45:22A-46, the amendment was not rejected and will be operative upon a recording date affixed by the Middlesex County Clerk's office;

**NOW THEREFORE BE IT RESOLVED**, the bylaws shall be amended as follows: [Strikeout indicates text deleted by the amendment. Bold, Underlined text indicates text added.]:

The bylaws at paragraph 3.02 entitled "Annual Meeting" shall be deleted and replaced with the following:

The annual meeting will be held on a date certain in the month of September or at any adjournment date of such meeting if a quorum is not obtained. 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.

The bylaws at paragraph 3.09 entitled "Quorum" shall be amended to read as follows:

- A. For the purpose of electing Members to the Board of Trustees, except as otherwise provided in the By Laws, the presence in person or by proxy or by absentee ballot of Members representing a majority of the total number of votes in good standing in the Association shall constitute a quorum at any annual or special meeting of Members. If any meeting of Members to elect Members to the Board of Trustees cannot be organized because a quorum is not present, the Members present, either in person or by proxy or by absentee ballot, may adjourn the meeting to a time not less than 30 days from the time the original meeting was called. In the event of any such adjourned meeting, no further notice of the adjourned date need be given to any of the Members. On the date of the adjourned meeting, for the purpose of electing Members to the Board of Trustees, the quorum requirement will be reduced such that the presence in person or by proxy or by absentee ballot of Members for that adjourned meeting representing 40% of the total number of votes in good standing in the Association shall constitute a quorum. If on the date of the adjourned meeting Members cannot be organized because a quorum is not present, the Members present, either in person or by proxy or absentee ballot, may adjourn the meeting to a time not less than 15 days from the time the original meeting was called. In the event of any such adjourned meeting, no further notice of the adjourned date need be given to any of the Members. On the next date of the adjourned meeting, for the purpose of electing Members to the Board of Trustees, the quorum requirement will be further reduced such that the presence in person or by proxy or by absentee ballot of Members representing 33% of the total number of votes in good standing in the Association shall constitute a quorum. If the meeting of Members cannot be organized because a quorum is not present, the Members present, either in person or by proxy or absentee ballot, may adjourn the meeting to a time not less than 18 hours from the time the original meeting was called. In the event of any such adjourned meeting, no further notice of the adjourned date need be given to any of the Members and the quorum requirement will not be reduced below 33%.
- B. In all other meetings of the Membership other than the election of Members to the Board of Trustees, except as otherwise provided in the By Laws, the presence in person or by proxy of Members representing a majority of the total number of votes in good standing in the Association shall constitute a quorum at any annual or special meeting of Members. If any meeting of Members cannot be organized because a quorum is not

present, the Members present, either in person or by proxy, may adjourn the meeting to a time not less than 18 hours from the time the original meeting was called. In the event of any such adjourned meeting, no further notice of the adjourned date need be given to any of the Members.

Except as expressly set forth in this Amendment (and as previously properly amended), the bylaws will not be otherwise deemed modified. These Amendments to the bylaws will be effective immediately upon recording as set forth in paragraph 11.00 of the bylaws.

ATTEST: Nalaka Dias	SOCIETY HILL AT PISCATAWAY CONDOMINIUM ASSOCIATION, INC. Mahinddin Syed
Nalaka Dias, Trustee	Mohuiddin Syed, President
STATE OF NEW JERSEY ) COUNTY OF MIDDLESEX )	ss.
(a) this person is an officer Condominium Association; (b) this person is the attestic corporate officer who is Mohuiddin Sy (c) this document was signed duly authorized by a proper resolution	ed and delivered by the corporation as its voluntary act
000/1-1/1	s, 2024, Notary Public of New Jersey
My commission expires on:	JOAN WALKER JOAN WAINER

JOAN WALKER Notary Public, State of New Jersey

Comm. # 50189385

My Commission Expires 3/21/2027

Comm. # 50189385

My Commission Expires 3/21/2027



MIDDLESEX COUNTY CLERK NJ PO BOX 1110

NEW BRUNSWICK NJ 08903

INSTR # 2024027529
O BK 19461 PG 1166
RECORDED 05/17/2024 01:12:28 PM
NANCY J. PINKIN, COUNTY CLERK
MIDDLESEX COUNTY, NEW JERSEY
RECORDING FEES \$55.00

#### Official Use Only

Transaction Id	7152713 8739721	
(dd/yyyy)	05/17/2024	Return Address (for recorded documents)
g Summary Sheet)	3	RADOM & WETTER, ATTORNEYS AT LAW
ling transfer tax)	\$55.00	245 ROUTE 22 WEST
		BRIDGEWATER, NJ 08807
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Additional Information (Official Use Only)

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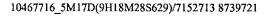


	Туре	MISCELLANEOUS	DEED					
	Consideration							
	Submitted By	RADOM & WETTER, ATTORNEYS AT LAW (CSC/INGEO SYSTEMS INC						
	Document Date	05/08/2024						
	Reference Info							
	Book ID	Book	Beginnin	g Page	Instrument No.	Recorded/File Date		
MISCELLANEOUS DEED	GRANTOR		Name		Ac	Idress		
	GRANTEE		AT PISCATAWAY I ASSOCIATION II Name	NC	Address			
	GRANIEE	SOCIETY HILL	AT PISCATAWAY					
			1 ASSOCIATION 1	NC				
	Parcel Info							
	Property Type	Tax Dist.	Block	Lot	Qualifier			
		PT	10003 & 10002	2		PTY		

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# SOCIETY HILL AT PISCATAWAY CONDOMINIUM ASSOCIATION AMENDMENT TO THE BYLAWS

This amendment is made this 6<sup>th</sup> day of May, 2024 to be effective on the date of the recording of this document as noted by the Middlesex County Clerk to the Bylaws of Society Hill at Piscataway Condominium Association, Inc. having its offices at 550 Chesterfield Drive, Piscataway, New Jersey 08854.

The Association adds the following amendment to its bylaws which were recorded as an exhibit of the Master Deed which is dated October 11, 1985 and was recorded in the Middlesex County Clerk's Office on October 15, 1985 in Deed Book 3468 beginning at page 774 et seq.

Prepared By:\_C

**RECORD AND RETURN TO:** 

Radom & Wetter
245 Route 22, Suite 102
Bridgewater, New Jersey 08807
(908) 707-1500

- 1. 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
- 2. 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
- 3. 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
- 4. The Board of Trustees of the Association has been advised by professional accountants that the escrow funds maintained pursuant to the direction of paragraph 14 of the bylaws would be better utilized in the Association's operating or reserve accounts. As such, the Board determined that it was reasonable and necessary to encourage and present language to the membership for an amendment to the bylaws such that the Association's obligation to collect, maintain and refund such escrow funds would cease and all accumulated escrow funds would be moved to the Association's operating and reserve accounts for unrestricted use for the benefit of the association; and
- 5. Paragraph 11.00 of the bylaws as written provides that the bylaws may be amended by the affirmative vote of 75 percent of the total number of votes of Members in the Association. However, the Planned Real Estate Development Full Disclosure Act provides that any bylaws that require greater than a 2/3rds majority of unit owners to amend the bylaws is changed by operation of law to require no more than the affirmative vote of a simple majority of the members entitled to vote (and does not require the affirmative vote of 75% of the membership). Further, pursuant to the Planned Real Estate Development Full Disclosure Act, the bylaws may also be amended by Board action so long as more than 10% of the membership in good standing does not object to the adoption of the amendment. The amendment will be operative upon a recording date affixed by the Middlesex County Clerk's office; and
- 6. The proposed amendment was presented to every member of the Association for consideration at the member's mailing address on file by mailing on March 28, 2024. As of April 30, 2024, the membership of the community entitled to vote numbered 467. As of May 3, 2024, only 17 members entitled to vote voted to reject the proposed amendment.
- 7. Since not more than 10% of the membership rejected the amendment within 30 days, pursuant to N.J.S.A.45:22A-46, the Board of Trustees adopted the amendment presented.

NOW THEREFORE IT IS RESOLVED, this 6th day of May, 2024, as follows: Paragraph 14 of the bylaws is deleted in its entirety and the Board of Trustees is authorized to utilize the accumulated escrow funds for the benefit of the association in its discretion.

Except as expressly set forth in this Amendment (and as previously properly amended), the bylaws will not be otherwise deemed modified. This Amendments to the bylaws will be effective immediately upon recording as set forth in paragraph 11.00 of the bylaws.

ATTEST:	SOCIETY HILL AT PISCATAWAY CONDOMINIUM ASSOCIATION, INC.
Herry Tournatin Gleorge Tsg charis, Trustee	Mohroddin Syed, President
STATE OF NEW JERSEY ) ) ss. COUNTY OF MIDDLESEX )	
(a) this person is an officer and the Condominium Association; (b) this person is the attesting with corporate officer who is Mohiuddin Syed, P (c) this document was signed and duly authorized by a proper resolution of its	d delivered by the corporation as its voluntary act
Joan Walker  My commission expires on:  Notary Public,  Comm.	day of AAA, 2024  Stary Public of New Jersey  WALKER  State of New Jersey # 50189385 n Expires 3/21/2027



MIDDLESEX COUNTY CLERK NJ

PO BOX 1110

**NEW BRUNSWICK NJ 08903** 

INSTR # 2024068292 O BK 19602 PG 1023 RECORDED 11/22/2024 03:22:00 PM NANCY J. PINKIN, COUNTY CLERK MIDDLESEX COUNTY, NEW JERSEY RECORDING FEES \$55.00

#### Official Use Only

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	Transaction Id	7420954 9082708	
Submission Date(m.	m/dd/yyyy)	11/22/2024	Return Address (for recorded documents)
No. of Pages (exclud	ling Summary Sheet)	3	RADOM & WETTER, ATTORNEYS AT LAW
Recording Fee (exc.	luding transfer tax)	\$55.00	245 ROUTE 22 WEST
			BRIDGEWATER, NJ 08807
Realty Transfer Tax	(	\$0.00	
Total Amount		\$55.00	
Document Type	MISCELLANEOUS DEED		
Municipal Codes			
PISCATAWAY		PTY	
Batch Type L2 - L1	EVEL 2 (WITH IMAGES)		
	819234		

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	Туре	MISCELLANEOUS	S DEED						
	Consideration								
	Submitted By	RADOM & WETTER, ATTORNEYS AT LAW (CSC/INGEO SYSTEMS INC							
	Document Date	11/05/2024	11/05/2024						
	Reference Info								
	Book ID	Book	Beginnir	ng Page	Instrument No.	Recorded/File Date			
MISCELLANEOUS DEED	GRANTOR		Name			Address			
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	GRANTEE		Name			ddress			
			SOCIETY HILL AT PISCATAWAY CONDOMINIUM ASSOCIATION INC						
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26

#### SOCIETY HILL AT PISCATAWAY CONDOMINIUM ASSOCIATION, INC. AMENDMENT TO THE BYLAWS

By this Amendment, the Association amends its bylaws which were recorded as an exhibit of the Master Deed which is dated October 11, 1985 and was recorded in the Middlesex County Clerk's Office on October 15, 1985 in Deed Book 3468 beginning at page 774 et seq.

Prepared By

Susan **V**. Rad

RECORD AND RETURN TO:

Radom & Wetter 245 Route 22, Suite 102 Bridgewater, New Jersey 08807 (908) 707-1500

- 1. 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
- 2. 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
- 3. 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
- 4. The Board of Trustees determined that it was reasonable and necessary to encourage and present language for an amendment to limit the authority of the Association of the Board of Trustees to employ or compensate the individuals or entities described below.
- 5. Paragraph 11.00 of the bylaws as written provides that the bylaws may be amended by the affirmative vote of 75 percent of the total number of votes of Members in the Association. However, the Planned Real Estate Development Full Disclosure Act provides that any bylaws that require greater than a 2/3rds majority of unit owners to amend the bylaws is changed by operation of law to require no more than the affirmative vote of a simple majority of the members entitled to vote (and does not require the affirmative vote of 75% of the membership). Further, pursuant to the Planned Real Estate Development Full Disclosure Act, the bylaws may also be amended by Board action so long as not more than 10% of the membership in good standing casts their objection to the adoption of the amendment within 30 days of the proposal of the amendment.
- 6. This amendment was proposed to the membership by mail sent September 19, 2024 with notice that the proposed amendment would fail if at least 10% of the membership in good standing voted to reject the amendment within 30 days of the mailing. The total number of members in good standing in the community as of October 20, 2024 was 469. Only 8 rejection ballots were received as of that date. As such, pursuant to N.J.S.A. 45:22A-46, the amendment was not rejected and will be operative upon a recording date affixed by the Middlesex County Clerk's office;

NOW, THEREFORE, IT IS RESOLVED THAT the language in BOLD below is hereby added to the existing paragraph 5.11 such that paragraph 5.11 is amended to be:

5.11 <u>Powers & Duties.</u> 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:

Except as expressly set forth in this Amendment (and as previously properly amended), the bylaws will not be otherwise deemed modified. These Amendments to the bylaws will be effective immediately upon recording as set forth in paragraph 11.00 of the bylaws.

	ATTEST:	SOCIETY HILL AT PISCATAWAY CONDOMINIUM ASSOCIATION, INC.
	Sterge Township Consequently	Syed Mohluddin, President
	STATE OF NEW JERSEY )	2 dea Homodall ,
	COUNTY OF MIDDLESEX ) ss.	
	trustee, personally came before me and ack  (a) this person is an officer and the Condominium Association;  (b) this person is the attesting with corporate officer who is Syed Monjum (c) this document was signed and duly authorized by a proper resolution of its	d delivered by the corporation as its voluntary act
_	Sworn to and subscribed before me this, No	day of <u>Novembek</u> , 2024 tary Public of New Jersey
_	My commission expires on:  JOAN  Notary Public, S  Comm. #	·

# EXHIBIT AC

- 3.07 <u>Voting.</u> Each Condominium unit shall have one vote in the Association. If a Member owns more than one unit, he shall be entitled to one vote for each unit owned. The vote of a Condominium unit shall not be divisible.
- 3.08 Good Standing. A Member shall be deemed to be in "good standing" and "entitled to vote" at any annual or special meeting of the Association if, and only if, he has fully paid all assessments or fines made or levied against him and his unit by the Trustees as hereinafter provided, together with all interest, costs, attorney's fees, penalties and other expenses, if any, properly chargeable to him and against his unit, at least three calendar days prior to the date fixed for such annual or special meeting.
- 3.09 Quorum. Except as otherwise provided in the By Laws, the presence in person or by proxy of Members representing a majority of the total number of votes in the Association shall constitute a quorum at any annual or special meeting of Members. If any meeting of Members cannot be organized because a quorum is not present, the Members present, either in person or by proxy, may adjourn the meeting to a time not less than 18 hours from the time the original meeting was called. In the event of any such adjourned meeting, no further notice of the adjourned date need be given to any of the Members.
- 3.10 Proxies. Votes may be cast either in person or by proxy. Proxies must be in writing and filed with the Secretary at least two calendar days before the time designated for each meeting in the notice thereof.
- 3.11 <u>Capital Expenditures</u>. All decisions of the Members involving capital expenditures shall require for passage the affirmative vote of at least 75 percent of the Members in good standing and entitled to vote and who vote in person or by proxy. All other decisions shall require for passage the affirmative vote of at least a majority of the Members in good standing and entitled to vote and who vote in person or by proxy. The Trustees shall be governed in the making of capital expenditures by decisions made by the Members as provided in this section. As long as the Sponsor maintains a majority of the Board of Trustees, Sponsor shall make no additions, alterations, improvements or purchases which necessitate a special assessment or a substantial increase in the monthly assessment unless so required by a governmental agency, title insurance company, mortgage lender or in the event of an emergency.
- 3.12 Order of Business. The order or business at all annual meetings of the Members of the Association shall be as follows:
  - (a) Roll call;
  - (b) Proof of notice of meeting or waiver;
  - (c) Reading of minutes of preceding meeting;
  - (d) Reports of officers;
  - (e) Reports of committees;
  - (f) Appointment of inspectors of election;
  - (g) Election of Trustees;
  - (h) Unfinished business;
  - (1) New business;
  - (j) Election of Officers.

#### 4.00 Obligations of Members

4.01 Unit Maintenance. Each Member shall perform promptly and at his own risk, cost and expense all maintenance and repair work with respect to the portion of each unit owned by that Member which does not comprise a part of the common elements and those common elements which are designated as limited common elements other than any assigned parking space and which, if omitted, would adversely affect or jeopardize the safety of the Condominium or any part or parts thereof belonging in whole or in part to other Members and each Member shall be liable for any damages, liabilities, costs or expenses, including attorney's fees, caused by or arising out of

# EXHIBIT AD



Susan J. Radom & Mark A. Wetter

OF COUNSEL
Dona Feeney
admitted in New Jersey,
Massachusetts,
New Hampshire,
Vermont and Maine

Lawrence J. Nagy admitted in New Jersey and Florida

Reply to:

245 Route 22 West
Suite 102
Bridgewater, NJ 08807
908.707.1500
FAX 908.707.4181
radomandwetter.com

3 Main Street
Blairstown, NJ 07825
908.707.1500
FAX 908.707.4181
radomandwetter.com



December 22, 2022 Via First Class & Certified Mail RRR# 7019 1640 0001 1176 3869

Vincent Marchitto 477 Harwick Court Piscataway, New Jersey 08854

RE: Threatening and Harassing Behavior of Association Representatives Society Hill at Piscataway Condominium Association, Inc.

Dear Mr. Marchitto,

We represent Society Hill at Piscataway Condominium Association, Inc. I am advised that it was necessary for the Association's managing agent to call upon the police due to your disorderly and abusive conduct while in the clubhouse of the Association. I am advised that you interrupted work and confronted management personnel in a loud, insulting, and abusive manner and refused to leave.

Such behavior cannot be accepted without consequences. The Association cannot tolerate the infliction of hostile, intimidating, insulting, or rude behavior directed to the Association's members, employees or contractors. The Association's employees and contractors are entitled to a safe work environment. As such, this is to inform you that you will not be allowed in the clubhouse and are not allowed to address the Association's employees or contractors directly. Do not interrupt the Association's contractors or make efforts to influence the work that they are contracted to perform. Further, do not deliver criticism or antagonistic debate to management by way of personal appearance at the management office or by phone. Use of vulgar or foul language is not appropriate in any forum. All communication going forward should be by United States Postal Service or other delivery carrier directed to the Board of Trustees. If you appear at the clubhouse, the police will be called. If warranted, complaints will be filed.

As you know, the affairs of the Association are governed by the Board of Trustees, not management personnel. The Board of Trustees is given all lawful powers and duties necessary for the proper conduct and administration of affairs of the Association and the operation and maintenance of the development.

Please be guided accordingly.

Very Truly Yours

SUSAN J RADOM, ESQUIRE

SJR:cg

cc: Board of Trustees – Society Hill at Piscataway Condominium Association, Inc.



Susan J. Radom & Mark A. Wetter

OF COUNSEL
Dona Feeney
admitted in New Jersey,
Massachusetts,
New Hampshire,
Vermont and Maine

Lawrence J. Nagy admitted in New Jersey and Florida

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Blairstown, NJ 07825
908.707.1500
FAX 908.707.4181
radomandwetter.com



September 24, 2024
Via First Class & Certified Mail, RRR#: 9589 0710 5270 0606 9623 34

Vinny Marchitto 477 Harwick Court Piscataway, New Jersey 08854

RE: Society Hill at Piscataway Condominium Association, Inc.

Unit: 477 Harwick Court, Piscataway, New Jersey 08854

Unit Owner: Ralph A. Marchitto

Dear Mr. Marchitto,

This firm represents Society Hill at Piscataway Condominium Association, Inc. I am advised that you claim to have been appointed by your father, the owner of the above-referenced unit, as his agent to attend meetings of the Board of Trustees of the Association. We have advised your father, Ralph A. Marchitto, that this practice cannot continue for the following reasons.

The Association's Secretary has not been presented with any document indicating that you have been appointed in the first place and, more importantly, because you have conducted yourself at the meetings in such a rude, aggressive and disruptive manner, contrary to even a minimal standard of civility and the Association's Code of Conduct that will not be tolerated.

You may not attend meetings of the Board of Trustees or of the membership and are directed to refrain from interacting with the Association's personnel entirely. Complaints, inquiries, or service requests must be presented by the title holder of the property or, at least, by indirect communication.

The volunteer members of the Board and the Association's personnel are engaged in a work environment and, as such, are entitled to a safe workplace. Board meetings are held for the benefit of the members. There is no right of participation by attendees. The purpose of the meeting is for the Board to conduct the Association's business according to the agenda it has set. When the Board offers attendees the opportunity to express opinions or voice questions at meeting, it is anticipated and required that member comments and suggestions be conveyed in an appropriate, civil and mature fashion. Attendees are not at liberty to yell, use obscenities, talk over people, invite attendees to fight or to issue threats, etc. Neither Board members, staff, nor your neighbors in attendance, should be subjected to the hostile, intimidating, over-bearing, and rude behavior demonstrated by you at the last Board meeting. Please be clear that it is not criticism of the Board's actions with which exception is taken; rather, it is the rude, angry, insulting manner in which you chose to conduct yourself and how you confronted meeting participants. Since you are not a member and have refused to conform to the





required Code of Conduct, you will not be allowed to attend future meetings or act in a representative capacity.

As you know, the affairs of the Association are governed by the Board of Trustees. The Board is given all lawful powers and duties necessary for the proper conduct and administration of affairs of the Association and the operation and maintenance of the development. The Board may do or cause to be done all such lawful acts and things as are not required to be done or exercised by the members. The authority granted is substantial with respect to the development. Board members are authorized and empowered to exercise their discretion in a variety of matters. Certainly, reasonable minds will differ in the best way to handle and resolve the various issues presented to the Board of Trustees. However, it is the Board's discretion that will prevail.

Please be guided accordingly.

Very Truly Yo

SUSAN J. RADOM, ESQUIRE

SJR:cg

cc:

Board of Trustees - Society Hill at Piscataway Condominium Association, Inc.



Susan J. Radom & Mark A. Wetter

OF COUNSEL
Dona Feeney
admitted in New Jersey,
Massachusetts,
New Hampshire,
Vermont and Maine

Lawrence J. Nagy admitted in New Jersey and Florida

Reply to:

M 245 Route 22 West Suite 102 Bridgewater, NJ 08807 908.707.1500 FAX 908.707.4181 radomandwetter.com

☐ 23 Main Street
Blairstown, NJ 07825
908.707.1500
FAX 908.707.4181
radomandwetter.com



September 24, 2024 Via First Class & Certified Mail, RRR#: 9589 0710 5270 0606 9623 10

Ralph A. Marchitto 477 Harwick Court Piscataway, New Jersey 08854

RE: Society Hill at Piscataway Condominium Association, Inc.

Dear Mr. Marchitto,

This firm represents Society Hill at Piscataway Condominium Association, Inc. I am advised that a member of your household, Vinny Marchitto, has attended the meetings of the Board of Trustees of the Association claiming to be present on your behalf. This practice cannot continue for the following reasons.

The Association's secretary has not been presented with any document indicating that you have appointed Vinny Marchitto to act on your behalf in Association matters. Further, Vinny Marchitto has conducted himself at the meetings in such a rude, aggressive and disruptive manner, contrary to even a minimal standard of civility and the Association's Code of Conduct, that he will be barred from future meetings and the Clubhouse. He will be directed to refrain from interacting with the Association's personnel entirely.

As a member of the Association, it is important for you to understand that the Association's staff and volunteer board members are engaged in a work environment and, as such, are entitled to a safe workplace, free from threatening and abusive behavior. While the Board of Trustees respects all members' opinions and welcomes members' reasonable input, interaction with neighbors and board members must be civil. Since Vinny Marchitto is not a member of the Association, he has no right to be present at Association meetings and his bad behavior (including yelling, use of obscenities, talking over others, etc.) need not and will not be tolerated on your behalf. You are welcome to appoint someone else to attend and represent your interests at meetings so long as you provide the Secretary of the Association with a signed, notarized Power of Attorney making such an appointment and, furthermore, so long as your agent (who may not be Vinny Marchitto going forward) understands that he or she is obligated to conform to the Association's Code of Conduct.

As you know, the affairs of the Association are governed by the Board of Trustees. The Board is given all lawful powers and duties necessary for the proper conduct and administration of affairs of the Association and the operation and maintenance of the development. The Board may do or cause to be done all such lawful acts and things as are not required to be done or exercised by the members. The authority granted is substantial with respect to the development. Board members are authorized and empowered to exercise their discretion in a variety of matters. Certainly, reasonable





minds will differ in the best way to handle and resolve the various issues presented to the Board of Trustees. However, it is the Board's discretion that will prevail.

While members' attendance at meetings is generally welcomed, no member is entitled to disrupt the smooth working of the Board or civil conduct of a meeting. You may present your reasonable criticisms at meetings. If one's tone and demeanor become disruptive, threatening, or harassing to attendees during meetings, one will be required to leave, the meeting may be adjourned or the authorities may be called; should one's expressions become defamatory, legal action may be taken.

Please consider the overall well-being of the Association and limit your participation or your agent's participation to non-disruptive, constructive expressions of ideas, appropriately limited in emotion, duration, and scope. I hope that this reminder will be sufficient to restore order and courtesy in the presentation of your ideas to the Board; however, anyone unwilling to maintain an appropriate decorum or adhere to the established agenda at Board meetings will be required to leave and will be barred from future participation.

Please be guided accordingly.

CIICANI D

SUSAN ( RADOM, ESQUIRE

SJR:cg

cc:

Board of Trustees - Society Hill at Piscataway Condominium Association, Inc.



Susan J. Radom & Mark A. Wetter

OF COUNSEL
Dona Feeney
admitted in New Jersey,
Massachusetts,
New Hampshire,
Vermont and Maine

Lawrence J. Nagy admitted in New Jersey and Florida

Reply to:

245 Route 22 West Suite 102 Bridgewater, NJ 08807 908.707.1500 FAX 908.707.4181 radomandwetter.com

☐ 23 Main Street
P.O. Box 143
Blairstown, NJ 07825
908.707.1500
FAX 908.707.4181
radomandwetter.com



March 13, 2025 Sent via regular and certified mail (9589 07105270 2321 2619 52)

Vinny Marchito 477 Harwick Court Piscataway, New Jersey 08854

Re: Society Hill at Piscataway Condominium Association, Inc./ 477 Harwick

Court

Dear Mr. Marchito,

Since you are not the title holder and not a member of the association, the association does not recognize any right or authority by you to make any demands upon the association relative to unit 477 or the common elements of the association. Further, as you have previously been advised, your rude, aggressive and disruptive conduct towards the association's board members, management staff and crew will not be tolerated. You may not attend meetings of the board of trustees or of the membership and are directed to refrain from interacting with the Association's personnel entirely. Complaints, inquiries, or service requests must be presented by the title holder of the property or, at least, by indirect communication. Do not come to the clubhouse to discuss any matter in person. If you do, you will be required to leave. If you do not, the police will be called.

The volunteer members of the board and the association's personnel are engaged in a work environment and as such, are entitled to a safe workplace. Neither board members, the management staff nor crew should be subjected to temper outbursts, threats or behavior intended to intimidate. Please temper your behavior accordingly.

Very truly yours,

SUSAN J. RADOM

SJR:dmm

cc: Board of Trustees



Susan I. Radom & Mark A. Wetter

OF COUNSEL Dona Feency admitted in New Jersey,

Massachusetts,

New Hampshire.

Vermont and Maine

Lawrence J. Nagy admitted in New Jersey

and Florida

RADOW WETTER

June 6, 2025 Sent via regular and certified mail #: 9589 0710 5270 2321 2612 42

Vinny Marchito 477 Harwick Court Piscataway, New Jersey 08854

Re: Society Hill at Piscataway Condominium Association, Inc./477 Harwick Court

Dear Mr. Marchito,

Because you are not a member of the association and, more importantly, because of your rude, aggressive and disruptive behavior, we have previously advised you that you are not welcome to attend meetings and previously advised you to refrain from interacting with the Association's personnel entirely. The association's agents and employees are entitled to a workplace free from interference and harassment from you. You are not welcome in or at the clubhouse to interact with management, contractors or employees. If you continue to show up and harass the association's personnel or board members anywhere on the property, the police will be called and complaints lodged with the authorities. Your rude commentary, personal insults and vulgar language is entirely inappropriate and will not be tolerated.

Reply to:

245 Route 22 West Suite 102 Bridgewater, NJ 08807 908,707,1500 FAX 908,707,4181 radomandwetter.com

23 Main Street P.O. Box 143 Blairstown, NJ 07825 908.707.1500 FAX 908.707.4181 radomandwetter.com SUSAN J. RADON

SJR:dmm

Sincerely,

cc: Board of Trustees – Society Hill at Piscataway Condominium Association, Inc.





Susan I. Radom & Mark A. Werter

OF COUNSEL Dona Feeney admitted in New Jersey. Massachuseus, New Hampshire. Vermont and Maine

Lawrence L Nagr and Florida

admitted in New Jersey

Reply to:

√ 245 Route 22 West Suite 102 Bridgewater, NJ 08807 908.707.1500 FAX 908.707.4181 radomandwetter.com

25 Main Street P.O. Box 1-63 Blairstown, NI 07825 908,707,1500 FAX 908,707,4181 radomandwetter.com August 26, 2025

Sent via Overnight, Regular and Certified Mail #: 1z25e05v2210001132 and 9589 0710 5270 1904 1207 85

Vincent Marchito 477 Harwick Court Piscataway, New Jersey 08854

Re: Society Hill at Piscataway Homeowner Association, Inc. Continuing **Trespass** 

Dear Mr. Marchito.

You have been advised on two prior occasions, June 6, 2025 and December 24, 2024 that because of your rude, aggressive, combative behavior, use of foul language, and effort to intimidate and harass the employees, volunteers and agents of the association. you are not allowed in the clubhouse. As evidenced by today's outburst, this pattern of abuse continues.

This letter shall serve to advise you in no uncertain terms that your presence at the clubhouse is trespassing.

Additional trespasses or assaults towards the employees, volunteers, agents or other members will be met with calls to the authorities. Please be guided accordingly.

Sincerely.

Susan J. Radom

cc:

rustees

# EXHIBIT AE

#### ALTERNATIVE DISPUTE RESOLUTION (ADRI

#### RVICE REQUEST FORM

#### PLEASE COMPLETE THIS FORM ON YOUR COMPUTER IN FULL AND RETURN WITH PAYMENT TO CAI-NJ.

The parties listed below have agreed to submit their dispute to mediation through arrangements made by the CAI-NJ Alternative Dispute Resolution Program. The date, time and location of mediation will be determined by the mediator. Please include any and all supporting documentation along with this form. The fee for ADR - Mediation is nonrefundable.

Neither Community Associations Institute (CAI), nor the New Jersey chapter (CAI-NJ), nor any representative of CAI or of the New Jersey chapter of CAI, nor the CAI-NJ ADR Program, nor any representative, panelist, or neutral party administering or serving in a proceeding arranged through the CAI-NJ ADR Program, 1) is a necessary party in judicial proceedings relating to the mediation or to the dispute referred to mediation, nor 2) shall be liable to any party for any act or omission in connection with this service.

	IFORMATION:	
Association Name & City: DOCIETY Hill 97	Piscatar	
Party One:	ADR - Mediation S	
Name: Vincent Marchitto	*To be eligible for th from the association	
Address: 477 Harwick CT	All THREE	
City, State, Zip Code: PiScataway NJ 08854	in order for	
Phone: 908-420-1905	1. Your CAI-NJ 2-1	
BMAIL MORDER Troutman ISE Optimum, Net	member in good sta request. Questions i	
Signature: Vincent Merchitte Date: 9/8/2025	Surgent at (609) 58	
Signature: VINCEIC TO CALLETT DATE: 17 0720-0	2. This ADR reque	
Party Two:	BOTH parties signs that they are enteri	
Name: President Mohiyddin Syed, B.O.T.	3. Your payment is	
Address: 550 Chesterfield Dr.	payment can be call	
City, State, Zip Code: Prscataway NJ.	mailed to the CAI-N	
777 - 417 3 7471		
Phone: 732-463-3434		
EMAIL NERDELL beard & Society hill 9+ Piscotaway. Org		
Signature;Date:		
Association Attorney information:		
Name: SUSAN Radom	T/	
Firm Address: 245 RT 22 West	1. Pay by check.	
	CAI-NJ Mail co	
City, State, Zip Code: Bridge Water NJ 08807	CAJ-NJ, Attn: / 500 Harding f	
Phone: 908 - 707 - 1500	Freehold, NJ (	
Email: Info + radoman and Wetter com	<ol><li>Pay by credit of chapter office</li></ol>	
Association Wanager Information:	TOTAL \$400	
Name: Sonia Danquah	For more informat	
Company Address: 21 Christopher Way	ADR@cainj.org.	
City, State, Zip Code: Egtontown NJ 07724		
Phone: 732-463-3434	A.C.	
	n N	
Email: Sonia, Danquah + Esresidential, com	4.5	

ADR - Mediation Service Fee: \$400 for CAI-NJ Members Only\* \*To be eligible for this program a minimum of two (2) board members from the association must have current CAI-NJ memberships.

Piscataway Piscataway NJ

#### All THREE items below must be completed in order for your ADR request to be processed:

- 1. Your CAI-NJ 2-15 membership is current. You must be a member in good standing in order to proceed with your ADR request. Questions regarding membership, please contact Robin Surgent at (609) 588-0030 or email adr@cainj.org
- 2. This ADR request form must be completed in its entirety. BOTH parties signatures will verify that BOTH parties are aware that they are entering into this mediation.
- 3. Your payment is submitted with your request. ADR is \$400 and payment can be called into the office by credit card or a check can be mailed to the CAI-NJ office, 500 Harding Road, Freehold NJ 07728.

re-concurrently fulfill the membership in the ADR/Mediation Office at Robin@cainj.org. The \$ \$305 for 2 -15 board members.

#### PAYMENT OPTIONS:

Pay by check. Please make ADR checks payable to: CAI-NJ Mail completed form and payment to:

CAI-NJ, Attn: ADR Program 500 Harding Road Freehold, NJ 07728

2. Pay by credit card. Please call Angela Kavanaugh at the chapter office at (609) 588-0030 to submit payment.

For more information contact: (609) 588-0030 or email: ADR@cainj.org.



#### ACCERNATIVE DISPUTERESOLUTION AND A SECURE DETAILS FORM

PLEASE FILL OUT THE DETAILS OF YOUR DISPUTE BELOW. USE BACK OF FORM IF MORE SPACE IS REQUIRED OR ATTACH ANY ADDITIONAL DOCUMENTS.

CONTACT INFORMACION:  ASSOCIATION SOCIATIVA HILL OF PISCA FOLIAY POSCATOLICAN
CONTACT INFORMACION:  Association is time & City: Society Hill OF Piscatauty, Piscatauty,  Detail of Dispute (Use back of form if more space is required): SEE ATTACHED

September 8, 2025

Susan J. Radom, Esq. Radom and Wetter 245 Route 22 West Bridgewater NJ, 08807 VIA USPS, Certified RRR

President Mohiuddin Syed Society Hill at Piscataway Board of Trustees 550 Chesterfield Dr. Piscataway, NJ 08854 VIA Email

Ms. Meaghan Cannon First Service Residential 21 Christopher Way Eatontown, NJ 07724 VIA Email

#### RE:

Letter Dated December 22, 2022, to Mr. Vincent Marchitto Letter Dated September 24, 2024, to Mr. Ralph Marchitto Letter Dated September 24, 2024, to Mr. Vincent Marchitto Letter Dated March 13, 2025, to Mr. Vinny Marchito Letter Dated June 6, 2025, to Mr. Vinny Marchito Letter Dated August 26, 2025, to Mr. Vincent Marchito

# \*\*\*\*REQUEST FOR ADR HEARING\*\*\*\*

Dear Ms. Radom,

This correspondence is in response to the numerous above captioned letters I have received from your office over the last 3 years. I disagree with your characterization of my alleged behavior in my interactions with Association staff, management company staff,

Association contractors, and Board of Trustee members. I further disagree with your unjustified trespassing of me from Association common area including the community clubhouse. I am thus formally requesting Alternate Dispute Resolution to address these matters. The application form in included with this letter, and this letter shall serve as written narrative of the dispute.

In the first incident described in your letter dated December 22, 2022, Piscataway Police were called. The responding officer talked with both parties and left without issuing any summons.

In the most recent incident in your letter dated August 26, 2025, the Piscataway Police were also called. The responding officer talked with management staff and left without speaking to me, attempting to locate me, or issuing any summons to me.

In none of the other interactions were the police summoned or reports filed. In none of the reports were any mention of criminal statutes being violated. I am not subject to any restraining orders by the court. I have not made any threats of bodily harm to any parties involved in these interactions. Your letter dated December 22, 2022 accused me of "Threatening and Harassing Behavior of Association Representatives". In your letter dated September 24, 2024, you state that I am not at liberty to "invite attendees to fight or issue threats." Your letter Dated August 26, 2025 warns that "Additional trespasses or assaults toward the employees, volunteers, agents or other members will be met with calls to the authorities."

You are directly and indirectly accusing me of criminal assault and threat of bodily harm, which is false. This letter shall also serve as formal notice to you that such statements are false, to cease making such statements, and to retract any such statements you have previously made. Given the number of police interactions that have already occurred, if I did engage in any criminal activity I would have been changed by now, but I haven't.

Furthermore, you are illegally trespassing me from Association property. As a licensed practicing attorney in NJ you should at a minimum be aware of NJ 2C:18-3 and understand that the statute does not pertain as I am an owner and member of the Association. You are in essence attempting to trespass me from my own property. Please cite your legal reasoning to justify your trespassing order. As far as I can tell, you have none.

The volume of aggressive, intimidating, and harassing letters you have sent me, your third-party mischaracterization and exaggeration of my behavior, your false accusations of threats and assaults, and your unjustified trespass constitute harassment against me. You and your client are attempting to silence criticism of their actions.

I am also in receipt of a political flyer connected to Board President Mohiuddin Syed, in which it is stated that "individuals were barred only after verbal abuse and threats toward staff & Trustees." I am the "individuals", and again being accused of threats I have not made. Please advise your client to cease making such false accusations against me.

Please be guided accordingly.

Sincerely,

Vincent Marchitto

477 Harwick Ct.

Piscataway, NJ 08854

908-420-1905

troutman15@optimum.net

### **USPS Tracking®**

**Tracking Number:** 

Remove X

9589071052701342642986

Copy

Add to Informed Delivery (https://informeddelivery.usps.com/)

#### **Latest Update**

Your item was delivered to the front desk, reception area, or mail room at 10:01 am on September 10, 2025 in BRIDGEWATER, NJ 08807.

Get More Out of USPS Tracking:
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#### **Delivered**

Delivered, Front Desk/Reception/Mail Room

BRIDGEWATER, NJ 08807 September 10, 2025, 10:01 am

#### **Arrived at USPS Regional Facility**

KEARNY NJ DISTRIBUTION CENTER September 8, 2025, 7:53 pm

#### **Departed Post Office**

PISCATAWAY, NJ 08854 September 8, 2025, 6:22 pm

#### **USPS** in possession of item

PISCATAWAY, NJ 08854 September 8, 2025, 11:26 am

**Hide Tracking History** 

PS Form 3811, July 2020 PSN 7530-02-000-9053 0710 Print your name and address on the reverse or on the front if space permits. to the back of the mailpiece 6249 Ratail COMPLETE THIS SECTION ON DELIVERY If YES, enter delivery address below: Signature Confirmation Registered Mail Restricted Date of Deliver Addres Agent

What Do USPS Tracking Statuses Mean? (https://faq.us