

Common Interest Community Association Complaint Form
Part One

Be sure to read the accompanying handouts regarding the agency's jurisdiction prior to completing this form.

This form has two parts, both parts must be submitted in accordance with the instructions or the complaint will not be processed.

Complainant Information

My name is Kevin Wine

I am filing a complaint on behalf of Kevin Wine
(unit owner name as it appears on association records)

Who owns unit 345 within the Society Hill at Piscataway
(unit designation) (name of development, condominium or cooperative)

My relationship to the complainant is self

My mailing address is 345 Lancaster Ct.
Piscataway NJ 08854
(city) (state) (zip)

Contact me during the day at this telephone number 201 401 6129 or by email at kwine@optonline.net

Signed by Kevin Wine on this date 4.15.12
(signature of unit owner)

Association Information

The association is (check one) a condominium a cooperative a homeowners association

The name of the association is Society Hill at Piscataway There are 545 # of residential units within the development. This association is part of a master association called N/A (if there is no master enter N/A)

The development is located in Piscataway Town/City of Middlesex County

The mailing address of the association is 550 Chesterfield Drive
(street address and/or PO Box)
Piscataway NJ 08854
(city) (state) (zip)

The current president of the association is Tong Zhou

Unit owners elect 7 (#) of the members of the board of directors which has a total of 7 (#) board members.

The association has employed Stacey Cole Town + Country Mgmt. as the manager of the property.
(name of person and company name if applicable)

The property manager can be contacted at this telephone number 732-463-3434
732-212-8200

Common Interest Community Association Complaint Form

Part Two

Nature of Complaint

Please check those that apply without modification

The Association does not have an Alternative Dispute Resolution (ADR) procedure

Prior to filing a complaint, did you request a copy of the ADR procedure in writing? Were you informed the procedures did not exist? Was your request ignored? If the answer to the first question is yes, and you were either advised that there is no procedure or your request was ignored, include a copy of your written request for a copy of the ADR procedure and any written response.

Denied access to ADR

Prior to filing a complaint, did you request ADR in writing in accordance with the procedure adopted by your association or in the absence of a procedure did you request ADR by writing directly to the board? Was your request ignored or denied? If yes, include a copy of your written request for ADR and any written response.

Denied access to accounting/financial records

Prior to filing a complaint, did you request to review the records in writing? Was your request denied or ignored? Was your request specific as to records requested? If yes, include a copy of your written request to review the financial records and any written response.

Minutes not provided from open meeting

Prior to filing a complaint, did you request the minutes in writing? Was your request denied or ignored? If yes, include a copy of your written request for a copy of the minutes and any written response.

Appropriate notice for open meeting not given

Prior to filing a complaint, did you check with the association office to verify it had a copy of the notice? Did you make a written request to the board for a copy of the notice of the meeting you believe was not appropriately advertised? If yes, describe the circumstances which make you believe notice was not provided. Include a copy of your request for a copy of the notice of the open meeting and any written response.

Binding vote taken without the benefit of an open meeting.

Prior to filing a complaint, did you request a copy of the meeting minutes at which the binding vote should have been taken? If yes, describe the nature of the binding vote. Include a copy of your request for a copy of the minutes at which you believe the binding vote should have been taken and any written response.

Instructions

Include a brief explanation of each item checked along with a description of each document attached on a separate sheet of paper. The explanation should be no more than three or four paragraphs. Upon the initial filing of a complaint do not include more documentation than is necessary to establish jurisdiction. Do include copies of your letters to the board/association regarding ADR, financial records access, requests for minutes of open meetings, or a copy of the notice of the open meeting. Do not include copies of budgets, master deeds, by-laws, court decisions, newspaper articles, work orders, site plans, estimates, pictures, annual reports, and so on. Agency staff can not sift through voluminous documents to determine if there is a cause of action and may return the complaint package if the complaint is not filed in accordance with these instructions.

Mail your completed complaint form to

Association Regulation Unit
New Jersey Department of Community Affairs
PO Box 805
Trenton, New Jersey 08625-0805

For additional information or to download complaint forms and copies of the handouts concerning ADR, open meetings and access to financial records, in unit owner controlled associations, visit the website at <http://www.nj.gov/dca/divisions/codes/offices/ari.html>

Complaint to DCA, Regarding Board of Trustees Meeting Notice, Society Hill at
Piscataway Condominium Assoc., Inc., Piscataway NJ.

On April 12, 2021, Management sent a notice to the Board of Trustees via email, and notice to the community also via email (see Exhibit A), announcing that the April BOT meeting will be on April 15, 2021, at 2 PM. The yearly meeting schedule was distributed earlier in the year in a community wide USPS mailing, which announced the meeting dates for the entire year, but not a specific time (see Exhibit C). Traditionally, the BOT meetings had been at 7 PM, so the homeowners have been conditioned in to expecting the meetings to be at 7 PM, in spite of the omission.

A similar situation occurred for the February 18th BOT meeting, which was rescheduled to 2 PM, again on short notice (less than 7 days). The notice went out on February 15, 2021 for a February 18, 2021 BOT meeting (see Exhibit D). Again, the day of the meeting was properly noticed, but not the time of the meeting.

With the meeting notice already on shaky ground, and now the second time the meeting time is being deviated from the commonly known time without adequate notice, I am filing a formal complaint.

Also on April 12, 2021, shortly after receiving the meeting notice, I sent an email to the BOT members (see Exhibit B), pointing out the deficiency of their meeting notice. The email was ignored, and the meeting took place anyway on April 15th at 2 PM. I asked that my dissent to the entire meeting be recorded in the minutes, to the extent that I was even able to attend given a conflicting weekly staff meeting at work at the same time.

It should also be noted that I had an item on the agenda for this meeting (the only one I have requested in a few years), however the item is controversial, which I assume is one of the reasons for the time change. Additionally, the Board President was caught engaging in some highly questionable practices surrounding a recent by-law amendment vote, and likely did not want to be questioned with as large an audience of homeowners as he would have had at a 7 PM evening meeting.

Finally, as of April 12, 2021, 12:22 PM, there was no meeting schedule posted outside the entrance to the community building. And as of April 14, 2021, 10 PM, there is no meeting announcement on the public pages of www.societyhillpiscataway.com, and the internal notice page (homeowner has to log in to see this) there is only a notice for the March BOT meeting – no notice for April.



Kevin Wine

April 15, 2021

345 Lancaster Ct., Piscataway, NJ 08854

Society Hill at Piscataway CA - Stacey Cole <scole@tc-mgt.com>

4/12/21 12:13 pm

Board Meeting April 15 @ 2pm

To Kevin Wine <kwine@optonline.net>

Good afternoon,

Please see the attached agenda for the board meeting on Thursday, April 15 @ 2pm.

Below is the Zoom information to login to this session. Thanks!

Topic: **SHP - Board Meeting**

Time: **Apr 15, 2021 02:00 PM** Eastern Time (US and Canada)

Join Zoom Meeting

<https://us02web.zoom.us/j/89114801497?pwd=S2FaUUxtY214WmdYNWRqdjFEcmZMdz09>

Meeting ID: 891 1480 1497

Passcode: 078093

One tap mobile

+16465588656,,89114801497#,,,,*078093# US (New York)

+13017158592,,89114801497#,,,,*078093# US (Washington DC)

Dial by your location

+1 646 558 8656 US (New York)

+1 301 715 8592 US (Washington DC)

+1 312 626 6799 US (Chicago)

+1 669 900 9128 US (San Jose)

+1 253 215 8782 US (Tacoma)

+1 346 248 7799 US (Houston)

Meeting ID: 891 1480 1497

Passcode: 078093

Find your local number: <https://us02web.zoom.us/j/89114801497>

Exhibit A

Kevin Wine <kwine@optonline.net>

4/12/21 12:47 pm

Re: Board Package & Meeting info

To Stacey Cole <scole@tc-mgt.com> • chow_tom@hotmail.com • citny001@yahoo.com •
Doug Sanford <offsiteworks@optonline.net> •
Mary Thomas <maryknappthomas@optonline.net> • pat mincarelli <pmincarelli1@gmail.com> •
Wendy Zhang <wjzhang78@yahoo.com> • Kevin Wine <kwine@optonline.net> Copy
Susan Radom <sjr@radomandwetter.com>

Stacey, Board,

Thanks for the package, and including my agenda item. That board was emailed copies of the proposed amendment yesterday. If any members did not receive it, please let me know.

I see we are trying to do another daytime BOT meeting. After the last one of these in February, I was told this wasn't going to become a habit but it looks like it is becoming a habit. Why can't this meeting be conducted at the original time? Some board members may be enjoying retirement and can be available at 2PM on a weekday, but it is not that simple for me, or dozens of other homeowners that might wish to attend who are also at work. I can only assume the motivation is to limit and discourage participation, as some uncomfortable questions will be asked at this meeting.

The board should be aware that there are rules regarding the notice of public meetings, which were recently changed in the latest amendments to PREDFDA. Specifically:

§ 5:26-8.12 Open meetings

(c) In addition to the posted open meeting schedule, adequate notice of at least seven days prior to any such

meeting shall be given to all association members and voting eligible tenants, as applicable.

1. Such notice shall be provided as follows:

i. The notice shall be prominently posted in at least one place on the property that is accessible to

all owners at all times;

ii. The notice shall be posted on the association's website and included in any association newsletter; or

iii. The notice shall be personally provided to each member or designee by mail, hand-delivery, or

electronic means.

2. The notice shall be filed with the board member designated as responsible for administering association business. It shall be maintained by the executive board for a period of two years.

3. The notice shall include the following details:

i. The time, date, and location of the meeting;

ii. Agenda items to the extent known, which shall include items for discussion, items for action, and

reoccurring items, such as passage of a budget.

Exhibit B

Since the meeting time is being changed from the regularly scheduled and previously noticed time, and it is now 4 days prior to the meeting, it is impossible to comply with the 7-day notice requirement. Therefore, the 2PM meeting on Thursday is technically illegal and should not take place at any time other than the originally scheduled time.

No notice of the change, and no notice of any meetings for that matter, is displayed at the clubhouse as of today.

I would suggest the board consult with its counsel if you think I'm wrong, or you think the meeting notice requirements can be ignored. I should not have to be the one that is reminding the board of the rules, given that the association now has professional management and counsel on retainer.

If this improperly noticed meeting actually takes place, I will dissent to the entire meeting, and I would suggest the other trustees do likewise.

Kevin

On April 12, 2021 at 11:58 AM Stacey Cole <SCole@tc-mgt.com> wrote:

Good Afternoon Board,

Please see the attached Board Package for our meeting this week.

Zoom info is below. If you have any questions, please let me know. Thanks!

Topic: **SHP - Board Meeting**

Time: **Apr 15, 2021 02:00 PM Eastern Time (US and Canada)**

Join Zoom Meeting

[https://us02web.zoom.us/j/89114801497?
pwd=S2FaUUxtY214WmdYNWRqdIFEcmZMdz09](https://us02web.zoom.us/j/89114801497?pwd=S2FaUUxtY214WmdYNWRqdIFEcmZMdz09)

Meeting ID: 891 1480 1497

Passcode: 078093

One tap mobile

+16465588656,,89114801497#,,,,*078093# US (New York)

+13017158592,,89114801497#,,,,*078093# US (Washington DC)

Dial by your location

+1 646 558 8656 US (New York)

SOCIETY HILL AT PISCATAWAY CONDOMINIUM ASSOCIATION, INC.

Managed by: Towne & Country Management, Inc.

711 Sycamore Avenue, Red Bank, NJ 07701

732-212-8200 FAX 732-212-8201

www.tc-mgt.com

Clubhouse Address: 550 Chesterfield Drive, Piscataway, NJ 08853

Office (732) 463-3434 Fax 732-284-4829

www.societyhillpiscataway.com

2021 OPEN BOARD MEETINGS

Thursday January 21

Thursday February 18

Thursday March 18

Thursday April 15

Thursday May 20

Thursday June 17

Thursday July 15

Thursday September 16

Monday October 25, 2021 – Annual Election Meeting

Thursday November 18

Thursday December 9 (based on quorum, tabled from Oct meeting)

Due to COVID-19, all open board meetings will be held virtually, until further notice.

Please note, meeting dates are subject to change. No August meeting.

Exhibit C

Kevin Wine <kwine@optonline.net>

4/14/21 10:19 pm

Fwd: Board Meeting - February 18 @ 2pm

To Kevin Wine <kwine@optonline.net>

Sent from my iPhone

Begin forwarded message:

From: Society Hill at Piscataway CA - Stacey Cole <SCole@tc-mgt.com>
Date: February 15, 2021 at 3:52:21 PM EST
To: Kevin Wine <kwine@optonline.net>
Subject: Board Meeting - February 18 @ 2pm
Reply-To: <SCole@tc-mgt.com>

Good Afternoon Residents,

There will be a Board Meeting on **Thursday February 18th @ 2pm**. Agenda is attached.

Please note the change to an afternoon session due to Brown & Brown, the Association's Insurance Agent, presenting to our owners.

Topic: Society Hill Piscataway Board Meeting
Time: Feb 18, 2021 02:00 PM Eastern Time (US and Canada)

Join Zoom Meeting
<https://us02web.zoom.us/j/89733205051?pwd=dldZd1Nqb3JXTWVOWEc0WlZpUW5XQT09>

Meeting ID: 897 3320 5051
Passcode: 937033
One tap mobile
+16465588656,,89733205051#,,,,*937033# US (New York)
+13017158592,,89733205051#,,,,*937033# US (Washington DC)

Dial by your location

Exhibit D