

PETITION ONE
for
SPECIAL ELECTION TO REMOVE
TONG ZHOU, MARY THOMAS, WENDY ZHANG, DOUG SANFORD,
FOREST LUU, AND PATRICIA MINCARELLI
from the
SOCIETY HILL AT PISCATAWAY BOARD OF TRUSTEES

(See reverse of this packet for instructions)

As per section 5.26-8-11(d) of the Planned Real Estate Development Full Disclosure Act (“PREDFDA” for short), which provides an alternative method to “remove” trustees from the board, and which states:

Association members may initiate removal of a board member who was elected by the unit owners by submitting to the board a petition signed by 51 percent of association members for removal of that board member.

- 1. A special election of the association membership shall be held within 60 days of receipt of the petition.*
- 2. When the annual meeting of the association membership is scheduled to occur within 60 days of the submission of the petition, then the election shall be held at the annual meeting.,*

I am petitioning the Board of Trustees of Society Hill at Piscataway to call a Special Election of the Association, for the sole purpose of voting to remove Board of Trustees Members Tong Zhou, Mary Thomas, Wendy Zhang, Doug Sanford, Forest Luu, and Patricia Mincarelli from the Board of Trustees. I am also asking the Board to conduct the Special Election using the services of an outside, independent, unaffiliated third-party. (Note: All owners can sign this petition, even if currently not in good standing)

(Member Name)

(Unit Number(s) - If you own multiple units, list all of them)

(Signature of Member)

(Date)

PETITION TWO
for
SPECIAL MEETING TO VOTE TO AMEND THE BY-LAWS
Optional Electronic Voting/Notice and Election Integrity Rules

As per section 3.04 of the By-Laws of the Society Hill at Piscataway Condominium Association, I am petitioning the Board of Trustees to call a Special Meeting of the Members, for the sole purpose of voting to approve or reject the attached proposed amendment to the By-Laws, to provide the option to vote electronically and receive Association notices electronically and to implement procedures to ensure the integrity of all elections in Society Hill at Piscataway.

(Member Name)

(Unit Number(s) – if you own multiple units, list all of them)

(Signature of Member)

(Date)

Community ZOOM Meeting Every Tuesday at 7PM. Link on www.savethehill.org

DO NOT SEPEARATE THESE PAGES FROM PETITIONS. RETURN THEM WITH YOUR PETITIONS

SECTION 3.13 – IN-HOUSE VOTING

3.13 Election Procedure. The Board of Trustees must conduct any regular or special membership meeting vote, by-law amendment vote, or any other vote involving the membership of the Association as follows:

A. Appointment of Election Inspectors. At the start of the election procedure, before any election mailings have been sent, the Board of Trustees shall appoint at least 4 members of the Association as election inspectors, to implement the election procedures under the constraints of section 3.13 of these By-Laws and other applicable law. Election inspectors may not be members of the Board of Trustees, candidates, employees of the Association, agents of the Association, or immediate relatives of any of these. The appointment of election inspectors shall be fair to all political factions of members, and such fairness shall be maintained throughout the election process, with the replacement of resigning or disqualified inspectors.

B. Election Observers. Interested members of the Association, which may include Board of Trustees members and candidates and employees of the association or agents, and their immediate relatives, shall be allowed to act as election observers at any point in time throughout the election process, to observe the election process and the processing of the election documents. Election observers may be key-holders as described in 3.13(D), but election observes may not handle any election documents and may not act in place of election inspectors.

C. Election Mailbox. A locked drop-box style election mailbox must be provided for the duration of the election, located at or near the entrance of the Association offices at 550 Chesterfield Drive, Piscataway, NJ 08854. The mailbox shall be marked with the original and still valid Association office address of 555 Chesterfield Drive, and the postmaster of the Piscataway US Post Office will be advised at minimum in writing, prior to the start of the election process, to instruct their postal carriers to deposit any mail addressed to 555 Chesterfield Drive directly in the election mailbox.

D. Ballot Security. The election mailbox shall have provisions for the installation of no fewer than 3 and no more than 8 uniquely keyed tamper evident locks, to be independently provided by election inspectors and election observers at the start of the election process such that all key-holders must be present simultaneously to open the election mailbox and obtain access to its contents. Key-holders may provide their key to another party they trust if they are unavailable for the opening of the election mailbox. Locks may only be cut with the consent of the remaining key-holders, and must be promptly replaced by their key-holder. Any and all election materials including special sized, colored, or printed envelopes or paper, shall be securely stored in the election mailbox after the election mailing is printed. Any sealing or stamping devices if they are to be employed to authenticate any election documents, shall be stored in the election mailbox for the duration of the election process, beginning with the appointment of election inspectors and the installation of the locks, and may only be removed and used under the observation of at least two election inspectors and any interested election observers. On a weekly basis when the election mailbox is opened, replacement envelopes and ballots can be created for members requesting them, under the supervision of at least two election inspectors and any interested election observers. Any such replacement envelopes and ballots shall be logged, and such log shall be stored in the election mailbox.

E. Election Mailings. The delivery of all election related mailings, including but not limited to the call-for-candidates mailing, the initial and subsequent proxy/ballot/profile mailings, and delinquency notice mailings, to the United States Postal Service for delivery to the members of the Association, must be physically witnessed, in-person, by at least two election inspectors. Election inspectors and observes may request a counting of the election envelopes in their presence, prior to mailing, and all 545 envelopes shall be mailed at the same time from the same US Postal facility. The election mailing shall be sent to all members, regardless of standing. Notice of the day and time of the mailing must be announced to all Association members at least 96 hours prior to the mailing. The mailing shall contain a stamped return envelope addressed to 555 Chesterfield Drive, Piscataway, NJ 08854, with the pre-printed return address of the voting member, and the pre-printed unit number of the voting member in the front lower left corner. In the event a member's address is local to Society Hill, yet it is known that the member does not physically reside at that address, an effort shall be made to update that member's mailing address with their actual mailing address.

F. Candidate Profile Collection. Candidate profiles must be accepted at the election mailbox, secured by multiple locks as required in 3.13(D), up to the published candidate profile deadline. At the moment of the candidate profile deadline, all election mailbox key-holders will meet to remove the candidate profiles from the election mailbox, and immediately release the identities of all candidates and the full text of their profiles, as submitted and without modification, to all members of the Association. Prior to printing, proof copies of the entire election mailing, including the candidate profiles, shall be submitted to all eligible candidates and all members of the Board of Trustees. The eligible candidates shall have 24 business hours to review the proofs. Substantive changes to the candidate profiles are prohibited. Typographical, spelling, punctuation, formatting, and grammatical errors may be corrected. The election inspectors shall rule on any disputed changes.

G. Proxy Design. The proxy shall be designed so as to afford every member of the Association their full voting rights at the meeting of the membership, including the ability to allow their proxy holder to vote on any other matters arising at the meeting of the membership. Copies of the original proxy, FAXed or scanned and emailed proxies, properly completed

and signed, delivered in the Association provided return envelope or not, or delivered with no envelope, must be accepted. Emailed proxy forms must be promptly printed and deposited, without an envelope, in the election mailbox.

H. Campaigning. With the exception of the Association sponsored “Meet the Candidates” event, campaigning by any individual, including but not limited to a member of the Association or its Board of Trustees, an Association employee, or an agent of the Association, anywhere inside the Association community/office building at 550 Chesterfield Drive, or within 20 feet of its front entrance, is prohibited. With the exception of the Candidate Profiles distributed in the election mailing, the use of Association resources, including but not limited to envelopes, paper, stamps, telephones, mobile phones, email, FAX, or copier, for campaigning, is prohibited. Use of Association databases for campaigning is prohibited, unless those databases are also made available at the same time and in the same format to all candidates running in the election, and in a manner consistent with the association’s records privacy policy as communicated to the membership. Aside from the foregoing limitations, all Association members including election inspectors while not operating in their capacity as inspectors, may campaign without interference and in any manner they choose, including but not limited to door-to-door canvassing, flyer distribution and flyers left at units, mail, email, phone, text message, and community events. Campaign signage is permitted, limited only as would be other political signage. The destruction, defacing, obstruction, or removal of campaign signage, or of campaign flyers, is prohibited.

I. Interim List of Voting Members. The election mailbox keyholders must meet two days prior to the scheduled meeting of the membership, and weekly prior to the meeting of the membership, to open the election mailbox, count the number of envelopes received, determine if a quorum has been likely achieved, compile an inventory of returned envelopes, and return them to the election mailbox and resecure them. Any and all such counts or inventories must be made immediately public and must be provided to any interested candidates or members of the Association requesting them. At the conclusion of any vote, a list of which units returned an election envelope must be made available to the membership.

J. Processing of Proxies or Ballots. The processing or opening of proxies and ballots outside the context and oversight of the members at a meeting of the membership, or the processing of by-law amendment votes outside the oversight of the election mailbox key-holders, is prohibited. In the event the election inspectors are unable to complete the certification of the election results, all election materials must be stored in the election safe, secured by multiple locks and key-holders, until such time as the election inspectors are able to meet to certify the election results.

K. Good-Standing. For the purpose of qualification to vote in any annual or special meeting, by-law amendment vote, or any other vote of the membership, the voting member may have an outstanding balance of an amount no greater than one current monthly association maintenance fee. Fines must be excluded from the balance. A member’s standing at the time of the actual meeting counts toward their qualification. A proxy submitted by a member who has sold their unit or died is still valid, unless it has been replaced by a proxy submitted by the succeeding member.

L. Signature Verification. The Association shall maintain a catalog of valid signatures of all Association members. The signatures on the proxy form shall be compared to the signature of the owner on file so as to confirm their authenticity by the election inspectors. Any proxy and vote whose signature does not match in the majority opinion of the election inspectors, shall be rejected and not counted. The initial catalog of valid signatures shall be collected in the same manner as described in 3.13(C), (D) and (E) and shall be secured during and between elections in the election safe as described in 3.13(M), and no reproductions in any format, paper, digital, or otherwise, shall be made. In the event no signature is available for comparison, the election inspectors shall refer to the public record. If no signature is found in the public record, the election inspectors shall compare the signature against the signatures on the two prior years’ election proxies. In all cases where no signature is in the signature catalog for comparison, the election inspectors shall document the unit number and segregate the election documents for those units until such time as all election inspectors and interested election observers are satisfied as to the authenticity of the signature.

M. Disposition of Ballots After Final Adjournment. Following the certification of the election results by the election inspectors, the inspectors must physically and irreversibly separate all ballots from any proxies or envelopes or other means that would identify the voter, and must store all election documents in the election safe which shall have provisions for the installation of no fewer than 3 and no more than 8 uniquely keyed tamper evident locks, to be independently provided by the election inspectors and election observers such that all key-holders must be simultaneously present in order to access the contents of the election safe.

N. Access to Election Documents After Certification. Following the certification of the election results by the election inspectors, any member of the Association may inspect all election documents, including but not limited to proxy forms, ballots, rejected proxies and ballots, tally sheets, election inspector reports, and return envelopes. All election safe key-holders must be present to open the election safe and make the election documents available, and the inspection of the original election documents shall be supervised at all times by at least one election inspector. If copies of the secured election documents are made available for inspection, those copies may be inspected without supervision and may be stored unsecured. There shall be no time limit on the length of the inspections, with the understanding that lengthy inspections may need to be conducted over multiple sessions. Alternatively, electronic copies of the election documents may be made available to the member at no expense to the member.

O. Investigations. Election inspectors shall be responsible for the investigation of complaints from themselves or election observers regarding election procedures. Complaints from members should be presented to the election observers, who will then pass the complaints on to the election inspectors for investigation. Election inspectors shall have unfettered access to any and all Association documents necessary for the conduct of their investigations, including but not limited to Association email accounts, phone records and logs, text messages, voicemails, audio and video recordings, signature catalog, and persons. Inspectors shall be individually permitted to install monitoring equipment under their exclusive control for the purpose of monitoring compliance with election procedures, which shall be entirely shared with all inspectors.

P. Selective Action by the Association. All election procedures must be applied uniformly by the Association to all members. Selective remediation of member delinquencies, mailing addresses, email addresses, or any issue hindering member participation in the annual meeting and elections, is prohibited. Selective notice or reminders to members is prohibited. Selective application of delinquency action is prohibited. Selective unit maintenance and repair is prohibited. Selective fines are prohibited. Retribution and retaliation or the threat of such is prohibited.

Q. Enforcement. Persons accused of violations of any election-related rules, in these By-Laws or other applicable law, shall be afforded due process. If found guilty, sanctions may be applied up to and including disqualification from the election in the event the violator is a candidate, suspension from the Board for the duration of the election if the violator is a Board member, termination of employment in the event the violator is an employee of the Association, termination of contract if the violator is a contractor of the Association, or relief of duty if violator is an election inspector. Board of Trustee members found to be in violation of any provision of these By-Laws or applicable condominium law may be further sanctioned up to and including removal from the Board of Trustees for the remainder of their term.

R. Unforeseen Matters. If any election procedure matter arises which is not addressed or is insufficiently addressed by section 3.13, the appointed election inspectors may take action on the matter by a unanimous vote, and such matter and action shall be documented in writing and delivered directly to all members of the Board of Trustees. If any election procedure matter arises which is not addressed or is insufficiently addressed by section 3.14, the Board of Trustees may take action on the matter only by a unanimous vote of all members of the Board of Trustees, at an open public meeting.

SECTION 3.14 – OUTSIDE THIRD-PARTY VOTING SERVICE

3.14 Elections Conducted by a Third Party. The Board of Trustees may, by a majority vote of its members at an open public meeting of the Trustees, engage the services of an outside third-party to conduct any regular or special meeting of the Association, by-law amendment vote, or any other vote involving the membership of the Association, as follows:

A. Past Affiliations. The outside third-party shall have had no affiliation in the past 10 years with the Association's current and past Board of Trustees members, its current and former employees, or its current and former managing agents.

B. Membership Address List. A list of all members of the association regardless of standing, their unit number, and their current known mailing address shall be delivered to the third-party. In the event a member's address is local to Society Hill, yet it is known that the member does not physically reside at that address, an effort shall be made to update that member's mailing address with their actual mailing address. An exact copy of the membership list that was delivered to the third-party shall be made available to any member requesting the list within 48 business hours of their request.

C. Election Schedule. A schedule of all election events and deadlines, including but not limited to the date of the call-for-candidates mailing deadline, the candidate nomination deadline, the delinquency notice mailing deadline, the candidate profile proof copy deadline, the meet-the-candidates date, the election proxy/ballot mailing deadline, and the date of the annual meeting, shall be delivered to the third-party. An exact copy of the schedule that was delivered to the third-party shall be made available to any member requesting the schedule within 48 business hours of their request.

D. Delinquency List. A list of members not in good standing shall be delivered to the third-party, on the dates necessary in the election process, and only on those dates. An exact copy of the delinquency list that was delivered to the third-party shall be made available to any member requesting the list within 48 business hours of their request.

E. Signature Catalog. The catalog of valid signatures of all Association members shall be delivered to the third-party. The catalog may not be reproduced in any form, paper, digital, or otherwise. The signatures on the proxy form shall be compared to the signature of the owner on file so as to confirm their authenticity. Any proxy and vote whose signature does not match shall be rejected and not counted.

F. Election Materials. A sample of the Association's election documents, to serve as a template in creating the election documents for the current election, including but not limited to the proxy, ballot, envelopes, cover letter, candidate profiles, and call-for-candidates letter, shall be provided to the third-party. The third-party shall be responsible for production and mailing of all election materials. For the duration of the election, any and all election materials including special sized, colored, or printed envelopes or paper, and any sealing or stamping devices if they are to be employed to authenticate any election documents, shall be delivered into the custody of the third-party by the Association. The third-party shall be solely responsible for the selection of any unique election document properties, without the input or knowledge of the Association, such as ballot color.

G. Interim List of Voting Members. Two days prior to the annual meeting, and at weekly intervals prior to the annual meeting, a list of unit addresses of members that have returned proxy/ballot envelopes shall be provided by the third-party. An exact copy of the list shall be made immediately available to any member requesting the list.

H. Election Inspectors. At least 4 inspectors shall be provided by the third-party at the annual meeting, to open and process the proxy/ballot envelopes, under the observation of the members present at the annual meeting. The proxy/ballot envelopes shall not be opened for any reason prior to the annual meeting at which a quorum has been achieved.

I. Written Agreement. A written contract between the Association and the third-party shall exist, and shall directly reflect the requirements of section 3.14, and any non-conflicting requirements of section 3.13.

J. Interaction with Third-Party. Members of the Board of Trustees, employees and agents of the Association, and members of the Association shall not interact with or interfere with the third-party except to the extent specifically detailed in section 3.14. Interference shall include a lack of response or a delay in response from the Association to the third-party. Any such interactions or interference shall be reported by the third-party directly to all 7 individual members of the Board of Trustees, within 24 business hours of known occurrence, and such report shall be made available to any member of the association requesting the report. Association members are permitted to contact the third-party directly to ascertain if any such reports exist, and the third-party shall be obligated to provide copies of such reports if they exist.

K. Default. In the event of a default on the terms of the agreement between the third-party and the Board of Trustees, all election documents in the possession of the third-party shall be directly transferred to another third-party selected by the Board of Trustees, subject to all the same conditions outlined in section 3.14, and with no election documents passing through the hands of any other party. In the event the Board of Trustees votes to take over the election process mid-way, the Board of Trustees must transition to the requirements outlined in section 3.13 without compromising the security of the election. Any transferred election documents must be done so under the supervision of at least two representatives from the third-party and three key-holders and election inspectors from the Association.

SECTION 3.15 – ELECTRONIC VOTING

3.15 Electronic Voting. In addition to the methods of voting already authorized in these By-Laws, the Board of Trustees may utilize a neutral third party for the collection of member ballots and proxy forms, consistent with all the provisions of Section 3.13 and Section 3.14.

A. Member Consent. Members electing to vote electronically must consent to electronic voting either electronically through a neutral third-party voting portal, through email, or in writing, and such consent must be confirmed to the member in writing or by email. Verbal consent is prohibited. New members of the Association are not automatically giving consent to vote electronically. Consent shall endure until it is revoked by the member through the neutral third-party voting portal, through email to the Association, or in writing to the Association, and such revocation of consent must be confirmed to the member in writing or by email. Consent shall not otherwise be automatically revoked, except upon sale of the member's unit. A list of which members have consented to electronic voting shall be available to any other member, upon request, within 48 business hours from the time of the request.

SECTION 3.16 – ELECTRONIC NOTICE

3.16 Electronic Notice. Members may elect to receive some or all Association notices electronically, including but not limited to newsletters, invoices, violations, meeting announcements, election mailings, and by-law amendment mailings. Members electing to receive electronic notices may separately elect to receive Association notices non-electronically.

A. Member Consent. Members must consent to electronic delivery either electronically through the Association's management portal, through email to the Association, or in writing to the Association, and such consent must be confirmed to the member in writing or by email. Verbal consent is prohibited. New members of the Association are not automatically giving consent to electronic notices. Consent shall endure until it is revoked by the member through the Association's management portal, through email, or in writing, and such revocation of consent must be confirmed to the member in writing or by email. Consent shall not otherwise be automatically revoked, except upon sale of the member's unit.

B. Electronic Delivery Monitoring. Failure in the electronic delivery of Association notices shall be continuously monitored, and members to which electronic delivery failed for any notice shall be contacted in an effort to update their electronic delivery information. If such contact is unsuccessful within 48 business hours following the transmission of the notice, the notice shall instead be sent non-electronically. It is not required to resend the notice non-electronically if the member has elected to still receive notices non-electronically. Members shall receive notices non-electronically until the failure with electronic notice delivery has been rectified.

DO NOT SEPEARATE THESE PAGES FROM PETITIONS. RETURN THEM WITH YOUR PETITIONS

The Great Hill Robbery

Over **215 PETITIONS** received in just 3 weeks! We need **63 MORE** to call the special election.

On August 11th it was finally confirmed by the MCUA Edgeboro facility that the “contaminated” soil in the Hill could be dumped for \$11 per ton. The base cost of Hill removal would therefore be around \$50,000. The Board awarded a contract for \$758,000 – so it is confirmed that **WE ARE BEING RIPPED OFF BY \$700,000!!** Plus another \$332,000 “extra” the Board is charging us.

Piscataway Councilman Steven Chan’s letter from last week **IS A COMPLETE LIE**. Copies of the two main pond dredging permits are included on the green paper. If he meant something else, he failed, because the letter clearly said no permits were obtained, period. This is the Board using the town to blame others and distract everyone while they rob us! The Board’s follow-up letter the next day repeated the same lie.

The letters also blame the “prior leadership of the association” for the current Hill crisis, when in fact the current Board and specifically President Tong Zhou are the ones responsible for **ILLEGALLY CANCELLING** the original plan to landscape the pond and Hill in 2018. If they did what they were supposed to do, we wouldn’t have this problem. Then they **IGNORED THE TOWN** for the last 4 years. That’s why the town is mad.

As of August 13th, the Board has still not released the full soil lab reports to us. We are legally entitled to this information. **WHY ARE THEY STILL HIDING THIS??**

Several owners are working together to present alternative and less expensive plans to the Board for remediating the Hill, but President Zhou is pushing back. **WHY???** He is always trying to pinch every penny (like turning off the sprinkler system), but on the \$1,090,000 he suddenly doesn’t care??

Complete copies of the pond dredging permits, and the MCUA soil acceptance letter, are on www.savethehill.org.

This Board, President, and Management are either totally incompetent, corrupt, or both. Most of the \$2,000 they are taking from you is going in someone’s pocket. Don’t let them get away with this! They already succeeded in ripping us off on the re-roofing project (~\$2.5M expense, bulldozed through by President Zhou and Management, but nobody cares). The special election is within reach – please complete and **RETURN A PETITION ASAP!!**

INSTRUCTIONS

1. Please fully complete both Petition One and Petition Two (fill in all 8 blanks).
2. Return all three pages of this packet in the pre-addressed and stamped envelope. They will be collected and presented to the Board of Trustees only after enough petitions have been received.
3. Time is of the essence! IF WE ACT FAST we can fix this ourselves before the Nov. due date.
4. Don’t pay now! Wait till November. Early payment discount scheme is illegal! (By-Laws Section 13.00) They need to collect \$400,000 before they can start the project. Don’t give it to them!
5. DO NOT return any petitions to the clubhouse as they will most likely be lost or destroyed.

Community ZOOM meeting every Tuesday at 7PM. Meeting link and many more details on

www.savethehill.org