



Riverbend



Hidden Lake

TOWNHOUSE OWNER'S ASSOCIATION

ANNUAL ELECTION MEETING - NOVEMBER 4, 2009
NORTH BRUNSWICK MUNICIPAL BUILDING – 7:00 P.M.

PRESENT:

Ron Senchesak,	President
Toni D'Angelo,	Member
Ken Bierstein	Secretary
Celestine Grimes,	Treasurer
Harrison Lewis,	Vice President
Janice Barber,	Executive Property Management
Carol Jenkins,	Executive Property Management

ALSO PRESENT:

7 Homeowners in person
23 Proxy votes

The meeting was called to order at 7:00 P.M.

WELCOME & PRESIDENT'S REMARKS:

Ron Senchesak introduced the Board members to those present. He gave a brief overview of what topic each Board member would be reviewing.

MINUTES FROM THE 2008 ANNUAL MEETING:

The minutes from the 2008 Annual/Election meeting were approved as written.

PROOF OF NOTICE OF MEETING:

The proof of notice of meeting was verified as being mailed to each member on September 4th and October 2nd, 2009.

PURPOSE OF THE MEETING:

The purpose of the meeting was to elect one trustee for a three-year term and to review & approve the 2009 budget.

BOARD PRESENTATIONS:

Celestine Grimes reviewed the approved 2010 budget. The fee for 2010 will remain at \$185.00. The line items in the budget were explained and questions answered.

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**RIVERBEND TOWNHOUSE OWNER'S ASSOCIATION
ANNUAL/ELECTION MEETING – NOVEMBER 4, 2009
PAGE 2**

Toni D'Angelo gave some information on what is going on in the Township. This included the Route 1 renovation by Cook College, road replacement in the Town and the status of the Commercial space by the movie theaters. Owners were encouraged to attend the Council meetings in the Township and to recommend the repaving of Riverbend Drive.

Harrison Lewis discussed the major walkway replacement, as well as the new entrance project that included landscaping, a retaining wall and new signs. He advised that future projects being considered are new signs for the courts, new walkway lighting, and options for replacing front doors, and windows. Questions in this regard were answered.

Ron Senchesak touched on the importance of owner maintenance to both their homes and private garden areas as well as plans to remove additional trees from the community for safety reasons and to open up the walkway areas.

QUORUM:

Management confirmed that a quorum was not present. Representation was needed by 36 homes and only 30 were represented.

NOMINATIONS FROM THE FLOOR:

There were no nominations from the floor and Celestine Grimes and Rick Plavnicky were the two candidates running for the one open position.

PRESENTATION OF THE CANDIDATES FOR ELECTION:

The two candidates, made presentations to the community members that were present.

VOTING:

All those present were requested to sign their ballots, and they were collected. An additional mailing will be sent to the community to obtain the balance of the votes needed to formalize the election.

GENERAL QUESTION & ANSWER PERIOD:

The Board addressed all questions that were asked by the members present.

ELECTION RESULTS:

The election will be validated once the additional votes are received.

The meeting was adjourned at 8:20 p.m.