



Riverbend



Hidden Lake

TOWNHOUSE OWNER'S ASSOCIATION

ANNUAL ELECTION MEETING - NOVEMBER 4, 2010
NORTH BRUNSWICK MUNICIPAL BUILDING – 7:00 P.M.

PRESENT:

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

ABSENT:

Toni D'Angelo,	Member
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GUESTS:

Bob Davis,	Township Council
Michael Hritz,	Township – Dir. of Comm. Dev.
Tom Vigna	Township – Dir. of Planning
John Taikina	Dir. Of Planning (garden Homes Development)

ALSO PRESENT:

12 Homeowners in person
17 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 briefly reviewed what the topics of discussion would be and then introduced the special guests from the Township to those present.

TOWNSHIP UPDATE:

The Township representatives discussed the plans for the Johnson & Johnson property that was sold to Garden Homes. There are plans to build a Towne Center, train station, stores, residential units and multiple upgrades to the Adams Station, Cozzens Lane and

Managing Agent: Executive Property Management

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Aaron Road. Renderings were displayed and explained, and all questions from the audience were answered.

MINUTES FROM THE 2009 ANNUAL MEETING:

The minutes from the 2009 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 4, 2010.

PURPOSE OF THE MEETING:

The purpose of the meeting was to elect two trustees for a three-year term and to review & approve the 2011 budget.

BOARD PRESENTATIONS:

Each Board member present made a presentation that included, the 2011 budget explanation; the landscape improvements made in 2010; the new walkway lighting project to replace all the walkway lights; the need for owner's to keep up the exterior of their homes and properties; and the snow removal procedures for the upcoming winter.

QUORUM:

Management confirmed that a quorum was not present. Representation was needed by 36 homes and only 29 were represented.

NOMINATIONS FROM THE FLOOR:

There were no nominations from the floor and Ron Senchesak and Harrison Lewis were the two candidates running for the two open positions.

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.

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