

**SUN RIDGE OWNERS' ASSOCIATION
ANNUAL MEETING/ELECTION MINUTES
Wednesday, June 13, 2018
JP Case Middle School Cafeteria
301 Case Boulevard, Flemington, NJ
7:00 PM**

BOARD MEMBERS PRESENT:

Jeanne Dombrowski, President
Pat Gallagher, Vice-President
Jim Myers, Trustee
Sandy Cafro, Secretary

PREMIER MANAGEMENT PRESENT

Keith Smith, Principal
Debbie Haraburda, Manager

LEGAL PRESENT

Jeff Sirot, Esq.
Ellen Goodman, Esq.

INVITED GUESTS:

Mike Gattuso, Landscape Maintenance Services

HOMEOWNERS PRESENT:

Refer to sign-in sheet

CALL TO ORDER

- President Jeanne Dombrowski called the annual Election Meeting to order at 7:15 PM.

CERTIFICATION OF QUORUM

- Debbie Haraburda reported that a quorum requirement of 5% is needed. Of the 744 Units, 670 are eligible to cast votes. That would require 38 Ballots to be cast. 184 Ballots were received or are present. Quorum has been satisfied

CERTIFICATION OF MAILINGS (Proof of Notice)

- Debbie Haraburda certified that the First Notice of Annual Election was mailed to homeowners on April 20, 2018, calling for nominations. The Second Notice was mailed by Debbie Haraburda on May 25, 2018 with the Candidate profiles and Proxy Ballot.

MINUTES

- Jeanne Dombrowski motioned to approve the June 14, 2017 Annual Meeting Minutes, Jim Myers seconded and all in favor. Motion Carried.

COLLECTION AND COUNTING OF BALLOTS:

- At the time of the meeting, one of the candidates that was on the ballot/proxy was determined to be ineligible to run for office. Concerns were raised that it would be unfair to vote that night because some people who voted by proxy for the former candidate would have been deprived of the ability to vote for a candidate that was still running for a seat on the Board. To address these concerns, it was decided to carry the first election meeting until July 18, 2018 and to prepare and send out new proxy ballots with only individuals that are still available candidates.

INVITED GUEST

**Sun Ridge Owners Association
Annual Meeting/Election Minutes**

- Mike Gattuso was introduced as Regional Manager for Landscape Maintenance Services and Site Manager/Supervisor for Sun Ridge. Mike took questions from homeowners.

PRESIDENT'S REPORT

- Jeanne Dombrowski presented the Annual President's Report

HOMEOWNER FORUM

- There was no Homeowner Forum as it was decided to carry the first election meeting until July 18, 2018.

NEXT MEETING:

- The next meeting will be Wednesday, July 18, 2018 at 6:00 PM at the JP Case Middle School Cafeteria.

ADJOURNMENT: 9:15 PM

Prepared By:

Sandy Cafro, Secretary

Approved by:

Jeanne Dombrowski, President

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