

**SUN RIDGE OWNERS' ASSOCIATION  
ANNUAL MEETING/ELECTION MINUTES**

**Wednesday, June 15, 2016**

J.P. Case Middle School Cafeteria  
301 Case Boulevard, Flemington, NJ  
7:00 p.m.

**BOARD MEMBERS PRESENT:**

Jeanne Mulherin Dombrowski, President  
Pat Gallagher, V.P./Secretary  
Jim Myers, Trustee  
Matt Litterini, Treasurer

**PREMIER MANGEMENT PRESENT:**

Keith Smith, Principal

**LEGAL PRESENT:**

Benjamin Curcio, Esq., Curcio Law Group

**INVITED GUESTS:**

Mike Gattuso, Landscape Maintenance Services  
Rich Tuzio, Clean-Flo International LLC  
Scott Landsperger, Imperial Pool Mgmt.

**HOMEOWNERS PRESENT:**

Refer to sign-in sheet.

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**CALL TO ORDER**

President Jeanne Mulherin Dombrowski called the annual Election Meeting to order at 7:05 p.m.

**CERTIFICATION OF QUORUM**

Jacqueline Hanlon reported that quorum requirement of 5% is needed. Of 744 Units, 674 are eligible to cast votes. That would require 34 Ballots to be cast. 69 Ballots were received or are present. Quorum has been satisfied.

**CERTIFICATION OF MAILINGS (Proof of Notice)**

Jacqueline Hanlon certified that to the best of her knowledge, Victoria Miller mailed the First Notice of Annual Election to owners on April 20, 2016 calling for nominations. The Second Notice was mailed by Jacqueline on May 12, 2016 with the Candidate profiles and Proxy Ballot.

**MINUTES**

A motion to waive the reading of the Minutes of the June 10, 2015 Annual Meeting was made by Jeanne Dombrowski. Scott Jordan requested a ballot count due to the by-laws indicating that the one-year term will be filled by the candidate receiving the least number of votes. The ballots were counted by homeowners, Laura Gonzalez, 133 Locust Court and Rebecca Zorich, 160 Locust Court and overseen by Keith Smith.

**COLLECTION AND COUNTING OF BALLOTS**

With three positions unopposed, the three candidates were accepted by acclamation of those present. The votes were as follows: Sandy Cafro - 57 votes, Patricia Gallagher - 58 votes and Matthew Litterini - 59 votes. Sandy Cafro will fill the one-year term and Patricia Gallagher and Matthew Litterini will serve the two-year terms.

**INVITED GUESTS**

Mike Gattuso was introduced as Regional Manager for Landscape Maintenance Service and site Manager/Supervisor for Sun Ridge. Mike discussed the landscape plans for Sun Ridge.

Scott Landsperger from Imperial Pool Management was present to discuss pool issues and lifeguard scheduling for the 2016 pool season.

Rich Tuzio from Clean-Flo International LLC was present to discuss the replacement of the pump for the pond and the recent installation of a new 2 HP Pump. He also discussed the issue of the algae collecting at the shallow end of the pool and offered some suggestions to minimize that issue.

**PRESIDENT'S REPORT**

Jeanne Mulherin Dombrowski presented the Annual President's Report.

**Annual Audit:** The annual audit performed by Wilkin & Guttenplan will be uploaded to the website next week.

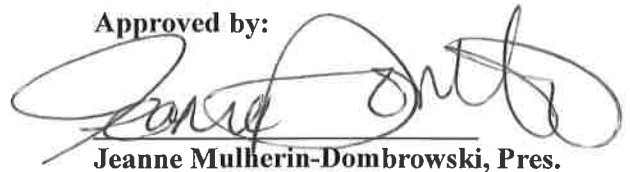
**HOMEOWNER FORUM** Violations, Communication with Residents, Mowing, maintenance of Townhomes, Single Stream Recycling and pond maintenance were topics discussed.

**ADJOURNMENT:** 7:59 p.m.

**Prepared By:**

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**Jacqueline Hanlon, Community Manager  
Premier Management Associates**

**Approved by:**

  
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**Jeanne Mulherin-Dombrowski, Pres.**