

RESOLUTION 2015-01

WELLINGTON MANOR HOMEOWNERS' ASSOCIATION, INC., RESOLUTION
REGARDING PROPOSED CHANGES TO THE BY-LAWS OF GOVERNING
DOCUMENTS OF WELLINGTON MANOR HOMEOWNERS' ASSOCIATION, INC.

WHEREAS, Wellington Manor Homeowners' Association, Inc., is a New Jersey Corporation duly organized and existing under the laws of the State of New Jersey; and

WHEREAS, Article IX, Section 2 permits the Declaration of Covenants, Conditions, Easements and Restrictions for Wellington Manor to be amended by vote of not less than two-thirds percent (2/3%) of the Lot Owners; and

WHEREAS, Article XIII, Section 1 of the By-Laws allow the By-Laws to be amended by a vote of a majority of the Members; and

WHEREAS, on Monday, May 18, 2015, at the Annual Meeting of the Association, the Members of the Association conducted a vote on certain proposed changes to the By-Laws and Governing Documents; and

WHEREAS, the proposed changes did not include permitted uses of lots or reduce the size of the Common Areas, hence prior approval of the Hopewell Township Planning Board was not required; and

WHEREAS, by votes upon each proposed change, a majority exceeding two-thirds percent (2/3%) of the Lot Owners voted in favor of adapting each proposed change; and

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WHEREAS, those vote tallies permit amendments to both the Declaration of Covenants, Conditions, Easements and Restrictions and the By-Laws, and

WHEREAS, the provisions of these documents are, by virtue of the vote, amended accordingly; and

WHEREAS, where the Declaration of Covenants, Conditions, Easements and Restrictions and the By-Laws do not conform with the provisions of this Resolution, the provisions of this Resolution supersede the provisions of the Declaration of Covenants, Conditions, Easements and Restrictions and By-Laws; and

WHEREAS, these amendments will be effective January 1, 2016, and will be recorded in the Office of the Clerk of Mercer County in accordance with Article IX, Section 2 of the Declaration; and

WHEREAS, the proposed amendments are attached to this Resolution as Exhibit A, an interpretive statement is attached as Exhibit B, and the vote tallies are attached as Exhibit C to this Resolution; and

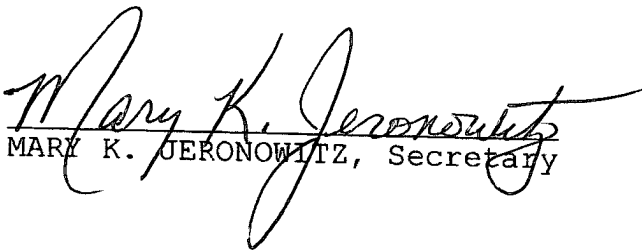
WHEREAS, the Board of Trustees has requested that the Association's legal counsel cause these amendments to be filed with the Office of the Clerk of Mercer County.

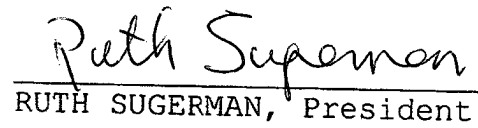
NOW THEREFORE, this Resolution is hereby adopted by the Board of Trustees and shall be filed with the Office of the Clerk of Mercer County.

IN WITNESS WHEREOF, the Wellington Manor Homeowners' Association, Inc. has caused these presents to be signed and attested by its proper officers this 15 day of December, 2015.

ATTEST:

Wellington Manor Homeowners'
Association, Inc., a New
Jersey non-profit corporation


MARY K. JERONOWITZ, Secretary

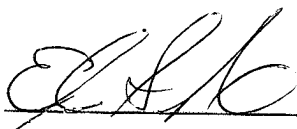

RUTH SUGERMAN, President

STATE OF NEW JERSEY:

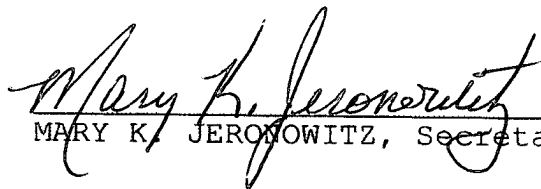
: SS
COUNTY OF *Mercer* :

BE IT REMEMBERED, that on the *15* day of *December*, 2015, before me, the subscriber, a notary public of the State of New Jersey, personally appeared MARY K. JERONOWITZ, who being by duly sworn on her oath, deposes and makes proof to my satisfaction that she is the Secretary of the Association named in the within Instrument and RUTH SUGERMAN, is the President of said Association; the execution, as well as the make of this Instrument, has been duly authorized by a proper resolution of said Association; that the deponent well knows the corporate seal of said Association; and that the seal affixed to said Instrument is the proper corporate seal and was thereto affixed and said Instrument signed and delivered by said President and Secretary and for the voluntary act and deed of said Association, in presence of deponent, who thereupon subscribed her name thereto as attesting witness.

Sworn and subscribed
to before me on the above date.



Elena Septer
Notary Public of New Jersey
My Commission Expires August 29, 2018



MARY K. JERONOWITZ, Secretary

RECORD AND RETURN TO:

Michael Fedun, Esquire
SINGER & FEDUN, L.L.C.
Attorneys at Law
P.O. Box 134
Belle Mead, NJ 08502

2015 PROPOSED CHANGES TO BY-LAWS & GOVERNING DOCUMENTS

Make Selection Below

Yes No

1. All Election Ballots will be **SECRET Ballots** that cannot be traced back to individual homeowners.

Yes No

2. The Property Manager and an Election Representative selected by each Candidate will count the ballots for elections to the Board. The selected Representative must be another Association Member, but may not be another member of the candidate's household.

Yes No

3. There will be no campaigning restrictions placed upon Candidates for election to the Board. Association resources such as clubhouse space, distribution lists, newsletter announcements, and other methods of reaching out to homeowners, will not be restricted by the Board or Property Manager. Candidates will be responsible for any additional costs incurred beyond the basic election expenses.

Yes No

4. Board Members and/or members of their household may not serve more than two consecutive full-terms on the Board, and run for re-election for a third consecutive term, unless there are no other announced candidates for election, 30 days prior to the election date. Board Members may run for office again for up to another two consecutive terms, after being off the Board for a period of at least two years.

Yes No

5. The opening and closing of all WMHOA Bank Accounts and other Association Funds & Investments, as well as changes, deposits, withdrawals, or transfers of \$1,000 or more, between one bank account and/or another Association fund or investment to another, requires prior written notification of all Board Members, a majority vote of the Board, prior written notification of Finance Committee, and public notification to all homeowners within 30 days of the transaction.

Yes No

6. All Association Checks, with the exception of the Association's Operational checks of less than \$500 and signed by our Manager, will require two approved signatures. For other Association checks over \$500, once approved by the Treasurer, the check must be signed by the President and another designated Board Officer.

Yes No

7. All Board decisions of \$1,000 or more requires written notification of all Board members, and a majority vote of the Board.

Yes No

8. All Board Resolutions affecting the governance of the Association require a majority vote of the Board, and prior 30 day notification of the Covenants Committee and homeowners.

Wellington Manor Homeowners Association
PO Box 6622 Lawrenceville, New Jersey 08648
Voice: (609) 896-0347 Fax: (609) 896-9329
Judith Green Quinn, CMCA, AMS
Judith@qsincweb.com

2015 PROPOSED CHANGES TO BY-LAWS & GOVERNING DOCUMENTS

INTERPRETIVE STATEMENTS

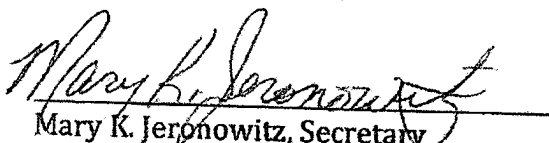
1. This measure will ensure most homeowner's strong desires that their ballots be secret.
2. This measure will ensure fairer elections for any homeowner seeking to run for the Board, by reducing Board involvement in, and control of elections, and in determining who counts the Ballots.
3. This measure will eliminate restrictions placed on challengers to an incumbent Board, thereby encouraging fairness and equality in the election process.
4. This term limit measure will encourage more broader Homeowner involvement and greater willingness to run for the Board, because it encourages incumbent Board Members to leave office after two full-terms, creating a vacancy for other homeowners to fill. As a safety measure, it also allows an incumbent to run for another term if no other Homeowner throws their hat into the ring, or if they've been off the Board for at least two years.
5. This measure would ensure that the full Board was involved in the decision, as well as alert the Finance Committee and homeowners whenever bank accounts or other investments are opened or closed, or when money is being withdrawn, deposited, or transferred from one account or one bank to another.
6. This measure will ensure that no single individual will be able to write and/or sign checks on behalf of the Association for more than \$500.
7. This measure will ensure that a majority of the Board approves all expenses over \$1,000.
8. This measure would require 30 day prior notification before a Resolution is passed by the Board and becomes part of the governing documents.

2015 PROPOSED CHANGES TO BY-LAWS & GOVERNING DOCUMENTS

		VOTES		
		YES	NO	
84	1	1		1. All Election Ballots will be SECRET Ballots that cannot be traced back to individual homeowners.
83	2	2		2. The Property Manager and an Election Representative selected by each Candidate will count the ballots for elections to the Board. The selected Representative must be another Association Member, but may not be another member of the candidate's household.
78	7	3		3. There will be no campaigning restrictions placed upon Candidates for election to the Board. Association resources such as clubhouse space, distribution lists, newsletter announcements, and other methods of reaching out to homeowners, will not be restricted by the Board or Property Manager. Candidates will be responsible for any additional costs incurred beyond the basic election expenses.
80	4	4		4. Board Members and/or members of their household may not serve more than two consecutive full-terms on the Board, and run for re-election for a third consecutive term, unless there are no other announced candidates for election, 30 days prior to the election date. Board Members may run for office again for up to another two consecutive terms, after being off the Board for a period of at least two years.
79	6	5		5. The opening and closing of all WMHOA Bank Accounts and other Association Funds & Investments, as well as changes, deposits, withdrawals, or transfers of \$1,000 or more, between one bank account and/or another Association fund or investment to another, requires prior written notification of all Board Members, a majority vote of the Board, prior written notification of Finance Committee, and public notification to all homeowners within 30 days of the transaction.
82	3	6		6. All Association Checks, with the exception of the Association's Operational checks of less than \$500 and signed by our Manager, will require two approved signatures. For other Association checks over \$500, once approved by the Treasurer, the check must be signed by the President and another designated Board Officer.
80	4	7		7. All Board decisions of \$1,000 or more requires written notification of all Board members, and a majority vote of the Board.
84	1	8		8. All Board Resolutions affecting the governance of the Association require a majority vote of the Board, and prior 30 day notification of the Covenants Committee and homeowners.

ADJOURNED: 8:45 P.M.

Respectfully submitted,


Mary K. Jeronowitz, Secretary
July 20, 2015