

# **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](mailto:Judith@qsincweb.com)

## **Annual Meeting and Election of Trustees**

**7:00 P.M. on Monday, May 21, 2018**

### **MEETING MINUTES**

#### **1. VOTER/OWNER OF RECORD REGISTRATION**

Began at 6:00 P.M. and closed at 7:00 P.M. with the start of our Annual Meeting. Our Election Committee, with Lou DeLauro, Acting-Chairman, and Judith Quinn, Property Manager, conducted the election.

#### **2. ANNUAL MEETING CALLED TO ORDER BY PRESIDENT**

The meeting was called to order at 7:00 P.M. and the Election Committee confirmed we do have a quorum:

- Residents (25% - 29 units required, either present or by mail-in ballot).
- Board of Trustees

Sandy Bing, President	Present
Frank Colucci, Vice President	Present
Joe Fischer, Treasurer	Not-Present
Roberta Sutker, Co-Secretary	Present
Jerry Jeronowitz, Co-Secretary	Present

#### **3. APPROVAL OF MEETING MINUTES**

- Sandy noted that the annual homeowners meeting is the only meeting required by the WM by-laws.
- May 15, 2017 Annual Meeting Minutes and Board of Trustees Meeting Minutes
- Board Action Requested: Motion to approve the minutes:  
Roberta Sutker 1st, Frank Colucci 2<sup>nd</sup>, all in favor  
Board Decision: Approved, unanimously and minutes will be posted on the website.

#### **4. NOMINATIONS FROM THE FLOOR (Lou DeLauro)**

Lou DeLauro, Acting-Election Committee Chair, thanked the Board for their service and asked for nominations from the floor. We have two (2) open positions for the Board and only two (2) declared candidates: Valarie French and Steve Walker.

### **Open Seats**

Two 2-Year Terms (for S. Bing, and J. Fischer's completed terms).  
Are there any nominations from the floor?

- Board Action Requested: Motion to close the nominations:  
Frank Colucci 1st, Jerry Jeronowitz 2<sup>nd</sup>, all in favor  
Board Decision: Approved, unanimously to close the nomination process.

### **5. COLLECTION OF SECRET BALLOTS FOR ELECTION OF TRUSTEES**

The Election Committee observers (Lou DeLauro) and Property Manager collected resident's secret ballots and retreated to a private room for tallying of the secret ballots cast at the meeting and absentee ballots received by the Property Manager while the meeting continued for residents.

Sandy Bing noted that our board members are elected by a plurality, not a majority. Since the candidates are running unopposed, thereby, they will be elected to the Board of Trustees.

The annual meeting was suspended at this point.

### **6. RESUMPTION OF THE ANNUAL HOMEOWNERS MEETING**

- Following the suspension of the BOT meeting, the annual homeowners meeting resumed at 7:40PM.
- Lou DeLauro reported that both candidates received over 70 votes each.

Joining current Board members Roberta Sutker, Jerry Jeronowitz and Frank, the newly elected Board of Trustees are:

- Steve Walker
- Valarie French

### **7. MOTION TO ADJOURN 2018 ANNUAL MEETING AND ELECTION OF TRUSTEES**

- Board Action Requested: Motion to adjourn the 2018 Annual Meeting and Election of Trustees:  
Frank Colucci 1st, Roberta Sutker 2<sup>nd</sup>, all in favor  
Board Decision: Approved, unanimously and meeting adjourned.

Respectfully submitted,

Jerry Jeronowitz, Co-Secretary  
May 22, 2018