

SEA WINDS TOWNHOUSE CONDOMINIUM ASSOCIATION, INC.
2021 ANNUAL ELECTION MEETING MINUTES
Tuesday, July 6, 2021

DATE: July 6, 2021

TIME: 6:30 PM (EST)

LOCATION: via virtual platform (Zoom)

PRESENT: Thomas Giaimo, Esq. (Association General Legal Counsel); Property Managing Agent Representatives from Association Advisors NJ: Lawrence N. Sauer, Shea Stehle and Meg Whipple; Unit Owners attending- as attached.

The 2021 Annual Election Meeting was opened and called to order at @ 6:35 PM by Tom Giaimo, Esq.

Mr. Giaimo stated that the purpose of the 2021 Annual Election Meeting was to allow the Association's membership to vote and fill all five (5) open positions on the Association's Governing Board of Trustees and as dictated by the Special Election Meeting of Unit Owners and vote held May 4, 2021 which resulted in the removal of all five (5) then current Trustees on the Board. General Legal Counsel explained that the individuals to be elected by the membership at the 2021 Annual election Meeting would receive the following terms of office: the two (2) successful Trustees that receive the highest number of votes would receive a three (3) year term of office; the next two (2) successful Trustees that receive the next highest number of votes would receive a two (2) year term of office; and the successful Trustee receiving the lowest number of votes would receive a one (1) year term of office. Counsel further explained that at the expiration of these initial terms each successfully elected Trustee at Sea Winds would serve for a term of three (3) years.

Mr. Giaimo confirmed that the Association received nominations from nine (9) Unit Owners by the stated deadline and that subsequent to the deadline two (2) Unit Owners withdrew their nomination thereby leaving seven (7) eligible nominees for the membership's consideration. Mr. Giaimo also indicated that the ballots provided to all Unit Owners in connection with the 2021 Annual Election Meeting made provision for up to five (5) write in candidates.

Mr. Giaimo then requested that Mr. Sauer certify that the Association's quorum requirement was met, to undertake the tabulation of all ballots cast and to thereafter announce the results of the 2021 Annual Election.

Mr. Sauer certified that the Association had achieved quorum and confirmed that management had received twenty (20) ballots via email and twenty-four (24) ballots via regular mail for a total of forty-four (44) ballots cast with one (1) ballot determined to be ineligible for a total of forty-three (43) ballots to be tabulated.

Upon the tabulation of all eligible ballots cast for the 2021 Annual Election the following percentage results were announced by Mr. Sauer:

Nick Delopoulos	30.82 %
Scott Dille	12.83 %
Lauren Drake	48.44 %
Len Hoffman	16.93 %
Susan Marchetti	43.92 %
Keith Silverman	39.53 %
Jerry St. Cyr	26.36 %
Karen Flannery	39.04 %
Charlene Hamrah	33.04 %
Carmen Traxler	6.02 %
Cynde Lush	1.5 %
Michael Roth	4.4%

Unit Owners Elected to the Board of Trustees and Terms of Office:

Lauren Drake & Susan Marchetti: (3) year terms
Keith Silverman & Karen Flannery: (2) year terms
Charlene Hamrah: (1) year term

Mr. Giaimo and Mr. Sauer indicated that management would immediately work with the newly elected Trustees to schedule and conduct an organizational meeting to allow the Trustees to determine and vote upon the respective offices to be accorded to each one of them.

THE 2021 ANNUAL ELECTION MEETING WAS CONCLUDED AT @ 6:45PM