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Eric F. Frizzell, Esq.
Buckalew Frizzell & Crevina LLP
55 Harristown Road, Suite 205
Glen Rock, NJ 07452



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Eric F. Frizzell, Esq.
BUCKALEW FRIZZELL & CREVINA, LLP
55 Harristown Road, Suite 205
Glen Rock, New Jersey 07452

PREPARED BY:


ERIC F. FRIZZELL, ESQ.

AMENDMENTS TO THE BY-LAWS FOR

SEA WINDS TOWNHOUSE CONDOMINIUM ASSOCIATION, INC.

LOCATED IN THE CITY OF LONG BRANCH, MONMOUTH COUNTY, NEW JERSEY

THESE AMENDMENTS TO THE BY-LAWS are made this 01ST day of JUNE 2023, by Sea Winds Townhouse Condominium Association, Inc. (the "Association"), a New Jersey not for profit Corporation incorporated pursuant to Title 15A of the New Jersey statutes for the purpose of operating the Sea Winds Townhouse condominium located at 548 Patten Avenue in the City of Long Branch, County of Monmouth, State of New Jersey; and

WHEREAS, a master deed for Sea Winds, a Condominium, dated the 5th day of September 1984 was recorded in the Monmouth County Clerk's Office on September 6, 1984, in Book 4506, Page 752 et seq., as amended, along with the Association's by-laws; and

WHEREAS, the Association's Board of Trustees ("Board"), at a duly called meeting of the Board on January 18, 2023, at which a quorum was present, approved amendments to Article III, sections 7, 8, and 9 of the Association's by-Laws; and

WHEREAS, the Association, in accordance with N.J.S.A. 45:22A-46, thereafter mailed to each unit owner of the Association a written notice explaining that the Board had adopted the amendments, together with a ballot allowing each unit owner to vote to reject the amendments; and

WHEREAS, thirty (30) days after the date on which the Association mailed the notice and ballot to the unit owners, less than ten (10%) percent of all unit owners had returned ballots to the Association rejecting the amendments to Article III, sections 7, 8, and 9 of the by-Laws;

NOW, THEREFORE the following amendments to the by-laws of Sea Winds Townhouse Condominium Association, Inc. are hereby amended, effective immediately, to read as follows:

Section 7. Quorum. The presence in person, by proxy, by absentee ballot, or electronically of Unit Owners holding at least fifty (50%) percent or more of the ownership interests in the Common Elements shall constitute a quorum at a meeting of the Unit Owners. When a quorum is once present to organize the meeting, it cannot be broken by the subsequent withdrawal of a Unit Owner or Unit Owners or his or their voting representatives.

Section 8. Majority Vote. The vote of a majority of the votes, as defined in Section 9 immediately following, cast by Unit Owners at a meeting at which a quorum shall be present shall be binding upon the Unit Owners for all purposes other than those under which the terms of the Master Deed or these By-Laws or the provisions of New Jersey law require a higher percentage. Any vote cast by absentee ballot or electronically shall be deemed to have been cast at the meeting for which it was submitted.

The last paragraph of Section 9, which was added by amendment made February 22, 2016, is amended as follows:

~~Voting Electronically; voting via internet. In addition to voting in person by casting a ballot on a form prescribed by the Board, whether in an election of Trustees or on a question put to the members for a vote, members may cast their vote by any lawful Proxy, or by a Directed Proxy, on a form approved and made available to the members by the Board, or by casting a ballot via the internet at the Association's or its Managing Agent's website on a Ballot or Directed Proxy placed on that website by or at the direction of the Board; or by transmitting a facsimile of said executed Ballot or Directed Proxy to the Association's then Managing Agent, and any ballots so cast or proxies so given shall be as though the member or members casting them were present in person or by proxy at the meeting at which the question for which the ballot was cast is to be decided and shall count also for quorum purposes at that meeting and any adjournment or successive adjournment thereof;~~

In addition, any vote by Unit Owners at any regular or special meeting of Unit Owners or as otherwise permitted under these By-Laws or the Master Deed, including but not limited to the election of Trustees, amendments to the


Master Deed or By-laws, or other questions on which Unit Owners are entitled to vote, may, in the discretion of the Board, be cast electronically, in accordance with such reasonable requirements as the Board may impose, and provided that (a) the electronic voting is administered by a neutral third party and the anonymity of all Unit Owners' votes are maintained, (b) the neutral third party is able to verify that the vote is cast by a Unit Owner having the right to do so; (c) for the election of any Trustee, absentee ballots and/or proxies shall also be made available to any Unit Owner who wishes to vote by such means. A Unit Owner voting by absentee ballot or electronic means will be deemed to be present at a meeting for quorum and voting purposes, and will be deemed to have consented to voting by those means. Unit Owners may grant their proxy to any person 18 years of age or older, and may also vote by paper absentee ballot.


All of the provisions hereinbefore set forth shall, by the filing of these Amendments, be confirmed and be effective upon the recording of this Instrument in the Office of the Monmouth County Clerk.

IN WITNESS WHEREOF, Sea Winds Townhouse Condominium Association, Inc., through its duly authorized President has duly executed these Amendments to the By-Laws the date and year first above written.

SEA WINDS TOWNHOUSE
CONDOMINIUM ASSOCIATION, INC.

Attest:

BY: 
BRENDAN WALL, Secretary

BY: 
Keith Silverman, President

STATE OF NEW JERSEY)

: ss.

COUNTY OF MONMOUTH)

I CERTIFY that on the 1ST day of JUNE, 2023, Brendan Wall personally came before me and this person acknowledged under oath, to my satisfaction, that:

(a) this person is the Secretary of Sea Winds Townhouse Condominium Association, Inc. the Association named in this document;

(b) this person is the attesting witness to the signing of this document by the proper corporate officer who is Keith Silverman, the President of the corporation;

(c) this document was signed and delivered by the Association as its voluntary act duly authorized by a proper resolution of its Board of Trustees;

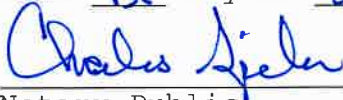
(d) this person knows the proper seal of the Association which was affixed to this document; and

(e) this person signed this proof to attest to the truth of these facts.



Brendan Wall, Secretary

Sworn and subscribed to before me
this 1st day of JUNE, 2023



Notary Public

S:\Clients\Sea Winds Townhouse\General Corp\Amendments\Recordable Amendments re electronic notice and voting.wpd

