

Good Afternoon,

As a follow up to our most recent open HOA board meeting, Management together with the HOA Board of Directors wanted to take the opportunity to kick off the initial process of the HOA Board of Directors election now that the community is at 75% threshold. Homeowners might ask, "What does that mean for the community?". When a developer (Pulte in this case) builds a community, over time that community grows as homeowners purchase the land/homes which make up the Homeowners association. There comes a point where the developer starts to have less and less control over the board/community and the decisions made. At 75% of closed homes (where the community is now), the HOA will start the process to fill the additional seats to complete the new official Del Webb at Florham Park Homeowner Association Board of Directors. There is a process for this election which is practiced in New Jersey called the "Radburn Act" which allows the election to be controlled by time sensitive deadlines and specific forms and to finalize, a closed ballot election process. The Radburn Act also takes a normal election time which would be 30 days and extends it to approximately 60-75 days to ensure compliance is met. I have attached a document which will explain more about HOA's and what the board responsibilities entail. At this point there will be (2) seats up for election. If you are interested the first step would be to fill out the "Intent to Run" for the board form attached.

These forms will also be in the clubhouse in the front lobby. Please note the deadline for the intent to run forms will be July 11th at 5pm.

If you have any other questions regarding the election process, please email me at Stefany.durland@fsresidential.com

Thank you, we look forward to your participation to serve on the board.