

**TAVISTOCK CONDOMINIUM ASSOCIATION  
ANNUAL MEETING  
June 19, 2023  
MINUTES**

**1. CALL TO ORDER**

The meeting was called to order by Barbara Gordon. This was an annual meeting of the Association pursuant to N.J. Statute this meeting was open to members of the Association.

**ROLL CALL**

Board of Directors

Barbara Gordon	President	Present
Dennis Boyle	VicePresident	Present
James Lizzi	Secty/Treasurer	Present
Cal Hyde	Board Member	Present
Roland Lipka	Board Member	Present

Management

Don Merlino	Managing Agent	Present
Karen Merlino	Managing Agent	Present

Legal Counsel for Tavistock

Gary Zangerele

**MEMBERS**

45 Members signed in and were present.

**2. CERTIFICATION OF PROXIES**

The Secretary acknowledged that 33 proxies were received.

**3. PROOF OF NOTICE AND WAIVER**

Secretary waived notice recognizing that a quorum was present.

**4. READING OF UNAPPROVED MINUTES**

There were no unapproved minutes.

**5. ELECTION / APPOINTMENT OF JUDGES**

In preparing for the meeting and election the Board was notified by Counsel that a new State law was in direct opposition to our By Laws as they apply to elections. The Board is obligated to follow the governing documents, however when State law differs, the Association must amend the By-Laws and adhere to the state law. On the advice of counsel it was decided to suspend the election temporarily so the Association could incorporate the new laws to bring the Association into compliance to the benefit of members.

**6. NOMINATIONS**

Suspended pending incorporation of new regulations.

**7. ELECTION OF BOARD MEMBERS**

Suspended pending incorporation of new regulations.

**8. REPORTS OF OFFICERS (Attached)**

INTRODUCTION:

Formation and Description of HOA it applies to Tavistock

(Managing Agent Don Merlino)

A. The Year In Review (President Barbara Gordon)

B. Financial Reports (Managing Agent Karen Merlino)

C. Rules and Regs (Vice President Dennis Boyle)

D. Landscaping (Board Member Roland Lipka)

E. Maintenance (Board Member Cal Hyde)

**9. Old Business**

There was no Old Business.

**10. New Business**

The floor was opened for questions.

**11. The meeting was adjourned at 9:15 p.m.**