



Election Committee

1 Village Grande Road
Egg Harbor Township, NJ 08234
(609) 788-8405

April 28, 2025

RE: *Call for Candidates for 2025 Trustees Election*

Dear Village Grande at English Mill Homeowners:

On June 30, 2025, the VGEM-HOA Board Trustees' terms of Abe Greenbaum and Jo-Anne Goldberg expire. A *Ballot by Mail* election will be held to fill these two positions for a two-year term beginning on July 1, 2025 and expiring on June 30, 2027.

In addition, there will be a third vacancy resulting from a Trustee elected in the 2024 Election having resigned shortly after taking office. According to the VGEM By-Laws, the HOA Board appointed Art Farnum to fill the vacancy. The New Jersey Code §5:26-8.11 states that "Any executive board position that has been filled by an appointee in such instance shall be subject to election within a year following such appointment."

As a result, the appointee's term expires on June 30, 2025 and results in there being a third vacancy to be elected for only a one year term. As a result, the election will be held to fill the two positions for a two-year term beginning July 1, 2025 through June 30, 2027 and one position for a one-year term from July 1, 2025 through June 30, 2026. The three incumbents, Jo-Ann Goldberg, Abe Greenbaum and Art Farnum, will not be seeking re-election.

A Mail by Ballot election will be held to fill the three positions. The two candidates receiving the most votes will fill the two year terms. The candidate receiving the third most votes will fill the vacant one year term ending on June 30, 2026.

This *Call for Candidates* letter is distributed to each homeowner eligible to vote by email and posted on the vgem.org website, the Associa townsq.io website and in the Clubhouse. Those interested in running for the Board must respond to the Community Manager by email declaring their candidacy by 1:00 PM on Monday, May 19, 2025. In compliance with VGEM Governing Documents, membership in good standing and ownership of a home shall be the qualification for nomination, appointment, election, or service as a Trustee and for continued service on the Board. It is preferred, **although not required**, that candidates be year-round residents, have resided in VGEM for at least one year, and have a record of volunteer service to this Community. In addition, Board membership has a "steep learning curve". With this in mind, the Board wants to point out that the Community has a need for candidates who have project manager experience as well as significant background in general accounting principles.

The letter declaring intent to run should attest to candidates being a homeowner and a member in good standing in the VGEM-HOA. Candidates are required to submit a biographical profile that includes the following:

- Personal qualifications and experience in either business or as a volunteer that would contribute to the success of the Board of Trustees and VGEM Homeowners Association.

- A description of current and past participation and service to VGEM.
- Stated reasons for wanting to serve as a member of the VGEM-HOA Board of Trustees.
- A head shot photograph for visual recognition.

The biographical profile should specifically reflect the candidate's qualifications and interest in becoming a VGEM-HOA Trustee. Resumes and/or Curriculum Vitae may not be substituted for the biographical profile. This document may not exceed two-sides of a single 8.5" x 11" page.

Residents whose experience and background could contribute to the success of the Board of Trustees and our Community are strongly encouraged to run. If this applies to you, please consider becoming a candidate. There will be three vacancies to be filled. This creates a great opportunity for those with ideas of how to strengthen our governing body going forward to provide thoughtful direction and guidance! Please give it thought!

For residents who decide to be candidates, please submit your documents by email to the Community Manager, Tara Frontera, at tara.frontera@associamidatlantic.com. The bios should be a Word document or the equivalent.

The Call for Candidates period will last 22 days. As candidates submit and declare their candidacy, they will be announced to the Community by phone blast and email. A uniform biographical profile and photographs will be placed on the vgem.org website, the Associa Midatlantic information website at townsq.io and available in the Clubhouse. **The Call for Candidates process will close at 1 PM on Monday, May 19, 2025.** The candidates will then be again announced to the Community by a second mailing by the United States Postal Service (USPS).

The second mailing to each home will include access to the candidates' biographical profiles and head shot photos along with information on the *Meet the Candidates' Night* that is scheduled for Thursday, May 29, 2025 at 6:30 PM in the Grande Room in the Clubhouse.

The voting will be a *Ballot by Mail* election. You will receive full instructions on voting when the ballots are mailed by USPS on May 27, 2025 and should be received by each home by May 29, 2025. We have also included a Timeline for the 2025 Annual VGEM Trustees Election.

In conclusion, only homeowners in good standing, current with their association fees as of May 31, 2025, are eligible to vote for candidates. We remind you that there is ONLY ONE (1) BALLOT PER HOUSEHOLD and urge you to vote for a maximum of three candidates. In case of split household decisions, please contact the Community Manager, Tara Frontera.

Respectfully submitted,

VGEM Election Committee

Chairperson: Tom Santucci

Members: Brenda Fishman, Barbara Groff, Kathy McGeehin, Anne Morris, Annette Scaricamazza and Patsy Tallman

Board Representative: Bob Kennedy



Timeline

2025 VGEM HOA Trustees Election

- **April 28, 2025** – The 2025 Trustees Election begins with mailing of the “Call for Candidates Letter” by the US Postal Service (USPS) to all homes eligible to vote. Also available on TownSq.io.
- **May 19, 2025 at 1:00 PM** - Call for Candidates Closes after 22 days – The Community Manager will announce the candidates to the Community by phone blast and email as residents declare their candidacies.
- **May 21-23, 2025** - Second Distribution by USPS mail to all homes eligible to vote. Also available on TownSq.io and in the Clubhouse.
 - Candidates’ Biographical Profile
 - Information on “Meet the Candidates Night”
- **May 27, 2025** – Third mailing – Ballots, green return envelope and voting instructions will be mailed by United States Postal Service to all homes eligible to vote. **Voting begins and remains open for 20 days** assuming the ballots are received by May 29.
- **May 29, 2025 – Thursday** - Meet the Candidates Night - 6:30 to 8:30 PM in the Clubhouse Grande Room
- **June 17, 2025 – Tuesday**
 - **3:00 PM** - Election closes after 20 days for residents to vote - No ballots will be accepted after this deadline.
 - **5:00 PM – Tally the votes** - Election Committee meets in Clubhouse Grande Room with two duly sworn in Election Judges, Auxiliary Staff, and the management company representatives to tally votes publicly as required by law (*NJAC § 5:26-8.9*) and convey the newly elected Trustees names to the Election Committee's Board Liaison. Residents are welcome to attend and observe the vote tallying.
 - **6:30 PM – HOA Board Meeting** – The Board President announces the election results. In addition, the Community Manager announces the new Trustees by a phone blast and email to all residents.

Prepared: 07/23/2024

Subject to Change

VGEM Election Committee

Chairperson: Tom Santucci

Members: Brenda Fishman, Barbara Groff, Kathy McGeehin, Anne Morris, Annette Scaricamazza & Patsy Tallman

Board Liaison: Bob Kennedy