

From: **Eugenia Mantzoros** <[REDACTED]>
Date: Fri, May 10, 2024 at 5:45 PM
Subject: Edgewater Isle North HOA - : Petition & Notice of Recall
To: <[REDACTED]>

Dear Members,

There have been several questions asked by Members regarding the Petition and Notice of Recall of Board member Cynthia Zelnik. The questions have been presented to the Board and the Board's responses to the questions are as follows:

Question #1

What are the reasons given as to why there is a meeting to seek removal of a board member? Will these reasons be shared with us at the July 9 meeting or before?

Response #1

The Board received the membership Petition to Remove that listed three reasons, as follows:

Breach of Fiduciary duties

Hindering the North Community Business from getting addressed and done

Missing numerous scheduled meetings.

Question #2

Can you please email to me a copy of that bylaw as I've gone through all of my documents here in my Edgewater Isle folder and cannot locate that. Thank you.

Response #2

Please access your property management portal account to view the Restated Bylaws.

Question #3

I would also like to see a copy of this petition. I was never asked to sign a petition. What are the alleged violations that supposedly Cynthia has committed that people would like her to vacate the board? I hope all of this information comes out into the open as I am so tired of the politics of this place!

Response #3

According to our attorney, we may not publish names of who signed the petition to those members who did not sign the petition. Since this petition to remove is generated by the members, the Board cannot circulate the petition to solicit signatures. Only the members can circulate the petition to solicit signatures.

Please see response to Question #1 for the allegations.

Question #4

Do you know how many make a quorum? Is it households both property owners in a household?

Response #4

The quorum for a Petition to Remove is the same as the Annual Election quorum. Your second question appears fragmented and/or incomplete thus preventing us from responding to it in an informed manner.

Question #5

Thank you for this email. In the name of transparency, as a homeowner, I would think the community would be entitled to know what the grounds of dismissal is all about? There are a few home owners who dislike Cynthia. There is no doubt that the board is not functional with rifts between Barbara Nagy (president) and Cynthia. As a voting member of the community, I need to be assured that Cynthia has violated the CCR's and this dismissal is not ground of personal matters. Will our community be able to read the document which explains why Cynthia should be dismissed? I can not make an informed decision on bad behavior I have exhibited in board meetings.

Thank you and I look forward to a speedy response.

Response #5

The Board is unaware of any alleged personal rift between Barbara Nagy and Cynthia Zelnik that would cause the Board to not function. The Board had scheduled weekly Thursday Executive Sessions since March of 2024 in our efforts to reduce the work order backlogs. Barbara presided over every one of those weekly meetings while Cynthia Zelnik repeatedly missed many of those meetings because she "...could not commit to weekly meetings." Because of her numerous missed meetings, the Board could not satisfy the quorum requirements to hold meetings thus hindering our efforts to address the backlog of maintenance and other issues efficiently and timely. The lack of a quorum left the Board

with two choices: 1) to wait 30 days for the monthly meetings to vote on approving work orders which effectively would delay our efforts to reduce the work order backlog; or 2) consult our HOA attorney regarding the appointing of another Board member to form a quorum, one who could commit to weekly meetings to approve work orders. The Board elected to go with choice 2. The ensuing reduction of work orders proved the Board made the right choice.

Question #6

Could someone please advise why this zoom is not until July?

Response #6

The Board has to follow specific deadlines. Our attorney advised us that the secret vote must take place between 35 to 150 days after giving notice of the petition to remove. The July date falls in between those days and taking into account all the necessary steps that need to be taken, it was the day that the inspector of elections set for the secret vote to take place.

Question #7

Will we be getting more info on why this is happening? Need more information please as this is pretty serious.

Response #7

Yes.

Best,
Genie

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