

KENSINGTON COURTS COMMUNITY ASSOCIATION
Election Meeting Minutes – AUGUST 26, 2004

Call to Order:

This special election meeting (pursuant to the written Authorization to Proceed from roughly one-third of the homeowners in the Community, and to the written Request for Special meeting from roughly two-thirds of the homeowners in the Community) was called to order at approximately 7:30PM. Because none of the Charter Directors or Officers were present, and pursuant to the authorizations previously mentioned, leadership of the meeting was assumed by the Transition Committee in general, and a Designee of that Committee (Rod Burr) was selected to chair that meeting.

Item #1:

Because of the number of attendees, who had not attended recent meetings, the entire history of the elections' evolutionary process was verbally reiterated, clarifying all of the developments to date. In the interest of fairness, questions and comments were then entertained.

Item#2:

During the course of floor discussion, one candidate, Ray Polaski, requested that his name be removed as a candidate under consideration. That request was accepted by the chair.

Item #3:

Nominations were asked for from the floor. Nominations were made and seconded from the floor.

Item #4:

Then the group identified as the Nomination Committee was told that their role would be respected to the extent that they would also be permitted to make nominations. When asked more than once for their nominations, they replied that they had none. The chair accepted that declination, and indicated that the record should so reflect.

Item #5:

Again, nominations from the floor were asked for, and again nominations were made. When it became apparent that no further nominations were forthcoming, a motion was asked for that nominations be closed. That was so moved and seconded; and nominations were closed.

Item #6:

Once nominations were closed, the chair recognized that proxies, received by the Transition Committee, could be cast, recognized as such, and included with the cast ballot group.

Item #7:

The full audience was directed to tables, where Ballot Registration Sheets were located, and instructed that upon completion of those sheets (which verified membership eligibility) they would be given a ballot, which they could cast at that time. The audience was told that write-in votes were still permitted. The ballot casting process was completed.

Item #8:

The audience was asked for volunteers to participate in the ballot counting process. It was explained that neutrality & objectivity required that it not include anyone that was on the ballot. Five volunteer homeowners were identified and designated.

Item #9:

Because of the amount of time that was consumed by earlier floor discussion, and the fact that the time that we were permitted in our rented hall had expired (in the interest of maximizing the integrity of the process) it was decided to adjourn the meeting to be reconvened within the next 20 minutes in a private area of the Elkton Diner, to complete the ballot counting process.

The sealed ballot box was given to the neutral ballot counting committee, and the meeting was moved. The meeting reconvened there approximately 20 minutes later, and video equipment was set up before the ballot box was opened.

The opening of the box, and the entire process was video recorded. An oversized tally sheet was used to record the counting of the ballots, and the entire counting process was viewed and verified by all five of the counting committee simultaneously.

Immediately upon completion of the process, the group summarized the counts and executed a certification of election results (which remains on file and has been shared with the developers).

Item #10:

The meeting was then adjourned.

Signed by Election Oversight Subcommittee,