

# Court II Times

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## Annual Meeting Of The Homeowners

Court II Condominium Association,

Court II  
Condominium  
Association

October 5, 2024

**NOTICE IS HEREBY GIVEN** that the Annual Meeting of the Unit Owners of the Court II Condominium Association, Inc., shall be held on *Tuesday, November 12, 2024 at 6:00 P.M.* in the Clubhouse.

The purpose of the meeting shall be for conducting the usual business of the Board of Directors of the Court II Condominium Association, Inc., Vote on the amendment relating to Tort Immunity and to transact such other business as may properly come before the Board. A ballot is included in this mailing on the above amendment with instructions.

To vote, if needed, all fees due the Association must be current and in good standing. Further, all attendees must be a unit owner.

The By-laws state that we must have a quorum for the meeting to be valid. The presence in person or by proxy of Unit Owners holding at least twenty-five percent (25 %) or more ownership interest in the common elements shall constitute a quorum at the meeting of the Unit Owners. It is, therefore, important that you attend or mail, fax or email us your proxy .

Enclosed on the back of this notice you will find a proxy. If you *do not* plan to attend the meeting, complete the proxy and return to the association.

*Rosemary Selah*

Rosemary Selah, President  
Court II Condominium Association, Inc.



YEAR 2024  
COURT II CONDOMINIUM

### OFFICERS & DIRECTORS

ROSEMARY SELAH PRESIDENT  
QUEEN WOODS, VP  
MICHAEL DUCATELLI, TREASURE  
EILEEN SUSSMAN, DIRECTOR  
ADELIA CHESTERTON, DIRECTOR  
HAMED PAYANDEHFAR, DIRECTOR

ASSOCIATION OFFICE  
700 LONDON COURT II- CLUBHOUSE  
EGG HARBOR TOWNSHIP, NJ 08234  
OFFICE: 609-380-4316  
FAX: 609-380-4317  
MAINT: 609-241-0839



**OFFICIAL**  
**Year 2024 Annual Meeting Proxy**  
**Court II Condominium Association, Inc.**

*A QUORUM IS REQUIRED TO CONDUCT OFFICIAL BUSINESS. IF YOU ATTEND THE MEETING, YOU MAY VOTE IN PERSON. IF YOU DO NOT PLAN TO ATTEND, DESIGNATE A PROXY TO VOTE FOR YOU AND PROVIDE HIM/HER WITH THIS PROXY.*

I the undersigned Homeowner (YOU"), \_\_\_\_\_, is entitled to vote at any special or annual meeting of Court II Condominium Association, Inc. as authorized in this Proxy.

The undersigned designates and appoints \_\_\_\_\_ or the Secretary of the Association, (the "Proxy"), as the Proxy for the Homeowner.

By this designation of proxy, the Proxy may attend and represent the Homeowner with the full power to vote and act for the Homeowner in the same manner, to the extent and with the same effect as if the Homeowner were personally present.

This designation revokes any prior designation of proxy that the Homeowner may have given previously with respect to the Homeowner's ownership interest in Court II Condominium Association, Inc.

This designation of proxy shall be effective for the Annual Meeting of the Court II Condominium Association, Inc. to be held on **November 12, 2024 at 6:00 PM**, and at all adjournments of such meeting. ***The use of this proxy is voluntary and the unit owner may rescind this proxy and vote in person before the proxy holder casts a vote.***

The Proxy shall have the full power, as the Homeowner's substitute, to represent the Homeowner and vote on all issues and motions that are properly presented at the meeting(s) for which this designation of proxy is effective. The Proxy shall have the authority to vote entirely at the discretion of the Proxy.

Date of Signing: \_\_\_\_\_

Unit Address: \_\_\_\_\_

Phone Number: \_\_\_\_\_

Owner: \_\_\_\_\_ L.S.

***NOTICE: RETURN BY November 12, 2024 at 12:01 PM***

Mail to: 700 London Court II, Egg Harbor Township, NJ 08234  
E-Mail: Londoncourt2@gmail.com, Fax 609-380-4317  
OR Drop it off in the Condo Fee box at the clubhouse

November 12, 2024

## Annual Report to the Homeowners

Greetings:

Welcome to our Annual Meeting 2024. It is nice to be able to get together again.

### Summary Financial Report: as of October 31, 2024

Total Accrued Income	\$ 386,021.41
<u>Total Expenses</u>	<u>\$ 394,852.37</u>
Net	\$ (8,830.96)

Operating accounts as of 10/31/24	\$ 6457.42
Total Reserve Balance as of 10/31/24	\$ 48107.82
Additional Reserve 10/31/24	\$ 5805.77
Est Reserve Funds Year 2025	\$ 96,000.00 (Total accrued)

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Attached is the 2025 budget that will be posted on our website and mailed in December 2024 along with your coupon booklet. Our website at [www.court2condo.org](http://www.court2condo.org) is up and running with helpful information. Please visit it.

Over the past year, as previously planned, we have continued with railing replacement in the main complex. The end unit balcony deck boards will be replaced in the future when railings are completed.

As you may be aware, the replacement monies we receive each year are \$96,000.00, providing everyone pays. The significant increase in costs of building material and labor has dictated how quickly we can move along, which is slower than we would like. When deck railings are complete, we will start the stair railings.

We will continue to make repairs to our common elements in the year 2025 as we have in the past. We work daily on landscaping, minor repairs and upkeep to the association's common elements.



## Major Expenditures:

We have consistently moved along with replacements. In 2024 we have to date spent \$71,460.00 on replacements such as decking, railing, roof, and common repairs. Since starting in 2016 we have completed approximately \$750,000.000 in repairs and replacements. Our maintenance crew headed by Mr. Andy McGowan has done a wonderful job keeping Court II looking good. Andy and his crew did a beautiful job installing our new kitchen and making the clubhouse look great. Andy will also be overseeing the installation of several new security cameras over the next several months. All the work and more is being done by our own employees saving the association time and money.

In late 2018, the association obtained the services of True Green to make regular treatments on our lawns. This regular treatment program for our lawns has kept our lawns looking good. Lawn care cost for the year 2024 will be about 31,556.00 and in 2025 it is estimated at \$ 35,000.00.

Insurance costs increased over the years to \$63,000.00 in 2024. Insurance costs could rise a minimum of 15% in the year 2025. Our insurance is renewed in May 2025, so we will not have any idea how much of an increase we may experience.

The association has mailed a ballot to all unit owners for a vote on amending the bylaws to allow Tort Immunity. The Board agrees with insurance industry professionals that having Tort Immunity in the bylaws will make our community more attractive to potential insurers. The insurance industry is changing rapidly, and many larger companies are getting out of the association business. Please return your ballot quickly and if you would like to fill one out tonight, we have ballots available.

Collection legal expenses are \$ 6224.82. General office and supplies expenses are about \$ 11,600.00.

We have increased the 2025 budget to reflect our estimated increases in costs. The condominium fees will increase about 4% in the year 2025.

That is about a 2% increase per year since the last increase in 2023, well under the rate of inflation we have all experienced at home during that period.

The replacement fee, which is dedicated solely to replacement and repairs of the common elements will continue at the present rate with no increase.

As always, the accounting firm of Ford-Scott and Associates performs an independent financial review of policies and procedures of all the associations' books and records every year.

The Associations legal representative is Dean Weisgold, Esq

Anyone wishing to inspect the books and records may do so by requesting an appointment with the association after January 31, 2024.

Respectfully submitted,

COURT II CONDOMINIUM ASSOCIATION  
700 LONDON COURT II  
CLUBHOUSE  
EGG HARBOR TOWNSHIP NJ 08234-0000