

HOLIDAY CITY SOUTH  
HOMEOWNERS MEETING  
TOMS RIVER, NEW JERSEY

TRANSCRIPT OF PROCEEDINGS

HELD AT:  
HOLIDAY CITY SOUTH  
139 SANTIAGO DRIVE  
TOMS RIVER, NEW JERSEY 08757

DATE: JULY 11, 2024  
TIME: 6:10 P.M.

**ORIGINAL**

STENOGRAPHICALLY RECORDED BY:  
BETH VITTOR, CERTIFIED COURT REPORTER

BOARD MEMBERS IN ATTENDANCE:

MIKE SIGNORILE  
ADRIAN CORRIGAN  
VINCE DECHIARO  
JOHN FAY  
LINDA HENDRICKS  
FRAN HURLEY

PROFESSIONALS IN ATTENDANCE:

BECKER & POLIAKOFF  
BY: KARL T. METH, ESQUIRE  
JOHN S. PRISCO, ESQUIRE

1 MR. SIGNORILE: Okay. Everyone, looks  
2 like we're ready to rock and roll here.

3 Welcome to the homeowners meeting for  
4 July 2024.

5 I'd like everybody to stand, Pledge of  
6 Allegiance.

7 (Whereupon, the Pledge of Allegiance is  
8 observed.)

9 MR. SIGNORILE: If we can all take a  
10 moment of silence for those souls who have been  
11 victims of violence and wars around the world. Also  
12 let's pray for the safety of our troops in those  
13 areas.

14 If there are members dealing with  
15 illness or have passed, please keep them in your  
16 thoughts and prayers.

17 (Whereupon, a moment of silence is  
18 observed.)

19 MR. SIGNORILE: Thank you. You can have  
20 a seat.

21 The meeting will be transcribed for  
22 submission to the Southwind. And lately what we've  
23 been doing is we've been posting the minutes up on  
24 the website, also.

25 The Chair will take a roll call of

1 attendance of the Board of Trustees.

2 Adrian Corrigan.

3 MR. CORRIGAN: Here.

4 MR. SIGNORILE: Fran Hurley.

5 MS. HURLEY: Here.

6 MR. SIGNORILE: Linda Hendricks.

7 MS. HENDRICKS: Here.

8 MR. SIGNORILE: Vince DeChiaro.

9 MR. DECHIARO: Here.

10 MR. SIGNORILE: Rich Bohan is absent.

11 John Fay.

12 MR. FAY: Here.

13 MR. SIGNORILE: And myself, Mike

14 Signorile.

15 After the business portion of the  
16 meeting, the floor will be turned over to legal  
17 counsel to discuss the election. And for legal  
18 counsel -- after legal counsel's presentation, the  
19 Chair will open the floor to the membership for  
20 questions. There's a sign-up sheet in the back for  
21 those that came in late. If you want to ask a  
22 question, you can sign up on the sign-up sheet.

23 We'll now move to the monthly business  
24 portion of the meeting and for the current financial  
25 report from the treasurer.

1 MS. HURLEY: Operating expense,  
2 \$516,815.53. Deferred operating account is  
3 \$145,630.87. The reserve account is \$863,631.98.

4 MR. SIGNORILE: Need a motion to accept  
5 that report.

6 Motion made by Adrian. Seconded by  
7 John.

8 All in favor.  
9 (Chorus of ayes.)

10 MR. SIGNORILE: All right. The minutes  
11 from the last homeowners meeting were published on  
12 5/9/24 from the meeting on 5/20/24 as printed in  
13 Southwind, and I believe that's incorrect, because  
14 the meeting was in June. What was it, June 10th?

15 What was the date?

16 We got a typo here, folks, just hang on  
17 a second.

18 (There is a discussion held off the  
19 record.)

20 MR. SIGNORILE: It was June 13th, that's  
21 the minutes that were posted in the Southwind, and  
22 were up on the website. I need a motion to accept  
23 those minutes as posted.

24 I got a motion made by -- this is  
25 unusual for me because I got to say everybody's name.

1 I got a motion made by Adrian, seconded by John.

2 All in favor.

3 (Chorus of ayes.)

4 MR. SIGNORILE: All right. Let's move  
5 on.

6 All right. That's the end of -- that's  
7 not the end of old business.

8 Old business. I got to let everybody  
9 know that McKenzie Forensic Auditors are currently  
10 conducting an in-depth forensic audit of the  
11 Association's financial expenditures over the last  
12 four years. This is being conducted due to  
13 accusations of misappropriation of funds. The Board  
14 is confident that the findings will favor a balanced  
15 budget over the last years with no exceptions.

16 They're in the process of doing that  
17 right now, they've asked for a lot of information,  
18 and we are getting it over to them, so it's going to  
19 take a little bit of time but we will get it done.

20 The new business. All right. There's  
21 no new business at this time except the election, and  
22 that matter will be discussed by legal counsel at the  
23 close of the business meeting.

24 Do the trustees have anything they would  
25 like to address.

1 Fran?

2 MS. HURLEY: No.

3 MR. SIGNORILE: Linda?

4 MS. HENDRICKS: No.

5 MR. SIGNORILE: Rich? He's not here.

6 John?

7 MR. FAY: No.

8 MR. SIGNORILE: Adrian?

9 MR. CORRIGAN: No.

10 MR. SIGNORILE: Vince.

11 MR. DECHIARO: I just want to take a  
12 moment. This whole process has been very trying for  
13 everyone on the Board and our residents. I sincerely  
14 regret the inconvenience to our homeowners who came  
15 out on June 25th to vote and to the six trustees for  
16 having to go through this process a second time, but  
17 the second time will be correct. But it's -- it's a  
18 very trying time for everybody and I regret it.

19 (Applause.)

20 MR. SIGNORILE: Thank you.

21 With no other business to be discussed,  
22 I'm calling for a motion to close the business  
23 portion of the meeting.

24 Adrian made the motion, got a second  
25 from Fran.

1 All in favor.

2 (Chorus of ayes.)

3 MR. SIGNORILE: All right. Anybody  
4 opposed? No. Okay.

5 After legal counsel addresses the  
6 election situation, we will open the floor to the  
7 membership for questions. We have Karl Meth and we  
8 have John Prisco from Becker here to explain what  
9 happened and where we're going to be going with this.  
10 So the Chair will now turn the meeting  
11 over to legal counsel.

12 MR. METH: Okay. Many of you know me,  
13 Karl Meth of the Becker firm. I'm out of the  
14 Morristown office. I've represented the Association  
15 for, I believe, a little over four years. And I have  
16 with me John Prisco, who is an experienced and, I  
17 think, very good attorney in the community  
18 association field, just to have some back-up if  
19 there's any questions I have problems with, or if he  
20 has some thoughts. I like, you know, two heads are  
21 better than one type thing. So we'll address that.  
22 But we poached John from a different firm that did  
23 community associations. He was the best one they had  
24 by far, so I'm really thrilled that he's with us, as  
25 well as (inaudible).

1                   So, yeah, I mean, it is a very, very  
2 unfortunate situation, and it's not really fair to  
3 you guys that you're going to have to go through it  
4 again.

5                   And the reason you have to go through it  
6 again is that the election took place and, right  
7 after the election, I learned that the computer  
8 records and the records upon which we can tell  
9 whether someone is entitled to a whole vote or a half  
10 vote weren't current. And they also contained  
11 inaccuracies due to new people coming in, and also we  
12 had to deal with death certificates at the last  
13 minute, and it was a very tough situation.

14                  And in conjunction with Mike and the  
15 Board, I determined that the potential number of  
16 votes that could be wrong was significant, and so  
17 significant that we'd have to do an election again.

18                  Now, I think I've said to all of you at  
19 one point that if this was a situation where we knew  
20 two votes were improperly cast, that's not a problem,  
21 the vote would have stayed because the person who was  
22 successful, the last one that was successful, was, I  
23 believe, nine votes ahead of the person that was --  
24 eight, whatever it is, it's more than two. So what I  
25 would have said to you is, look, it doesn't matter,



1 two votes, it didn't matter. If it was a one-vote  
2 situation, then it would have mattered and we would  
3 have had a runoff.

4 So, unfortunately, the systemic problems  
5 that occurred in the election require us to have  
6 it -- run it again.

7 Now, we're going to run the election,  
8 for the most part, similar to what we did before.  
9 We're going to have the same candidates, there isn't  
10 anybody that's going to be added or whatever. Those  
11 candidates will have to, unfortunately -- but what  
12 they don't have to do is they don't have to make a  
13 speech. We're not going to do a Notice of Candidates  
14 meeting because we already had a candidates meeting,  
15 we had a candidates meeting, that's it, so that will  
16 shorten the time frame to the minimum that we need to  
17 have it done right.

18 Now, what's to do -- how do we make it  
19 right? What's going to happen is all of the  
20 documents that were not inputted into the system will  
21 be inputted into the system.

22 Secondly, the Radburn regulations. Now,  
23 I probably mentioned Radburn a couple times, probably  
24 too many times, but Radburn changed the process for  
25 elections in New Jersey, and it applies to Holiday

1 City South and all other homeowners associations like  
2 yourselves, and condominium associations. And what  
3 it did was, it -- only one aspect of it really dealt  
4 with the problem that we have now, and that is you  
5 must have a list of delinquent homeowners when you  
6 go -- five business days before, you have to have  
7 that list, and we have to go through the votes that  
8 we've received and take them out because those  
9 persons should not have voted.

10 Now, I don't know how many, there might  
11 have been nine, there might have been 20, it's  
12 usually not a lot, but still it has to be done  
13 because of Radburn. We need to have that done and  
14 we're working on that as we speak. But, again, these  
15 are records that we need to have updated. And for  
16 that you need a 30-day time period in which we  
17 will send out, Association will send out to those in  
18 delinquency a 30-day notice, which says you have  
19 30 days before the election and you have to be  
20 current five business days before the election date  
21 or ask for an Alternate Dispute Resolution, which is  
22 kind of like a mediation, and, once you do that, then  
23 you can vote because you're essentially in good  
24 standing.

25 So the good standing issue we need to

1 get that involved here. For the bulk of the people  
2 here, you know, you'll have a chance -- if there is  
3 somebody who is a delinquent, you'll have that  
4 opportunity to become delinquent or ask for an ADR.  
5 So that's -- if you're not delinquent, you won't get  
6 a letter. And you have a chance to dispute it, if  
7 somebody says, you know, I don't owe, you know, that  
8 quarterly fee, well, you bring in a check and pay it  
9 and you're off, now you can vote. This is what  
10 Radburn requires and this is what we really need to  
11 do.

12 I don't know if it was done before, but,  
13 at this point, we need to have that done under  
14 Radburn, as well as your governing documents. Your  
15 governing documents require it, too.

16 So we're going to -- we're going to try  
17 to get this and do it right. And I'm pretty  
18 confident everybody wants to get it right. If you  
19 don't want to get it right, that's a problem.

20 So we're going -- we're going to get it  
21 right. How much time it's going to take, that's hard  
22 to say, but your minimum period is 31 days. So when  
23 everything is inputted, I don't know how long that  
24 will take, I don't expect it to be too long, having  
25 talked to the office staff, which is short-handed,

1 remember that, and I think they got somebody new  
2 coming in tomorrow, actually, but that they'll have  
3 time to get them up to speed, and so we'll get  
4 everything inputted.

5 I would like to have -- and I think  
6 Mike's communication to you guys is I would like  
7 somebody with a computer that's in your system,  
8 that's linked into your system so that when you show  
9 up it will show whether you're entitled to a half  
10 vote, whether you're entitled to a whole vote, and if  
11 there is a -- you know, a death certificate on file,  
12 then again it's different, and -- but we have to go  
13 by the deed, the deed to the home, and this is  
14 unusual for everybody but down here in Toms River,  
15 north and west, west of us, really don't do it that  
16 way. It's one unit, one vote. And how you guys are  
17 going to -- you co-owners are going to agree, I guess  
18 we're going to find out. But once you open it up to  
19 a half vote, there's so many moving parts to that.  
20 Now, it has worked in the past, I believe, I don't  
21 know, but there hasn't been a problem, let's put it  
22 that way. And -- but, but, what you need to do at  
23 some point is amend your voting documents,  
24 specifically your bylaws, to eliminate that half  
25 vote, because that is a nightmare.

1                   What's that?

2                   Okay. Okay. I'm boring you.

3                   Okay. I'm just explaining what's  
4 happening and why we have to do it.

5                   (Shouting from audience.)

6                   MR. METH: Okay. I have met with the  
7 Board, we've discussed these issues, we're in the  
8 process of getting it right, and what we're doing  
9 now.

10                   But that's -- actually that's really all  
11 I have to say. And we're going to open it to  
12 questions, unless, John, you have anything?

13                   MR. PRISCO: I just want to add that,  
14 you know, it -- (inaudible) it is important that we  
15 get the process correct. That whole process is what  
16 governs fairness and reasonableness in your process  
17 and your procedures so that every year you know that  
18 your elections -- you can't hear?

19                   Okay. I'm trying not to eat the  
20 microphone but I guess I have to.

21                   Okay. So fairness and the process. It  
22 is important that we go through this process once  
23 again just to make sure, for your Association, that  
24 your elections are fair, they're transparent, and  
25 that everything that has been done is not only by the

1 law, but by your governing documents. You know, that  
2 is what Karl and I are here for, we're here to make  
3 sure that your Association, irrespective of the  
4 members of the Board, is run according to the law and  
5 is following the procedures that need to be in place  
6 so that your elections can be sustained. And so  
7 that's what we're here for. And we're here to answer  
8 any further questions that anybody might have as  
9 well.

10 MR. MOLINARO: Why wasn't that done four  
11 years?

12 MR. PRISCO: I'm sorry?

13 MR. MOLINARO: Why wasn't --

14 MR. SIGNORILE: Hold on.

15 Carol (phonetic), wait a minute.

16 MR. MOLINARO: Why wasn't that done four  
17 years ago?

18 MR. SIGNORILE: If you want him to  
19 answer questions, you need to go to the back of the  
20 room and sign the sheet.

21 MR. PRISCO: Yeah, especially for people  
22 in the back if you're going to ask questions, if you  
23 come up to the microphone, we appreciate that.

24 MR. SIGNORILE: You have to sign on the  
25 list.

1 I asked before, if you want to make a  
2 statement or you want to ask a question, you got to  
3 sign on the list, we'll bring the list up here.

4 MR. MOLINARO: (Inaudible).

5 MR. SIGNORILE: All right. Turn the mic  
6 on. You're going to have to your state and address.

7 MR. MOLINARO: I know my name and  
8 address.

9 MR. SIGNORILE: No, you need to state it  
10 for the stenographer here, into the mic, just turn  
11 the mic on.

12 (There is a discussion held off the  
13 record.)

14 JOYCE CROSSAN: You had mentioned that  
15 you wanted this to be fair and -- we.

16 MR. MOLINARO: We can't hear you.

17 MS. CROSSAN: I'm so sorry.

18 You had mentioned -- is it on? Can you  
19 hear me?

20 MR. MOLINARO: Yeah, yeah.

21 MS. CROSSAN: Okay. How far does this  
22 go? Do we have -- if this has been an ongoing thing,  
23 are you guys valid as the Board? Do we have to go  
24 back four years --

25 (Applause.)

1 MS. CROSSAN: How far back do you want  
2 to go?

3 (Overlapping talking.)

4 MS. CROSSAN: Joyce Crossan,  
5 C-r-o-s-s-a-n. 10 Virgin Islands, all of them,  
6 Toms River, New Jersey.

7 MR. METH: You live on all of them.

8 MS. CROSSAN: Well, all of the islands,  
9 Virgin Islands.

10 MR. METH: Okay. So the question is how  
11 far are we going to go back.

12 Just this election. I have no  
13 ability --

14 (Shouting from audience.)

15 MR. METH: Folks, we don't have an  
16 ability to go back any further. There's no  
17 documents --

18 (Shouting from audience.)

19 MR. METH: There's -- what's that?  
20 Listen, there's no way to go back past this year.  
21 There's no records.

22 MR. MOLINARO: Whose fault is that?

23 (Shouting from audience.)

24 MR. METH: But either way, those  
25 elections were certified, they're over. Do you



1 understand?

2                   Please, please, don't yell out. If you  
3 have a question or a comment, come on up to the  
4 podium, and -- but I can't answer questions that are  
5 just thrown at me.

6                   So the answer is it's going to be this  
7 election. All the other elections have been  
8 completed and that's the way it's got to be.

9                   They were not contested, those  
10 elections, they're in the books, they're done, we're  
11 not going to look at it.

12                   And these individuals took the oath of  
13 office, usually about a month after the election, and  
14 they are the Board members, and that's just the way  
15 it is.

16                   MS. CROSSAN: Okay. Thank you.

17                   MR. METH: Sure.

18                   (Shouting from audience.)

19                   MR. MOLINARO: Unacceptable.

20 Unacceptable.

21                   MR. METH: Who's the next one?

22 Oh, Debbie Fazio.

23                   (Shouting from audience.)

24                   DEBBIE FAZIO: I was confused about that  
25 list.

1 MR. METH: Hi, Debbie.

2 MS. FAZIO: I was confused about that  
3 list. Well, before you do anything, I was confused  
4 about that list.

5 I thought that it was --  
6 (Shouting from audience.)

7 MS. FAZIO: I thought the list was to  
8 ask the Board questions, this -- this -- and it's not  
9 just the attorney, because I'm concerned about the  
10 procedure that was followed.

11 Oh, I'm Debbie Fazio. I live at 66 Red  
12 Hook Bay Drive, Toms River.

13 MR. METH: What's your question and see  
14 if I can answer.

15 MS. FAZIO: Well, I have -- my question  
16 is a series of events.

17 The day that the election took place was  
18 a Tuesday, and it was the 25th. The winners were  
19 announced and thought to have won. And following  
20 that day, the next day, which is the 26th, a  
21 robo-call was made, or at least that Wednesday or  
22 Thursday about congratulations.

23 I'm wondering when -- you made it sound  
24 like that day it came up that you saw in the  
25 paperwork, but on Wednesday robo-calls came out

1 saying congratulations, making the same announcement,  
2 expressed by the president, and was anything on  
3 Wednesday in question at that point?

4 MR. METH: On Wednesday it was.

5 MS. FAZIO: It was.

6 MR. METH: But I don't have control over  
7 the robo-calls. And we had not made a complete  
8 decision as to whether to recall the election or  
9 certify it. And that's why -- can you hear me folks?

10 That's why, when I got all the  
11 information, that we determined that the problems  
12 were that bad, that we had to redo the election.

13 MS. FAZIO: Was the Board aware of your  
14 questioning by Wednesday? Were they aware that you  
15 had some concerns on Wednesday? Not -- not knowing  
16 what they were, but you had some concerns? You said  
17 you saw some discrepancies on Wednesday already?

18 MR. METH: I did.

19 MS. FAZIO: Was the Board informed of  
20 that.

21 MR. METH: I go through Mike, I go  
22 through Mike Signorile.

23 MS. FAZIO: And the Board was informed  
24 through the president?

25 MR. METH: I don't know that.

1 MS. FAZIO: Oh. Who did you tell?

2 MR. METH: No, I talked to Mike about  
3 it.

4 MS. FAZIO: So, Mike, my question to you  
5 is did the rest of the Board know about this  
6 situation? I'm just asking yes or no.

7 MR. METH: I don't think it matters  
8 regarding the election.

9 (Shouting from audience.)

10 MR. METH: Why does it matter?

11 MR. MOLINARO: Because it matters.

12 MS. FAZIO: Because I happen to have  
13 been one of the winning candidates, and my  
14 question -- and my concern was not whether this is  
15 appropriate whether you were -- you found a problem.  
16 You probably did, and I respect that.

17 My concern was that if the Board knew,  
18 why did I sit home through Monday and not know that  
19 this was happening when I made --

20 (Shouting from audience.)

21 MS. FAZIO: -- when I made contact with  
22 Board members asking them "When am I having the  
23 swearing in? Because" -- and this was on Thursday I  
24 asked, "What about the swearing in? Can I have an  
25 answer by the end of the day? What time?"

1                   Okay?

2                   And a response was given back to me by  
3 the vice president saying, "We hope to have an answer  
4 for you by the end of the day."

5                   And then he said, "Also  
6 congratulations."

7                   If they were aware of the fact that  
8 there was some problem, why was I misled and I was  
9 told there's a concern pending.

10                  I have one more question, and you can  
11 answer them both. Okay?

12                  Saturday morning, and I had no -- I was  
13 not aware of it, I don't get there, I don't go on  
14 Saturday morning and the office is closed, but  
15 Saturday morning in red across the thing where it  
16 said "Debbie Fazio is second place," now said  
17 "Election Recalled."

18                  Apparently the decision was made before  
19 we heard anything on Monday, because we didn't hear  
20 anything until Monday. Why, again, was that not  
21 saying "Election Pen-" -- you know, "Pending  
22 Election"? "A problem with the election, we're  
23 reviewing"? But it said it was recalled like a past  
24 tense, it's decided.

25                  MR. METH: Right.

1 MR. MOLINARO: Okay. Now I'll wait --

2 MR. METH: You're talking the time frame  
3 involved was that --

4 MS. FAZIO: I have a hearing disability.

5 MR. METH: I understand that, I'm going  
6 to try to talk as loud as I can.

7 The problem was first brought up to me I  
8 believe it was Wednesday. Thursday we had not made  
9 the decision what to do, we were analyzing the  
10 problems with the election, and that was true the  
11 next day, Friday. By the time I determined what the  
12 problems were and the extent of the problems as the  
13 election coordinator, I advised -- and as well as  
14 legal counsel, I advised Mike that I believe that the  
15 election should be recalled.

16 MS. FAZIO: Right.

17 Mr. President, when you get advised of  
18 that, does the entire Board have something to say  
19 about that or just you make that decision?

20 MR. SIGNORILE: That was a legal  
21 decision.

22 MS. FAZIO: About the -- no, no, about  
23 posting on the wall, about posting on the door. Is  
24 everybody aware of the fact that you were posting --  
25 that you were -- I'm thinking you, because you're the

1 only one that knew, right --

2 MR. SIGNORILE: (Inaudible).

3 MS. FAZIO: -- that it was recalled?

4 Did you put the sign -- did you put the "recalled" on  
5 there?

6 MR. SIGNORILE: Yes.

7 MS. FAZIO: Okay. Did all the Board  
8 members -- did all the Board members know it?

9 (Shouting from audience.)

10 MS. FAZIO: And I'm asking that  
11 question, it's not a trick question, I'll be fair  
12 with you, it was seen by pool -- people at the pool  
13 and they asked a Board member, "What's going on?"  
14 And the Board member had no idea. So I would just  
15 like you to explain how that happened.

16 (Shouting from audience.)

17 MS. FAZIO: Please allow him --

18 MR. SIGNORILE: Debbie, you've been on  
19 the Board with me before.

20 MS. FAZIO: Obviously. I can understand  
21 you.

22 MR. SIGNORILE: You've been on the Board  
23 with me before, so you know the way I am.

24 MS. FAZIO: I've been on the Board.

25 MR. SIGNORILE: All right?

1                   Now, I sent out a robo-call  
2 congratulating everybody. My understanding was that  
3 this was done.

4                   MS. FAZIO: I want to hear your voice  
5 rather the microphone.

6                   MR. SIGNORILE: All right. Well, they  
7 got to hear this. All right?

8                   As far as I was concerned when I sent  
9 the robo-call out, it was done. All right? Later on  
10 information came down, and I'll be honest with you, I  
11 came in, I was told to come in, put a thing across  
12 there saying that it was recalled.

13                   I didn't know Vince was there that day.  
14 All right? If I knew Vince was there, I would have  
15 told him that it was recalled. But he came to me and  
16 he said to me later on, he said, you know, "I was  
17 there."

18                   I didn't see his car there. I came in,  
19 did what I had to do, and I went, I was out with my  
20 family.

21                   But, to be honest with you, this is --  
22 it seems to be like the timing was all wrong, but I  
23 sent out the letter, I sent out --

24                   MR. MOLINARO: What about phone call?

25                   MR. SIGNORILE: What phone call?



1                   You know what, I did a robo-call  
2 congratulating everybody and giving everybody --  
3                   (Shouting from audience.)

4                   MR. SIGNORILE: -- and giving  
5 everybody -- you know what, if you're not going to  
6 stay in order we'll end the meeting. All right? So  
7 just cool your jets. We're trying to get the  
8 information out to everybody, you don't need to yell,  
9 there was a list to sign up on. All right?

10                   By Robert's Rules of Order, I have a  
11 right to end this meeting. So let's just behave  
12 ourselves.

13                   Now, Debbie, you asked a question, I  
14 want to answer your question.

15                   MS. FAZIO: I appreciate that, but you  
16 understand it's not an accusation. I was left --  
17 it's not an accusation. I was left with no -- the  
18 last thing I heard was, "We'll try to get an answer,"  
19 and then boom.

20                   Why wasn't some respect being that three  
21 of the people on this Board were candidates, so they  
22 were part of this, they knew what was going on, why  
23 didn't the other -- you didn't know either?

24                   Well, how could -- oh, excuse me. I --  
25 we need all to be respectful. Right?

1 MR. MOLINARO: Yeah, that's right.

2 MS. FAZIO: Thank you.

3 All I'm saying is that if it's the  
4 Board, when you say "the Board," in my opinion it's  
5 the Board, not just one person.

6 MR. SIGNORILE: Well --

7 MS. FAZIO: -- and the Board members  
8 give the president the right and the thing to speak  
9 on their behalf, but not if they don't know it.

10 MR. SIGNORILE: Well, that's true --

11 MS. FAZIO: True. Thank you.

12 MR. SIGNORILE: -- and I -- but in this  
13 case here, it was not the Board that made the  
14 decision, all right, it was legal counsel that made  
15 the decision.

16 MS. FAZIO: Right.

17 MR. SIGNORILE: And they made it based  
18 on the legality, that I really -- I'm not an  
19 attorney, I had no idea what was going on.

20 So the bottom line is I sent out the  
21 letter, I sent out a robo-call, I went through the  
22 whole process, and they told me best thing to do was  
23 notify everybody. And then they actually sent this  
24 thing to me which we sent out to everybody by  
25 email --

1 MS. FAZIO: Right. That's what we  
2 received, also.

3 MR. SIGNORILE: The intent was not to  
4 harm anybody. All right? And, to be honest with  
5 you, the only thing -- I don't really -- I don't  
6 really give a hoot how this election goes, all right,  
7 to be frank. Right? What I care about is that it's  
8 fair and honest, that's all I care about. And I  
9 think it's going to turn out the same way, anyway.  
10 But the bottom line is let's get it right.

11 MS. FAZIO: I respect that. What I  
12 cared about was that the procedure was a little bit  
13 more respectful and decent to everybody. Because you  
14 have to admit, we were left in the dark through  
15 Monday.

16 MR. SIGNORILE: This is the first time  
17 this has ever happened, as far as I know, so it's new  
18 to me, too. And, unfortunately, I happen to be  
19 sitting in this seat.

20 MS. FAZIO: Okay. I'm good. Thank you.  
21 I'm done.

22 (Applause.)

23 MR. METH: Oh, I'm sorry. Rose --

24 MR. MOLINARO: Cumella.

25 MR. METH: -- Cumella. 11 Freeport?

1                   Okay.

2                   ROSE CUMELLA: Can you hear me?

3                   My name is Rose Cumella, 11 Freeport  
4 Court, Toms River.

5                   When we got a call about bingo, it was  
6 before -- after the election, and we were told that  
7 (inaudible) was running the bingo again and we were  
8 notified, everybody was happy. But why weren't we  
9 notified that there was something wrong with the  
10 election so everybody could know it and not go to the  
11 pool and read it on the door and then it's taken off.

12                   (Applause.)

13                   MR. METH: Well, we've answered that  
14 question, and basically I gave you the scenario of  
15 what timing of everything, and I had to talk to Mike,  
16 we had to make a determination. When a determination  
17 was made, then you were advised. But we had nothing  
18 to say before that. I couldn't tell you whether you  
19 had a good election or a bad election until I figured  
20 it all out. And this doesn't happen a lot in my  
21 business, let me tell you. Probably had three or  
22 four of these, it happened for whatever reason in the  
23 past. So you got to give us a break. I mean, there  
24 is -- there what? All right. You don't have to.

25                   But the point is that we -- oh. That

1 was the timing of it, I had -- we had nothing to tell  
2 you until we knew exactly why the election had to be  
3 recalled, that's the answer.

4 MS. CUMELLA: But, as I said, we were  
5 told about bingo. This was just as important as  
6 bingo to the people here. We've been -- three years  
7 we've been suffering running back and forth to all  
8 the clubhouses, the stress, people dying in the  
9 community, and this comes up for another burden on  
10 our shoulders. It's just not fair.

11 Why should people come out and vote  
12 again? Why? Because there's mistakes? That means  
13 every year there was a mistake, every single year.  
14 Yes, it's the same records, nothing has changed. And  
15 the Board has one way of thinking, and so do we, and  
16 it's about time we took over. Thank you.

17 (Clapping.)

18 MR. METH: Just so you know, the system  
19 had changed. The elect -- the system used, the  
20 process changed over to -- Mike, what's the new --  
21 Enumerate?

22 MR. SIGNORILE: Right.

23 MR. METH: Enumerate. And so there had  
24 been changes made which made it, unfortunately, even  
25 more difficult, because things had to be moved over

1 from the old system. So that's -- that's the answer  
2 to your question is that it was basically a new  
3 operation and that's what got tested.

4           The old system must have tested fine,  
5 because the Board certified whoever was elected.  
6 But, in this case, in a rare situation, it didn't  
7 test as correct. There were deeds that had not gone  
8 into the computer. There were death certificates  
9 that didn't get into the computer. There were a  
10 number of other documents that just didn't get in.  
11 And that's what we're going to correct for the next  
12 one. We're going to make sure that all those  
13 documents are in the computer.

14           Now, what the Board and I and John  
15 discussed before is what are we going to do and  
16 what's the process going forward. And what's going  
17 to happen is we're going to test the system, we get  
18 everything in, we're going to get the delinquencies  
19 so that we can actually make a determination as to  
20 whether there is -- you are delinquent or not, and  
21 we're going to get that into the system. So when you  
22 come in, we'd like to have a computer, run by an  
23 independent person, saying, okay, this person, go  
24 down the column, is in good standing, this person is  
25 delinquent, get out of here. You know, so the --

1 what I'd like -- and, also, what are they entitled  
2 to. Are they entitled to a half or entitled to  
3 whole. And I want that all in the computer that  
4 you're able to process all the information that we  
5 are putting into the computer and figuring out from  
6 there.

7 Okay. Ginny DeMeo.

8 Ginny DeMeo.

9 (Applause.)

10 GINNY DEMEO: Hi. How are you?

11 My name is Ginny DeMeo. I'm at  
12 14 Linstead Court. I have a couple questions.

13 MR. MOLINARO: Put it next to your  
14 mouth.

15 MR. MOLINARO: We can't hear you.

16 MS. DEMEO: Can you hear me now?

17 Okay. My first question is who informed  
18 you of the discrepancy? Was it the Election  
19 Committee or was it the president?

20 MR. METH: It was actually the  
21 president.

22 MS. DEMEO: Isn't he supposed to be  
23 separate and apart from the Election Committee?  
24 Isn't the Board supposed to be separate and apart  
25 from the Election Committee?

1 (Shouting from audience.)

2 MR. METH: Let me tell you this. The  
3 Board has -- okay. Folks, hold your applause for  
4 later.

5 The Board has the fiduciary  
6 responsibility to make sure that the election is done  
7 properly, it's just the law. And I have the  
8 fiduciary responsibility, as an attorney, to make  
9 sure it's done correctly. What I think -- hold on.  
10 What I think is the Election Committee did absolutely  
11 everything right. What they -- you may not want to  
12 hear it but it's true.

13 They got a vote. They went off the  
14 book, they gave people what the book said, and those  
15 ballots were entered. And we counted the ballots  
16 just the way we did all the other times, except for  
17 one was by the voting machine.

18 So the Election Committee is  
19 certainly -- is responsible to do that process.

20 MS. DEMEO: Separate and apart from the  
21 Board.

22 MR. METH: Yes. But the Board has a  
23 requirement that they say, "All right. We had this  
24 discrepancy noticed."

25 The Committee doesn't know. I have to



1 get involved, and I have to advise the Board -- hold  
2 on, let me finish, you'll get your chance.

3 I have to advise the Board of what I  
4 believe is the problems and if they go to the extent  
5 that they did in this case.

6 MS. DEMEO: Okay. So now this is  
7 supposed to be your expertise, correct, you're an  
8 association attorney?

9 MR. METH: I am.

10 MS. DEMEO: I've dealt with many. Why  
11 didn't you --

12 MR. METH: Oh, really.

13 MS. DEMEO: -- come in and make sure  
14 that these records and stuff -- or told the Board,  
15 "Make sure your records are in order before we go  
16 through this process"?

17 That's number one.

18 Number two: What is this debacle now  
19 going to cost us monetarily?

20 Number three: From the minute you two  
21 walked out your door today, we're on the clock with  
22 you. How much is that costing us? I have a lot of  
23 monetary questions to ask.

24 So if you're an association attorney,  
25 how did you let this get out of hand and how did you

1 certify it that night?

2 MR. PRISCO: Well, first of all, just to  
3 answer your question, we are not part of the entire  
4 process of your administration of your facilities and  
5 of your operations.

6 There are -- there's an office that you  
7 have that we are not a part of, we do not enter  
8 records for you, but we do provide guidance and legal  
9 counsel to your Association --

10 MS. DEMEO: But not before the election,  
11 only afterwards.

12 MR. PRISCO: -- to the extent that we  
13 are involved.

14 And I understand your question, your  
15 initial question and the implications about the Board  
16 president identifying an issue. But I assure you,  
17 one of the best things that you get with having a law  
18 firm like Becker is that we have a lot of support and  
19 so -- you laugh, but I understand --

20 MS. DEMEO: I do laugh. You want to  
21 know why?

22 MR. PRISCO: Well, no, I don't care,  
23 actually.

24 MS. DEMEO: Because I'm talking about,  
25 oh, maybe our bylaws should change.

1 MR. PRISCO: Hold on, hold on.

2 MS. DEMEO: No, you wait for me now.

3 MR. PRISCO: I'm actually speaking now.

4 Ma'am.

5 MS. DEMEO: You wait for me, I'm  
6 speaking.

7 MR. PRISCO: We had --

8 MR. SIGNORILE: Now you're out of order,  
9 you're out of order. You asked your questions.

10 MR. PRISCO: We had -- we were informed  
11 of the discrepancy. We have extensive attorneys --  
12 beyond just Karl and I, we have attorneys that have  
13 been in this industry since it was created.

14 Attorneys that have been with Karl and I looking at  
15 this issue. Attorneys that have actually written the  
16 majority of the laws that your communities deal with.

17 So this issue, when it was raised to us,  
18 did go through a multilevel process because of the  
19 fact that we want to make sure that the process is  
20 fair.

21 So I just want to be clear, nothing  
22 untoward happened here, nothing intentional happened  
23 here.

24 MS. DEMEO: Okay. Now I have more  
25 questions, so let me just read them to you.

1 MS. FAZIO: Keep the microphone by your  
2 mouth.

3 MS. DEMEO: Okay. Number one, I agree  
4 with you on one point, this is the only association I  
5 ever heard of a half vote. It's the most ridiculous  
6 thing, and I've served on other boards.

7 But now you're talking about changing  
8 the bylaws. To what expense? 10,000? 20,000? A  
9 vote of the majority of the people in here to get it  
10 passed?

11 MR. METH: We've already drafted the  
12 bylaws. Now, if the Board wants to go to the  
13 membership with the proposed amendment to the bylaws,  
14 the way it happens is you put out a rejection ballot.  
15 Under Radburn, we send out a rejection ballot, and if  
16 we don't get 10 -- more than 10 percent of the  
17 rejection ballots back, it passes. That process is  
18 not expensive whatsoever. We're already ready to go.  
19 And the Board could do that. If they don't feel that  
20 it's appropriate, they won't, they won't send it  
21 through. But that's the way the process would work.

22 MS. DEMEO: Okay. Radburn also states  
23 that you can have proxy ballots. When I asked for a  
24 proxy ballot, I was told they don't do it. Why not?  
25 I can give my proxy to my neighbor and I'm going to

1 be -- I was told I couldn't do that here.

2 Then I was told I should send it  
3 directly to your office, so I sent it certified,  
4 registered mail, return receipt requested. Guess  
5 what, I never got the return receipt. So I might be  
6 one of the votes that hasn't been counted.

7 MR. METH: It's clear -- you can clearly  
8 take that long to get it back. We got it, we got the  
9 vote.

10 MS. DEMEO: How do I know? It cost me  
11 10 bucks to send it to you.

12 MR. METH: Give me a call, send me an  
13 email.

14 MS. DEMEO: Give you a call? For what,  
15 so you can start the clock? I'm not stupid.

16 MR. METH: No. Oh, my God.

17 MS. DEMEO: Yeah, oh, my God, you're  
18 right.

19 MR. METH: I answered your questions,  
20 let's move on.

21 MS. DEMEO: So you didn't answer how  
22 much it's costing us for you to be here tonight.

23 MR. METH: Joe. Joe, you want to come  
24 up?

25 MS. DEMEO: Adrian, mind your business.

1                   MR. PRISCO: It's important to just  
2 remember, just keep in mind, A, you're all neighbors,  
3 you all live in the same community. You do have a  
4 voluntary Board that does work hard for you. So  
5 let's just please try and keep civility as we're  
6 going through this meeting, because we're all in a  
7 the same boat and we're all working to try and get  
8 through this issue, so, you know, for civility for  
9 the speakers that are presenting questions, as well  
10 as for the Board, just so that we can all sort of get  
11 through in one piece. So we appreciate it.

12                   Sir.

13                   JOE BUSHEY: I have multiple questions.

14                   Joe Bushey, 136 Paradise Boulevard. One  
15 of the winning candidates.

16                   Okay. So my first thing is I want to  
17 make a statement.

18                   On June 13th of the candidates night, a  
19 question was asked of me, was I supportive of a  
20 property management company. I answered that  
21 question very clearly. I believe it was Larry  
22 Puccio (phonetic) that asked. It was omitted in the  
23 Southwind, my answer to that question, so I want to  
24 state it again for the record, I am not in favor of a  
25 property management company, nor will I ever be.



1 asked you that.

2 MR. METH: Whether the pool was okay?

3 MR. BUSHEY: Karl, I recorded you, Karl,  
4 I recorded you. Debbie heard it, Wayne heard it --

5 MR. METH: All right. Whatever. Joe --

6 MR. BUSHEY: -- so don't twist it.  
7 Don't twist it now, Karl. You said it was okay pool.  
8 You asked that specifically because I didn't want  
9 anybody thinking that I was trying to interfere.

10 So why is he allowed to interfere with  
11 the election?

12 MR. METH: Why does that -- why does  
13 that matter if the election was recalled?

14 (Shouting from audience.)

15 MR. BUSHEY: But I -- because --  
16 because -- are you kidding me? Are you kidding me?  
17 You're a lawyer. Are you a lawyer?

18 MR. METH: You won.

19 MR. BUSHEY: I didn't win. Now  
20 you're -- if I won by 30 votes, 50 votes, would we be  
21 having this re-election?

22 MR. METH: Yes. The answer is yes.

23 MR. BUSHEY: No, I believe so, and I  
24 don't think all these people --

25 (Overlapping talking.)



1 MR. METH: You can believe that all you  
2 want, Joe.

3 MR. BUSHEY: But it doesn't matter,  
4 people didn't vote for people because of his lies.

5 MR. MOLINARO: How do you know that?

6 MR. BUSHEY: That's election  
7 interference.

8 Because people told me that.

9 It's election interference. It doesn't  
10 matter whether they voted for -- it's election  
11 interference.

12 MR. METH: That was his belief, Joe,  
13 that was his belief.

14 (Shouting from audience.)

15 MR. BUSHEY: So my question is since you  
16 have a fiduciary responsibility, are you going to  
17 allow it to continue moving forward?

18 MR. METH: I will not allow election  
19 interference by anybody at all.

20 MR. BUSHEY: Okay.

21 MR. METH: Now, having said that, we are  
22 not here -- as attorneys, we're not here when it  
23 happens, so I know you don't want to cut me any  
24 slack, but the fact --

25 MR. BUSHEY: I know you're not -- I know

1 you're not here, but will you tell them, put it in  
2 writing to the entire Board that they're not allowed  
3 to -- and cc me on the email, you have my email.

4 MR. METH: And I told you -- I told you  
5 I had a problem with the position you were taking.

6 MR. BUSHEY: What's that?

7 MR. METH: I told you I had a position  
8 that you were taking, I had a problem with that, so  
9 that's fine.

10 (Shouting from audience.)

11 MR. BUSHEY: What's that?

12 MR. METH: Look at your emails.

13 But, anyway, the point is that I have a  
14 problem with election interference no matter what  
15 happens. It may or may not have affected it, but, at  
16 this point, it doesn't. So the question is going  
17 forward, Joe, I think it's a legitimate question, and  
18 that is we will enforce the election rules as they  
19 are written.

20 MR. BUSHEY: Fine. Fine. So --

21 MR. METH: And as long as they --

22 MS. FAZIO: Keeping them off the  
23 property?

24 MR. METH: What's that?

25 MS. FAZIO: You'll keep them off the

1 property? Everybody that -- they'll all be kept off  
2 the property?

3 MR. METH: I'm not saying what the  
4 remedy is. All I'm saying is we will enforce the  
5 rules.

6 MR. BUSHEY: Okay. So I have a couple  
7 of follow-up questions that didn't get answered about  
8 the process moving forward.

9 So moving forward, can we have an  
10 outside monitoring company? Because I don't think a  
11 lot of people have much faith in the Board, the  
12 Election Committee, and the process moving forward.  
13 I think it's imperative that we get it right and that  
14 means having an election monitoring company and maybe  
15 even voting machines so it gets right.

16 Also, also, who's going to do -- how do  
17 we know the person updating the deeds, the books is  
18 going to do that right? How do we know that that's  
19 not going to happen again on the next election day?

20 MR. METH: And that's what the Board has  
21 discussed with me, and we, I think, have agreed that  
22 we're going to have either an independent accountant  
23 at the door, and they will have all the information  
24 that we have. So you're going to get an independent  
25 person, and that's what we're going to do. And it

1 may be that some of my people will come down and  
2 handle the -- these are attorneys who are not going  
3 to lose their license over any of this because  
4 something is more important.

5 The answer is we cannot get election  
6 machines. They don't give them to us.

7 MR. BUSHEY: Well, I don't believe that  
8 to be accurate, I've heard otherwise. I know people  
9 that have contacted the Ocean County Election  
10 Commission and they said otherwise. In fact, they  
11 said otherwise prior to the election contradic- --  
12 well, okay. So --

13 MR. METH: Well, let me put it this way,  
14 Joe: We're going to take your advice and put in  
15 somebody who's independent to make sure that  
16 everything is done correctly.

17 MS. FAZIO: Thank you.

18 MR. METH: And actually I said that in  
19 my communication. If you read the communication, it  
20 said I'm going to recommend an independent person to  
21 help, because that's what we need. We don't have the  
22 back office help that we had in the past, it's just a  
23 fact. So, yeah, we're going to do that. We'll do it  
24 right, and....

25 MR. BUSHEY: And when did the -- when

1 did this first come to your attention?

2 MR. METH: What's that?

3 MR. BUSHEY: The discrepancies that  
4 you're talking about.

5 MR. METH: I believe that was the day  
6 after --

7 (Shouting from audience.)

8 MR. SIGNORILE: And I made the  
9 announcement the day after.

10 MR. BUSHEY: And why was your  
11 communication that you admitted before, why was it  
12 only with Mike?

13 MR. METH: I don't know how the Board --

14 MR. BUSHEY: Well, you just said that,  
15 so why is -- we have an entire Board, you all have a  
16 fiduciary responsibility, which that's great, and  
17 six, five, seven people's minds are better than one.  
18 Why was it only the communication with Mike?

19 MR. METH: The answer is that Mike is my  
20 liaison between myself and the Board. The Board  
21 agreed to that process, the entire Board.

22 MR. BUSHEY: Why wasn't it with the  
23 Election Committee? Why wasn't it with the head of  
24 the Election Committee? Because they're the ones  
25 that are responsible for the election.

1                   And, again, as somebody else pointed  
2 out, they're supposed to be independent of the Board.

3                   MR. METH: But they don't have the legal  
4 ability to make the determination whether there is a  
5 recall or not.

6                   MR. BUSHEY: I didn't say you did, but  
7 they have the ability to furnish you with the  
8 information. So where did Mike get it from?

9                   (Overlapping talking.)

10                  MR. BUSHEY: The discrepancies in the  
11 ballots --

12                  MR. METH: They did what they had to do,  
13 they were -- at that point they did what they did,  
14 they did it right, so there's no reason --

15                  MR. BUSHEY: Obviously not. How can you  
16 say --

17                  MR. METH: You can't say "obviously  
18 not." You can't say that.

19                  MR. BUSHEY: But if the records weren't  
20 updated, who was responsible for that?

21                  MR. METH: It wasn't the Election  
22 Committee.

23                  MR. BUSHEY: Excuse me?

24                  MR. METH: It was not the Election  
25 Committee.

1 MR. BUSHEY: So who was it?

2 MR. METH: It's the process that was  
3 used and you need to get into the computer. And even  
4 then --

5 MR. BUSHEY: Give me a straight answer.  
6 Who was responsible? You're saying it's the process,  
7 they weren't responsibility. Then who was  
8 responsible?

9 MR. METH: It's the process, it's the  
10 computer.

11 MR. BUSHEY: Who was responsible for  
12 updating the records?

13 (Shouting from audience.)

14 MR. BUSHEY: You don't -- you can't give  
15 me the answer, because -- you can't give me the  
16 answer.

17 (Clapping.)

18 MR. BUSHEY: The Board knows but you  
19 don't know.

20 MR. PRISCO: (Inaudible) that you are --  
21 one of your first statements was that you're contrary  
22 to a management company coming in here.

23 MR. BUSHEY: Right.

24 MR. PRISCO: And I do want you to know  
25 that there is -- while there are costs associated

1 with a management company, there are great benefits  
2 that --

3 (Overlapping talking.)

4 (Shouting from audience.)

5 MR. BUSHEY: That's -- that's not the --  
6 see, you're trying to deflect. That's not the point.

7 MR. PRISCO: I'm just trying to let you  
8 know that what you have here --

9 MR. METH: Joe, Joe, stop.

10 MR. SIGNORILE: Let him answer.

11 MR. PRISCO: There's volunteers here, so  
12 there's a process that there's documents. You have a  
13 very large community, but you don't equip your  
14 infrastructure, your corporation, because that's what  
15 you are, you're a corporation. And in order for that  
16 corporation to really move forward properly, you do  
17 need to have infrastructure in place. And you have a  
18 lot of residents, you have a lot of collections that  
19 are going on, you have a lot of maintenance, and when  
20 you get into a process like this, and you don't have  
21 somebody on staff who's full time, whose sole duty  
22 is, whose job 9:00 to 5:00 it is to manage your  
23 records, it is a -- it is a huge mountain.

24 So that is why -- it's not the  
25 community --



1 (Overlapping talking.)

2 (Shouting from audience.)

3 MR. BUSHEY: John, no disrespect, that  
4 has -- you're deflecting -- you're deflecting from  
5 the point.

6 MR. METH: Joe, you made your point, I'm  
7 going to move on.

8 MR. BUSHEY: "Property management" is a  
9 bad word, it creates fear here. Whether it's right  
10 or wrong, you're deflecting from the real issue.  
11 When he says that, that puts fear into people and  
12 changes the mind of voters.

13 MR. METH: You made your point, I get  
14 it.

15 MR. BUSHEY: I'm done.

16 (Applause.)

17 MR. METH: Alice Patrizio. Alice.

18 MR. PRISCO: And, folks, just for  
19 conservation of time, if somebody had previously  
20 asked a question that you anticipate asking and it's  
21 already been asked and answered, we just ask that  
22 you --

23 ALICE PATRIZIO: Oh, my God.

24 Listen, can I speak or no?

25 MR. METH: Well, we need your

1 information.

2 MR. SIGNORILE: Alice, just give her  
3 your name and address.

4 MS. PATRIZIO: Oh, okay.

5 Oh. Alice Patrizio, 20 Olstins Court.  
6 I'm a 40-year resident in Holiday City. When I came,  
7 there was no buildings at all. We had the same  
8 election 40 years ago that we had last month. And  
9 you know what, this is a disgrace. 40 years. I'm  
10 ashamed. We used to be No. 1 Holiday City. Went  
11 south, we're not any more.

12 And I only put my name there because I  
13 wanted to talk about my fish fry, but that's all.

14 But let me tell you something, I  
15 asked -- we had a lovely affair here last Saturday,  
16 trustees gave us a lovely affair. I asked Adrian --

17 MR. METH: But that's been discussed,  
18 ma'am.

19 MS. PATRIZIO: Wait a minute, it's going  
20 to be about what I asked.

21 I asked Adrian, "Could I announce the  
22 fish fry?"

23 He said now he's in charge of clubs.  
24 Wait a minute.

25 He said to me, "No."

1 I said, "What do you mean 'no'?"

2 He said, "Go ask Joe Bushey."

3 I said, "Why should I ask Joe Bushey?"

4 He said, "Well, you supported Joe  
5 Bushey, so go ask Joe Bushey."

6 (Shouting from audience.)

7 MS. PATRIZIO: And that's nice -- that's  
8 nice coming from a trustee. That's nice.

9 That's all I have to say. And please  
10 come to the fish fry.

11 (Shouting from audience.)

12 MR. METH: I can't attend your fish fry,  
13 I'm sorry. That's not my thing.

14 Okay. We have Lorraine Kimball.

15 LORRAINE KIMBALL: Wow. I'm Lorraine  
16 Kimball, K-i-m-b-a-l-l, 5 Lumsden Court.

17 Hi, everybody.

18 I just want to let you know that I was  
19 one of the people that was asked by one of the  
20 candidates to be their observer or challenger and I  
21 was here the night they were counting the votes.

22 Only three of the candidates chose to  
23 even have a challenger here, so there were three of  
24 us, besides the Election Committee, Mr. Meth, and a  
25 handful of residents came to that vote.



1 process, like you said, it's the process we have,  
2 and, unfortunately, people are saying, "Well, whose  
3 fault was it? Whose job was that?"

4 That person's not here any more. That  
5 person had a lot of jobs, and, unfortunately, this is  
6 one that slipped through the cracks, I suppose.

7 But now I think, like, Mike has said or  
8 one of the other people that spoke, is now the  
9 important thing is that we get it right. That it's  
10 honest, it's fair, and it's done right.

11 I'm not sure how -- how it came, like,  
12 to your attention that -- unless somebody said, "Oh,  
13 you know what, I had a whole vote and I only should  
14 have had a half."

15 Like, how else would you have realized  
16 because our records still apparently aren't up to  
17 date.

18 And the other question I have is there  
19 is some confusion, too, amongst the people here about  
20 if they bought their house, there were two people on  
21 the deed and one has passed away, do they just need  
22 to present a death certificate? Or do they need to  
23 present -- have, like, a quick-change deed and have  
24 the deed changed?

25 MR. METH: A deed. A deed. They have

1 to provide a deed --

2 MS. KIMBALL: The deed has to change.

3 MR. METH: -- because your documents,  
4 which I have not seen in the past, say, if the people  
5 on the deed, which I think is kind of silly, to be  
6 honest with you --

7 MS. KIMBALL: Right.

8 MR. METH: -- but if you don't file that  
9 quitclaim deed --

10 MS. KIMBALL: Right.

11 MR. METH: -- and -- so, therefore, what  
12 the committee sees is, look, it's a half vote.

13 MS. KIMBALL: Right, exactly.

14 MR. METH: One owner gets half vote, the  
15 other owner gets half vote. I don't know how the  
16 other would vote.

17 MS. KIMBALL: I do think in the past  
18 people just brought in death certificates and then it  
19 was changed and they were given a whole vote. And I  
20 think that's what maybe some of the confusion is now.  
21 But a lot of people have been asking that question.

22 MR. METH: I get it.

23 MS. KIMBALL: But my main thing is I  
24 just want to say that the Election Committee, under  
25 Gail and Marianne's leadership I think did a great

1 job with the information they have and the rules that  
2 they followed.

3 (Shouting from audience).

4 MS. KIMBALL: And I also want to thank  
5 you. That night went very smoothly and everyone  
6 agreed.

7 The only thing that did confuse me that  
8 night is were there email votes.

9 MR. METH: There -- yes; there was five  
10 or six.

11 MS. KIMBALL: There were?

12 And -- oh, they got added into the  
13 mail-in votes when you were reading off the mail-ins?

14 MR. METH: Yes.

15 MS. KIMBALL: They were included in  
16 those?

17 Okay.

18 MR. METH: Yep. Absolutely.

19 MS. KIMBALL: All right. Thank you.

20 MR. METH: And there were about, I want  
21 to say, thirty some, 35 mail-in votes.

22 MS. KIMBALL: Yeah.

23 MR. METH: They were all combined.

24 MS. KIMBALL: Oh, they were all  
25 combined.

1 MR. METH: Yep.

2 MS. KIMBALL: Okay. All right. Thank  
3 you, Board, very much for your hard work and putting  
4 up with all of this confusion. Thank you.

5 (Applause.)

6 MR. METH: Okay. Joyce Crossan.  
7 Crossan. Joyce? Is Joyce here?

8 MR. MOLINARO: She spoke already.

9 MR. METH: Oh, okay. Thank you.  
10 Kathy Fahey. Kathy Fahey.  
11 Hello.

12 KATHY FAHEY: Hi. I'm Kathy Fahey. I  
13 live at 149 Freeport Boulevard.

14 When I purchased my house in 2001 [sic],  
15 I had to fill out a very lengthy package of paperwork  
16 and had to give you all the information of the  
17 ownership of the home, which is mine.

18 My question is that was three years ago.  
19 I guess, well, you don't really need to answer this  
20 question because it's such a highly volatile  
21 environment right now with this election. The  
22 recordkeeping, what are we going to do going forward?  
23 Right now we're in a very costly event in organizing  
24 and straightening out this current election. Do you  
25 guys have a plan in place or an idea now of the plan



1 that's going to be put in place to prevent this from  
2 ever happening again?

3 I mean, it was very cumbersome for me to  
4 file all that paperwork with you during my clothing.  
5 What are we going to do so, like, this just doesn't  
6 happen again?

7 MR. METH: Yeah, we're going to get your  
8 paperwork.

9 AUDIENCE MEMBER: New board.

10 AUDIENCE MEMBER: New board.

11 MR. METH: Oh, stop.

12 MS. FAHEY: No, no, no, no, hold on, not  
13 a new board, and let's not holler out. I understand  
14 this is very emotional and I'm not going to, like,  
15 make light of that.

16 What I'm concerned about is just being  
17 able to prevent it from happening again so we have a  
18 plan, we have a system that's (inaudible) --

19 (Applause.)

20 MS. FAHEY: -- in place and it's easy to  
21 work with this deed filing, death certificate. This  
22 all is getting a little convoluted to make it  
23 difficult.

24 MR. METH: It is, you're right.

25 MS. FAHEY: Like, we need a plan, a

1 basic plan that's easy to follow for anybody of any  
2 age that they don't get confused --

3 MR. METH: Right.

4 MS. FAHEY: -- so that this doesn't  
5 happen again.

6 MR. METH: Right. So what's going to  
7 happen, the first thing that's going to happen is  
8 we're going to get all the information we have into  
9 the computer and so that whoever is in charge, an  
10 independent person, will be able to see that, that  
11 information.

12 MS. FAHEY: Do we have a company that  
13 does that or is that going to be, like, a software  
14 development in the office?

15 MR. METH: No. Well, there's a software  
16 that's already in place, and what has to be done is  
17 we need to input that information into that, I  
18 believe our system, and it can be done.

19 MR. SIGNORILE: Yeah, (inaudible).

20 (Mr. Signorile speaking without  
21 microphone.)

22 MR. METH: Yeah. Yes. Right. And what  
23 Mike says is correct. What happened was we know who  
24 was basically helping with the election for many,  
25 many years, and she left in April --

1 MS. HENDRICKS: March.

2 MR. METH: March? And then in April we  
3 got a new person for that position, and she quit.

4 So -- so we're --

5 MR. SIGNORILE: Right before the  
6 election.

7 MR. METH: Right before the election.  
8 So we're already at a disadvantage.

9 MS. FAHEY: How much does that position  
10 pay?

11 MR. METH: You interested?

12 MS. FAZIO: Not enough.

13 MR. METH: Yeah, not enough.

14 I won't go any further.

15 The point is that, yes, we're going to  
16 do our darnedest to get this thing right and that's  
17 what's important. And throwing blame, quite  
18 honestly, just doesn't help. I know you really want  
19 to do it, but we need to get this right. We're going  
20 to get the people in place to do it right, and, you  
21 know, I think everybody should be more comfortable as  
22 we go on. All right?

23 MS. FAHEY: Is there any time frame on  
24 this development of being able to capture all this  
25 data?



1 it, to populate it correctly?

2 MR. SIGNORILE: Well, that's what  
3 happened, the staff left.

4 MS. FAHEY: Yeah. Do we have that staff  
5 now?

6 MR. SIGNORILE: We're trying to get the  
7 staff. In the meanwhile --

8 MR. MOLINARO: Can't hear you.

9 MR. METH: Everybody is going to be --  
10 sorry, folks.

11 The question was do we have enough staff  
12 to do what's needed, and the answer is not this  
13 second, but we're getting a new person in tomorrow.  
14 Don't bother her.

15 No, next week. I'm sorry, next week.

16 And the Board members have volunteered  
17 to try and help getting things into the system. I  
18 know you may or may not like that, but the Board has  
19 a fiduciary responsibility to get it right.

20 MS. FAZIO: Immediately? They're going  
21 to start immediately?

22 MR. METH: Yeah, they've actually  
23 already started, we started on delinquencies  
24 yesterday.

25 MR. SIGNORILE: I created a list

1 yesterday.

2 MR. METH: Yes, we worked on it  
3 yesterday.

4 MS. FAHEY: All right. One last  
5 question and then I'll disappear.

6 Do we have an audit in place or plan to  
7 confirm the accuracy of the data that's going to be  
8 put in? We need a back-up check to make sure that  
9 what was done is correct. So we hired a new person,  
10 they're going to start next week, it's a new  
11 employee, and they're going to have to sit there and  
12 go like this and enter all this data.

13 Now, we're going to be able to sub that  
14 data, spit out a report of the count of what we  
15 have --

16 MR. METH: Right.

17 MS. FAHEY: -- based on paper  
18 information that they're going to have?

19 MR. METH: No.

20 MS. FAHEY: Do we have a plan in place  
21 to confirm that, check and balance it, prior to us  
22 doing another election? Because if we don't, people  
23 are going to (inaudible) out that that data isn't  
24 accurate.

25 Once you get that built, you're done, so

1 we don't have to do this again. So then when we get  
2 new information coming forward, it's just going to be  
3 a simple update. If we're going to crash and burn  
4 and fall on our face with this election and this very  
5 emotional event for everybody, I think we really need  
6 to be responsible to confirm that that data going  
7 forward from this election is 100 percent accurate,  
8 audited to confirm that it has been, and, therefore,  
9 it just needs to be maintained.

10 (Applause.)

11 MS. FAHEY: Make this a one-step deal so  
12 that we don't have to pay you guys and we don't have  
13 to go through this very emotional event, which  
14 obviously you can tell.

15 MR. METH: Well, we're going to get it  
16 right, but the key is the process that you described  
17 is still reliant on human beings. You can't have  
18 two people making -- one person making SURE --

19 MS. FAHEY: That's the audit. The audit  
20 is then liable.

21 MR. METH: What audit?

22 MS. FAHEY: Once that database is  
23 built --

24 MR. METH: Okay.

25 MS. FAHEY: -- on half votes and full

1 votes of all the residences that are here, we're  
2 going to give that 31-day lead time for people to get  
3 caught up on their dues, which I'm not sure if I  
4 dropped off my check. But seriously.

5 MR. METH: Pay the woman on the way out.

6 MS. FAHEY: Goes in the black mailbox  
7 outside on my way to the pool.

8 But seriously, it's very emotional for  
9 obviously hundreds of people.

10 MR. METH: I get it. I get it.

11 MS. FAHEY: Or even thousands. I think  
12 we're 2500 homes or something like that. So it is  
13 really our responsibility today to get this right.

14 MR. METH: Right.

15 MS. FAHEY: And, therefore, once that  
16 database is built with the information based on paper  
17 data with this new employee, there should be an audit  
18 to confirm that that is correct and someone legally  
19 signs off that that information, let's just say it's  
20 all disbursed, even though just pulling it out --

21 MR. METH: Right.

22 MS. FAHEY: -- somebody on August 2nd  
23 signs off that that data is 100 accurate and takes  
24 the responsibility of that data and therefore we  
25 maintain that data going forward. There has to be --



1 MR. METH: Well, let me say this --

2 MS. FAHEY: -- a hard (inaudible) on the  
3 accuracy.

4 MS. FAZIO: Good point.

5 MR. METH: -- I appreciate the input.  
6 The Board will take that into account and we'll deal  
7 with it. But I appreciate the input. Yeah.  
8 Awesome.

9 Al Molinaro. Molino.

10 MR. MOLINARO: Molinaro.

11 MR. METH: Molinaro. Al Molinaro.

12 Sorry I butchered your name, Al.

13 AL MOLINARO: That's okay. (Inaudible).

14 Al Molinaro, 18 Red Hook Bay Drive,  
15 Toms River, New Jersey 08757.

16 Gentlemen on the Board --

17 MR. METH: You got to get really close,  
18 Joe [sic].

19 MR. MOLINARO: Gentlemen and the ladies  
20 on the Board, thank you.

21 First of all, it's a hard job what  
22 you're doing, you're not going to make 100 percent, I  
23 been up there for 12 years like you guys, so you're  
24 not going to please everybody. But what people want  
25 is fairness and honesty. The Board has made some

1 errors but they've done some good things too, so I'm  
2 not crucifying, I like every one of you, to start  
3 with, I just don't know enough of you. I been around  
4 but I been out for about two years because you know  
5 why.

6 Most of the people here know me, some  
7 don't. And the ones that don't don't care.

8 But my question was mostly answered,  
9 Mike. As you know, I asked you to take my spot  
10 12 years ago, a while back, and it's hard. So  
11 everybody here I like, there's nothing wrong. But  
12 you got to be more fair.

13 What I'm saying is in my time when I was  
14 on the Board, we would have handled this in-house.  
15 It would have never got outside to the lawyers at  
16 all. It's been here since 1991 when we took over  
17 with our Board, everything we did, we did this, the  
18 change of voting at least two to three times. We did  
19 it with the red card for one, the blue card for a  
20 half of vote, the third, and we had one quarter,  
21 there was four persons on the deed. And that was  
22 just one, I don't know whether they're still there  
23 now.

24 But that has to be corrected, too,  
25 because these people, they know that something phony

1 was going on, and there is, there is.

2 (Applause.)

3 MR. MOLINARO: At least to the point  
4 that I'm not saying you're dishonest, none of you  
5 are. I'm just saying you didn't activate the brain  
6 before the tongue, that's what got you in trouble. A  
7 lot of evidence came out here, Mike --

8 MR. SIGNORILE: I think you got to  
9 reverse it, we activated the --

10 (Overlapping talking.)

11 MR. MOLINARO: Mike, I'm worse than you,  
12 I'm worse than you, believe me. I can talk them  
13 all -- Counselor -- I've hired enough counselors, so  
14 I know what to say to him.

15 I want to know, is everything that  
16 you're telling Mike the legal absolute truth?

17 MR. METH: Right.

18 MR. MOLINARO: Or did Mike had the end  
19 of stating that he did it on his own?

20 MR. METH: I don't know what that means,  
21 but --

22 MR. MOLINARO: What it means, very  
23 simple, yes or no, is he legally right to say, "Yes,  
24 I did it on my own," and disregard your remarks?

25 MR. METH: It's a legal decision and I

1 actually talked to Dave Ramsey, who is --

2 MR. MOLINARO: No, I don't want to know  
3 that. It's easy, yes or no, did he have the right to  
4 do that?

5 MR. METH: Yes.

6 MR. MOLINARO: Thank you. End of  
7 conversation.

8 You're recording that. Right.

9 MR. METH: Based upon my legal advice.

10 MR. MOLINARO: That's another thing,  
11 what are we doing with a -- never --

12 MR. SIGNORILE: Because our recorder  
13 can't get it. (Inaudible).

14 MR. MOLINARO: Oh, more money. Mike --

15 MR. SIGNORILE: You spent the money on a  
16 expensive audit and you didn't need to.

17 MR. MOLINARO: I love you, but sometimes  
18 you got to easy on the dollars.

19 MR. SIGNORILE: We got plenty of money.

20 MR. MOLINARO: Thank you, everybody, I  
21 appreciate it. And you're all good people, but use  
22 the brain.

23 (Applause.)

24 MR. METH: Thanks, Al.

25 Bob Darnley. Bob Darnley.

1                   You're good? You're good. Okay. Thank  
2 you, Bob.

3                   Joanne O'Beirne. O'Beirne.

4                   You got to print.

5                   Pardon me.

6                   It's G. Right? It's G, so we got that  
7 right.

8                   JOANNE O'BEIRNE: Hi.

9                   MR. METH: State your name and address.

10                  MS. O'BEIRNE: Joanne O'Beirne,  
11 21 Chateaux Lane, Toms River.

12                  AUDIENCE MEMBER: 08757.

13                  MS. O'BEIRNE: Good evening, Board.

14                  Okay. I understand that it was our  
15 president, that you discovered a discrepancy the  
16 night of the election, or within a day or two?

17                  MR. SIGNORILE: It was brought to my  
18 attention a couple of days after I made the  
19 announcement that everybody had won.

20                  MS. O'BEIRNE: So somebody had  
21 questioned the halvsies and the whatever, which seems  
22 totally ridiculous because I've never heard of that  
23 and I've been on associations. So, and one thing I'd  
24 like to know is that every bylaw that ever gets  
25 changed at an association is supposed to be a

1 homeowners vote, not a board or one board member or  
2 five board members.

3 MR. METH: It would be a unit owners'  
4 vote. It would be a homeowners' vote as to whether  
5 to reject or not the proposed amendment.

6 MS. O'BEIRNE: Okay. I been here four  
7 years. Someone has been 40 years. Has anyone been  
8 given a bylaw vote?

9 MR. METH: This is Radburn. Ma'am,  
10 Radburn only has been around since 2020. Yeah,  
11 implemented in 2020.

12 MS. O'BEIRNE: Four years, like what I  
13 been here.

14 MR. METH: Right.

15 MS. O'BEIRNE: Never seen -- I've had  
16 bylaws change I'm sure, but have we ever been -- I'm  
17 upset because I don't feel we the people ever get to  
18 vote on and it's just discussed amongst you, done.  
19 It's a done deal by whose ever is on the Board. I'm  
20 not crucifying you guys, you know, but forever. It  
21 shouldn't just be eight or nine people, it's us. We  
22 own this association, we're all equal, and we're not  
23 being heard.

24 MR. PRISCO: I very much appreciate your  
25 sentiment, and what I can say to that is, A, number

1 one, make sure you do read your bylaws so that you  
2 are informed of the rules and regulations.

3           Number two, make sure you get involved,  
4 because that's the way that you can -- you know, run  
5 for office like the folks that have. But we have in  
6 our state is a legislative scheme, so our state of  
7 New Jersey has put into law that community  
8 associations by law must be governed by a board, and  
9 that board is the only one that has the legal  
10 responsibility to do certain things.

11           And in the bylaws, what you can see is  
12 that there are certain obligations of the board and  
13 there are certain obligations of the unit owners and  
14 the homeowners. So just like in Toms River, for  
15 instance, when you go and you vote, or in any ideal  
16 township, I get that, you vote for your mayor, your  
17 town council, and that's what you're putting your  
18 power into. That's what your power is is that vote.  
19 But when your mayor makes an executive decision for  
20 the township, the citizens, we don't get to go and  
21 sit in his office and say, "I don't agree with that."  
22 But what we get to do is vote, and that's what our  
23 power is.

24           MR. BUSHEY: We want a vote. Okay?  
25 That's plain and simply.

1                   Now, my question is when was the last  
2 audit ever completed on who is a deed owner, who's  
3 a -- you know, who's on the deed? Why isn't this --  
4 this is a living document, this just doesn't get  
5 changed -- I'm sorry, some lady said, "Okay. It will  
6 be done right now."

7                   It's never going to be done because  
8 we're going to pass, people are going to change,  
9 we're going to sell, we have new owners, so they  
10 could be more four people on a deed. I'm just  
11 saying, this is what they call a living document, it  
12 never ends, it has to be brought up to date on a  
13 daily basis. It just should be in a bin. Someone on  
14 our -- you know, our staff -- I know you're  
15 short-handed now but you weren't short-handed before  
16 Terry came, left, or whatever, I don't know the  
17 circumstances and I don't care.

18                   But when was the last audit? Why was  
19 this never thought of that you needed to know about  
20 the halves, and that was never recorded someone  
21 dying.

22                   MR. METH: Terry -- Terry -- Terry dealt  
23 with it, Terry dealt with it.

24                   MS. O'BEIRNE: Well, I been saying for  
25 the four years that there's a big deficiency in



1 Terry, but nobody cared because she did stuff for you  
2 guys and it just got waived through. I'm sorry,  
3 that's a big problem, too.

4 MR. METH: Terry is no longer with us.

5 MS. O'BEIRNE: Right. No, I know that.  
6 I was happy. I wanted to throw the party because she  
7 was very cruel to a lot of us, she was very mean.

8 MR. METH: Ma'am, we're not here for  
9 that.

10 Is there a question about the election?

11 (Applause.)

12 MS. O'BEIRNE: Yes, here's a question.

13 MR. METH: Okay.

14 MS. O'BEIRNE: You seem to be waving a  
15 wand here telling us don't ask about past elections.

16 MR. METH: Right.

17 MS. O'BEIRNE: In the last four years,  
18 how many elections have been had for our Board  
19 members, various comings and goings?

20 MR. SIGNORILE: Every year.

21 MR. METH: One a year.

22 MS. O'BEIRNE: One a year.

23 Okay. It's not a trick question. One.  
24 Okay.

25 MR. METH: Okay. Yes.

1 MS. O'BEIRNE: So you're telling me now  
2 that nobody thought of this in the past?

3 MR. METH: Yes, I'm telling you that.

4 MS. O'BEIRNE: And it just gets --  
5 that's amazing that nobody ever questioned the  
6 halvsies.

7 (Applause.)

8 MS. O'BEIRNE: So now it comes to your  
9 attention a few nights after, and all of a sudden  
10 it's a new -- it's an issue, it's new. Ooh. But  
11 we've had this, and, I'm sorry, this had to come up  
12 before.

13 MR. METH: What's the question, ma'am?

14 MS. O'BEIRNE: When was the last audit  
15 and why isn't it been on?

16 I believe you sent out a questionnaire  
17 every year to us about our license plates and who  
18 still lives there. Why isn't that document, you  
19 know, add on this information? Get it current so you  
20 always have the -- you know --

21 MR. METH: Are you referring to HOPA  
22 form?

23 AUDIENCE MEMBER: Yes.

24 MR. METH: The HOPA form is done every  
25 other year, it's not done every year. The HOPA form

1 is designed for compliance with the Housing for Older  
2 Persons Act, it's not for this purpose.

3 AUDIENCE MEMBER: So why not use it?

4 MR. METH: HOPA is required -- requires  
5 you to make sure that your units are compliant under  
6 the act. It's not really -- that document is --  
7 is -- actually helps if there is under-aged persons  
8 in the home, I will tell you that. But --

9 MS. O'BEIRNE: Okay.

10 MR. METH: -- it's not for this purpose.

11 MS. O'BEIRNE: It's just a generic  
12 questionnaire.

13 There has to be a better way to collect  
14 this information so it can get in by someone. And I  
15 don't feel it's really proper for our Board members  
16 to be entering that randomly and that, you know,  
17 you're each doing different parts. How do you  
18 have -- how do you have control and know that six  
19 people have put in pieces of this information?  
20 That's -- I'm sorry, I know you're short-handed,  
21 but --

22 MR. METH: I understand.

23 MS. O'BEIRNE: -- ask for help.

24 Okay. Now, you waved the wand and said  
25 the previous elections just forget it, because

1 they've been certified. This was certified.

2 MR. METH: No, it was not. I never  
3 certified, I never signed the oath and certification  
4 just for this reason, just in case.

5 What I do is a day or two after, I would  
6 then determine whether I can certify or not the  
7 election.

8 I never -- I did not.

9 In fact, I talked to Mike and told him  
10 I'm not going to certify it if there's these  
11 questions as to the propriety of the votes.

12 But I did not -- at no time did I --

13 MS. O'BEIRNE: You mean you didn't  
14 certify this one?

15 MR. METH: No.

16 MS. O'BEIRNE: Okay. But you certified  
17 the other ones?

18 MR. METH: I did.

19 MS. O'BEIRNE: This one kind of  
20 finished, everyone got congratulated. Why don't we  
21 just wave our wand and say this one counts and you  
22 can start from scratch, you know, after today.

23 (Applause.)

24 MS. O'BEIRNE: This one should count,  
25 because an error was made. I'm sure it was made for

1 the last 40 years maybe.

2 MR. PRISCO: Well, ma'am, see, the fact  
3 of the matter is that, A, the prior records for past  
4 elections we don't have.

5 But, B, there was never any issues  
6 raised during those past elections, and here we have  
7 some factors that are different.

8 So, again, we have an issue with the  
9 documents that have been delayed in getting in, so  
10 that is something.

11 We also have an issue with the fact that  
12 where we're getting our information. So, for  
13 instance, if a deed isn't updated by a unit owner,  
14 even if we are pulling up-to-date information from  
15 the county, that will still affect. So, really, and  
16 you're right, there are steps that definitely need to  
17 be taken on this side, but all together,  
18 holistically. And one of the ways that we suggested  
19 is to just get rid of this half point system  
20 entirely.

21 MS. O'BEIRNE: Yeah, that's a definite.

22 MR. PRISCO: For sure.

23 Do you have any other questions, ma'am?

24 MS. O'BEIRNE: Yeah, I just -- okay.

25 Yes. Because a lot of people have asked back there,

1 I've heard it, what year is our election going to  
2 happen now, because this whole process of entering  
3 could take a year?

4 MR. PRISCO: Well, that's not -- that's  
5 not our goal, obviously. Our goal is to expedite  
6 this process by --

7 MS. O'BEIRNE: Well, we know what the  
8 goal is but what is it realistically? Are we looking  
9 at 2025?

10 MR. METH: No. I addressed that. I  
11 addressed that question, and what I said was that  
12 we're looking at getting this system up and running  
13 and current, and 31 days after that time you'll have  
14 your election.

15 MS. O'BEIRNE: But that's not -- yeah,  
16 that's 31 days after -- after all your information is  
17 gathered.

18 MR. METH: That's correct.

19 MS. O'BEIRNE: Well, do you have any  
20 anticipation on how long? That could be 2025.

21 MR. METH: No, it should not be, it  
22 should not be at all. We're talking about two or  
23 three days that are -- that we're going to have  
24 people go through it and make sure everything gets  
25 in.

1                   Now, whether it happens in two or three  
2 days, I have no idea. But I'm just telling you --

3                   MS. O'BEIRNE: How do you look up deeds  
4 for 2500 people.

5                   MR. METH: We don't; they've given us  
6 deeds. Just like when you bought your unit, when  
7 somebody buys a unit, they get the --

8                   MS. O'BEIRNE: Oh, that's right, they're  
9 on record.

10                  MR. METH: Yeah. So they give us the  
11 deeds --

12                  (Overlapping talking.)

13                  MS. O'BEIRNE: But now someone -- we  
14 have the manpower for that. Who is doing this?

15                  MR. METH: Well, we're working on it,  
16 we're working on it, that's all I can tell you is  
17 we're going to do the best we can time wise. We'll  
18 get it right. Unless you don't want to get it right.

19                  MS. O'BEIRNE: But obviously it's been  
20 wrong in the past because this half stuff has been  
21 (inaudible) for years.

22                  (Overlapping talking.)

23                  MR. METH: I don't know that to be true.  
24 You're making a statement but we don't know. And  
25 I -- I certified that.

1 Ma'am, okay, we're going to move on. I  
2 know, I know.

3 (Overlapping talking.)

4 MS. O'BEIRNE: I just find it ironic it  
5 was just found and I wonder if it was because they  
6 were afraid there was going to be such a big board  
7 change.

8 Okay. I'll say nothing after that.

9 MR. METH: Okay. Bob. Bob Darnley.

10 AUDIENCE MEMBER: I think you should  
11 volunteer.

12 MR. SIGNORILE: Bob gave up (inaudible).

13 MR. METH: Okay. Joanne -- oh, no, I'm  
14 sorry, Joseph Tommas -- Tommasi, maybe.

15 AUDIENCE MEMBER: He went to bed.

16 MR. METH: Okay. We're getting there,  
17 we got two more people then we're done, and we got to  
18 wrap it up.

19 John's got little kids at home that want  
20 to see him before they go to bed.

21 JOSEPH TOMMASI: Joseph Tommasi, 35  
22 Kinkora Court West.

23 AUDIENCE MEMBER: They hear you.

24 MR. TOMMASI: Joseph Tommasi, 35 Kinkora  
25 Court West.



1                   You're a lawyer. Right?

2                   MR. METH: I am.

3                   MR. TOMMASI: So you know the law?

4                   MR. METH: I do.

5                   MR. TOMMASI: So on Tuesday we had an  
6 election. Right?

7                   MR. METH: We did.

8                   MR. TOMMASI: Wednesday or Thursday you  
9 discovered there was a problem.

10                  MR. METH: I did.

11                  MR. TOMMASI: Did you discover or  
12 somebody called you? Or somebody text you? Somebody  
13 let you know?

14                  MR. METH: Somebody let me know there  
15 was a problem, that he had heard from some residents  
16 that there was a problem, and it had to do with a  
17 half vote and a whole vote.

18                  MR. TOMMASI: And we don't know who that  
19 person is. Right?

20                  AUDIENCE MEMBER: Oh, they knew.

21                  MR. METH: It was Mike.

22                  MR. SIGNORILE: Oh, I gave him the  
23 information.

24                  MR. TOMMASI: Oh, you gave the  
25 information.

1 MR. METH: Yeah.

2 MR. TOMMASI: Okay.

3 I (inaudible) you now.

4 The question is, I don't know the law,  
5 why wasn't this discovered a day or two or a week  
6 before rather than a day or two after?

7 (Applause.)

8 MR. METH: You know I --

9 MR. TOMMASI: It kind of goes in stages,  
10 doesn't it? That's all I'm saying.

11 MR. METH: I get it, but that's the  
12 fact, that's when it was discovered. I can't tell  
13 you why it wasn't discovered beforehand. All I can  
14 go with is when -- when I learned there was a  
15 problem. When I sat here and we did our thing, I  
16 didn't think there was a problem.

17 MR. TOMMASI: But, as a lawyer, you  
18 should know the rules beforehand to be able to say,  
19 "Wait a second, there's a problem."

20 MR. METH: I know the rules, I know the  
21 rules. But the question is factually is there a  
22 problem with the system. There's no way I could have  
23 known that.

24 MR. PRISCO: The underlying data, it had  
25 nothing to do with the law or the rules, it's the

1 underlying data. So the ones and the halves, that's  
2 the underlying data, that's why the Election  
3 Committee was doing everything correctly but it was  
4 just based off of information that wasn't accurate in  
5 the system.

6 MR. TOMMASI: And nobody knew there was  
7 a problem with it?

8 MR. PRISCO: No.

9 MR. METH: No.

10 MR. TOMMASI: That creates -- there's  
11 the perception of impropriety here, that's what's  
12 causing the problem here.

13 MR. METH: Well, there may be a  
14 perception of that, but it did come from what we've  
15 done. We've done it correctly as we were able to.

16 (Applause.)

17 MR. METH: Veronica Lima.

18 VERONICA LIMA: Veronica Lima, 209  
19 Orlando Boulevard.

20 I have several questions and a couple of  
21 statements.

22 I was here on June 25th and I voted.  
23 The 26th I had my neck surgery.

24 Okay. I'm hearing that who won the  
25 election.

1 MS. FAZIO: But it near your mouth,  
2 honey.

3 MS. LIMA: I'm sorry.

4 I heard who won the election. Okay.  
5 Then all of sudden I hear that something is wrong  
6 with the election and we have to redo the election.

7 You know what, I'm sorry, I'm on  
8 medication and painkillers and the first thing came  
9 into my head is why was there an announcement made  
10 that there were winners if all your i's were not  
11 dotted and your t's were not crossed? I just -- and  
12 that's on pain pills.

13 So, I'm sorry, I just don't get it, I  
14 don't understand why this all happened. It's  
15 ridiculous.

16 MR. METH: (Inaudible).

17 MS. LIMA: A lot of questions that were  
18 asked between Joe Bushey and other people, I'm sorry,  
19 and I'm addressing this to the attorney, because I'm  
20 sorry, I really don't remember your name.

21 MR. METH: Karl. Karl.

22 MS. LIMA: You -- the timelines are  
23 wrong between what Mike announced and what you're  
24 saying and everything else, I'm sorry, your  
25 timeline -- even what Debbie Fazio has said, your

1 timelines don't line up, they don't.

2 You announce that the election is what  
3 it is and then all of a sudden, wait a minute.

4 Maybe, in my mind, this is what I'm thinking, maybe  
5 somebody didn't like the results so therefore we're  
6 going to redo it.

7 (Applause.)

8 MS. LIMA: And you know what, it's wrong  
9 in every sense of the word.

10 And that's my statement, that's not a  
11 question.

12 My other question, you know what, I'm  
13 sorry, but sitting back there and listening for what,  
14 two hours, and listening to the answers that you have  
15 given us who hired you, we pay you, you gave some  
16 arrogant, nasty answers and you just twisted things  
17 around. You didn't -- you're not a straight shooter.  
18 You know what, if I had any say in the matter, I'd  
19 fire you, I wouldn't pay you.

20 (Applause.)

21 MS. LIMA: Because, you know what, when  
22 I ask my attorney a question, he's a straight  
23 shooter, he tells me the truth, there's no B.S. in  
24 it, just say what it is.

25 You know what, got to have the big

1 britches on and just say the truth, don't go around  
2 the bush.

3 That's my statement. Okay?

4 MR. METH: I thought it was a question.

5 MS. LIMA: My other thing is, because I  
6 had other friends asking me about a question, when  
7 we -- when people come up to vote, I don't understand  
8 why they're not coming up with their license. If  
9 they don't have a license any more, they've  
10 surrendered their license, we are seniors, when they  
11 come up to vote, they should have proof that they  
12 still live here and this is their name. Anybody can  
13 come up. I mean, I couldn't, because everybody knows  
14 me. They could come up and say, "My name" -- I could  
15 walk up and say, "My name is Jane Smith."

16 Well, Jane Smith, oh, yes, this is where  
17 you live, they're going to let me vote.

18 My name ain't Jane Smith and I don't  
19 even live here.

20 You need to have that in place. We have  
21 no idea who really comes up and says this is their  
22 name. Oh, yeah, and then they sign it. That's got  
23 to change.

24 There's a lot of rules about the pool  
25 that also has to change, but that's not what we're

1 talking about tonight.

2 I'm going to address something to all of  
3 you and you may not agree with me, but please sit and  
4 listen to me.

5 In a way this re-election is a blessing  
6 in disguise because I've had a lot of time to sit and  
7 think about it. And initially I didn't think that  
8 Wayne -- how do you know pronounce his last name?  
9 Scoggs (phonetic)?

10 Everybody was saying, and there were  
11 rumors going on, that the man is stirring up trouble  
12 and he's making up things.

13 Well, you know what, in my opinion, the  
14 man is the only person I've ever known in this  
15 community to take his own personal time, go downtown,  
16 and make sure we have our permit and everything is  
17 taken care of. And there's no way that he came on a  
18 recorded thing and said we didn't have our permits  
19 and this wasn't done and that wasn't done. That man  
20 cares what goes on in our community.

21 So, you know what, Wayne's got my vote  
22 because he gives a damn what goes on here and if we  
23 have our permits. Because if we don't have permits,  
24 I can guarantee you we will have to pay for the  
25 permits, we are going to be paying fines.

1                   And you know what, when they do another  
2 inspection, they could turn around and shut you down  
3 and have an inspection, what, six months if they damn  
4 well please. We need to make sure everything is done  
5 properly by the law so we don't end up with all this  
6 nonsense going on.

7                   My other thing is, Joe, I'm going to  
8 address you, Bushey, your thing about your vegetable  
9 garden, I'm sorry, let me finish, my opinion, I think  
10 you're right in what you're saying, but I think it  
11 would have been a much smarter thing to do stay in  
12 compliance, take it to arbitration. That doesn't  
13 work, then you find another way.

14                   AUDIENCE MEMBER: He did.

15                   MS. LIMA: Debbie Fazio, you know how I  
16 feel about you. In a hundred ways --

17                   MR. PRISCO: Ma'am, ma'am, in the  
18 interest of time --

19                   (Overlapping talking.)

20                   MS. LIMA: Wait, it's my time. I've  
21 waited -- I'm paying you. Stop.

22                   MR. METH: No, no, no, you're not.

23                   MR. PRISCO: Ma'am -- okay.

24                   MS. LIMA: By the end of today, you've  
25 got my vote. You stood up for us.



1 MR. PRISCO: This is not --

2 MS. LIMA: You got our back, so I am  
3 voting for you, also, and Joe and Wayne. And that's  
4 what I have to say.

5 (Applause.)

6 MR. METH: That's fine, you're done.  
7 You're done. You've gotten plenty of time.

8 MS. LIMA: Yeah, I know. You don't like  
9 to hear what I have to say, so I'm done.

10 MR. METH: You're done.

11 AUDIENCE MEMBER: You are done.

12 MR. METH: You're just making -- if you  
13 don't have a question --

14 MS. LIMA: No, wait a minute, and I'm  
15 not on medication any more, so I'm saying this  
16 without having been on medication for a couple of  
17 days.

18 (Shouting from audience.)

19 MR. METH: I don't want to address that,  
20 but -- ma'am, thank you.

21 MR. PRISCO: I agree with something you  
22 did say which is getting it right and following the  
23 law. And I just want to be clear on one thing,  
24 because I know that you had a lot of insinuations  
25 against the process and the Board in your statements

1 about what happened, but I want you to know that the  
2 Board didn't make the decision to do a new election,  
3 we did. So whether the Board wanted to keep the  
4 election or not, as legal counsel for your  
5 corporation, because it is our goal to make sure, it  
6 is our job to make sure that your corporation, like  
7 you just said, is following the rule of law, and so  
8 that's where we came in, and that was our decision.

9 So it wasn't a decision that the Board  
10 made to try and alter anything. We were involved, we  
11 looked at this, we had multiple people look at this  
12 to make sure that the ultimate decision was correct.  
13 And I understand that that caused some hiccups in the  
14 communications that happened --

15 MS. LIMA: Hiccups?

16 MR. PRISCO: I'm not trying to minimize,  
17 ma'am, I'm just trying -- I'm just trying -- I  
18 understand the issue.

19 MS. LIMA: You know what, I understand  
20 what you're saying --

21 MR. PRISCO: I just want to be clear  
22 about that.

23 MS. LIMA: -- but I'm saying, common  
24 sense tells you you do not tell people, make an  
25 announcement who won the election and then turn

1 around and go, "Oh, wait a minute, we made a  
2 mistake."

3 (Overlapping talking.)

4 MR. METH: That point has been made. I  
5 hate to say it, but --

6 MS. LIMA: No, you do, you're happy to  
7 say that, and I'm okay with it, but like I said --

8 MR. METH: You need to give somebody  
9 else a chance.

10 MS. LIMA: Yeah, I know.

11 MR. METH: We need to keep moving.

12 MR. PRISCO: Let's just be respectful --

13 (Applause.)

14 MR. METH: Gail Ziemski. Gail.

15 GAIL ZIEMSKI: You can say it anyway you  
16 want.

17 MR. METH: Mike knows how to say it.

18 MS. ZIEMSKI: He says it wrong.

19 MR. METH: Does he really? Well, then I  
20 don't feel too bad.

21 Welcome.

22 MS. ZIEMSKI: My name is Gail Ziemski.

23 I live at 25 Red Hook Bay Drive.

24 (Applause.)

25 MS. ZIEMSKI: I just have a couple

1 statements to make, and I don't care really at this  
2 point of my health and life if it matters who gets  
3 pissed.

4 I know where the mistakes were made  
5 personally.

6 I'd like to ask the Board, didn't you  
7 know that the books had to be checked? Because when  
8 I was on the Board, I knew Terry's job was to verify  
9 people in arrears, spouses that died. How come you  
10 guys didn't know that? Were you not involved in her  
11 job? Or did you -- no, wait a minute, guys, please.

12 Or were you just sitting back and  
13 letting her run the show?

14 I'm asking you. Adrian? John? Did you  
15 know her job? Fran?

16 MS. HURLEY: I knew some of it.

17 MS. ZIEMSKI: But do you understand how  
18 this happened? Because I do understand how it  
19 happened.

20 MR. METH: Well, we're addressing it  
21 now, ma'am.

22 MS. ZIEMSKI: I know, but --

23 MR. METH: We've got to -- we have to  
24 move on.

25 MS. ZIEMSKI: Okay. You can move on all

1 you want, but I got five minutes at least.

2 And the other question is, and, Adrian,  
3 I'm sorry, I was approached by him to say if this new  
4 board got in, they were going to have a management  
5 company and a -- what the hell did you call it? A --

6 MR. METH: Ma'am, we've addressed  
7 this --

8 MS. ZIEMSKI: I don't care, I don't  
9 care.

10 MR. METH: I know you don't care.

11 MS. ZIEMSKI: But --

12 (Overlapping talking.)

13 MS. ZIEMSKI: No, I don't care.

14 I was on the Board -- I was on the Board  
15 and I got my ass chewed out, they can get -- listen,  
16 the problem with this is scare tactics doesn't make  
17 the community come together.

18 MR. METH: I would agree with that. I  
19 would agree with that.

20 MS. ZIEMSKI: You know? You're supposed  
21 to be working for all of this, just like I was  
22 supposed to be working. And to put the fear of a  
23 vote is not the best interest of anybody that lives  
24 here.

25 MR. METH: Couldn't agree more.

1 MS. ZIEMSKI: You know, all I'm asking  
2 is to be a little compassionate and don't put the  
3 fear that a management company is coming in, we're  
4 all going to get appraisals and -- to win a vote,  
5 that's not fair for anybody.

6 And, honestly, I know what it's like,  
7 and I don't -- I don't care about past elections, I  
8 believe, because Terry was here, they are certified,  
9 they're right. And I lost one year and that's okay.  
10 You know, that's all I have to say.

11 MR. METH: Thank you.

12 Marianne Pezunio.

13 AUDIENCE MEMBER: Petrozzino.

14 MR. METH: Okay. Sorry.

15 You want to come up at the same time,  
16 Gail?

17 MARIANNE PETROZZINO: My name is  
18 Marianne Petrozzino. I live at 12 La Dunnette Drive.

19 I was co-chairman with Gail. I've been  
20 on the Election Board since Jerry DeLuca (phonetic)  
21 was here.

22 Things were a lot different this year.  
23 Some of the candidates wanted the mail-in votes to go  
24 to the lawyer. They wanted the emails to go to the  
25 lawyer.

1                   AUDIENCE MEMBER: That was Mike that  
2 gave us to do that.

3                   MR. METH: Let her finish, ma'am. Let  
4 her finish.

5                   MS. PETROZZINO: Okay.

6                   AUDIENCE MEMBER: Because that was the  
7 box that we keep the votes in were kept in --

8                   MR. METH: No, no, no, no, it's not a  
9 back and forth, ma'am, not a back and forth.

10                  MS. PETROZZINO: Let me finish this.

11                  The day before the election we got a  
12 list from the lawyer over the email that was as long  
13 as my list -- as long as my arm. Gail and I sat in  
14 the trustee room and stamped all of these names,  
15 mail-in and the date.

16                  Now, I sat next to Karl. Anybody that  
17 was here saw, I sat next to Karl, he gave me a bunch  
18 of envelopes, an opener, we opened up, and he would  
19 say when we first did the whole votes.

20                  Now, it came to realize that because  
21 there was one name on the outside of the envelope, he  
22 counted that as a whole vote. There possibly could  
23 have been another person on that deed. That was one  
24 mistake.

25                  Second mistake, we never got Karl that

1 we only got a list, we did not get the ones that were  
2 emailed to you. Those votes were never counted. We  
3 have no recollection of that. And I am tired of  
4 having to tell people I don't know what's going on,  
5 nothing is said.

6 So it's not that I lied, but I couldn't  
7 come out and say this.

8 And because the Board -- because the  
9 Election Board was calling us incompetent, people  
10 were saying that we were liars, we wanted to throw  
11 the election, well, that's not so. We did our job  
12 the best we could.

13 So I'm sorry to all the candidates and  
14 everybody, but that's what happened.

15 GAIL SANZARI: My name is Gail Sanzari  
16 and I'm not giving you my address.

17 I'm sorry this happened, but our  
18 committee worked very well together, we did  
19 everything that was expected of us. The night of the  
20 counting, people -- some residents that were  
21 interested were in here. The incumbents had their  
22 challengers against us, and our committee --  
23 committee, the challengers, and some residents were  
24 all here, as Lorraine stated. And when we left, our  
25 numbers were spot on with every person in the room.



1 So whatever happened from there on, I don't -- I  
2 can't say.

3 MR. METH: Thank you.

4 One comment.

5 No, you're not on the list, ma'am.

6 AUDIENCE MEMBER: Oh, I'm not on the  
7 list?

8 (Shouting from audience.)

9 MR. METH: The one thing I can say is  
10 that I had those -- I will represent to you right  
11 now, I had those emails, it was, I believe, five of  
12 them, I put them in the pile and I counted them out.  
13 But I understand maybe you weren't there when I did  
14 that, but I did that, so you know that.

15 Are we going to -- are we done?

16 AUDIENCE MEMBER: Karl, I have a  
17 question.

18 How do you get put on the list because I  
19 haven't heard anything?

20 AUDIENCE MEMBER: Come on up.

21 MR. METH: It was out in the back.

22 AUDIENCE MEMBER: It was out there in  
23 the beginning.

24 AUDIENCE MEMBER: This is what the  
25 problem is. I know nothing about --

1 THE STENOGRAPHER: I need your name.  
2 I'm sorry, I need your name.

3 MR. SIGNORILE: State your name and  
4 address.

5 GAIL WOODRUFF: My name is Gail Woodruff  
6 and I live at 128 Santiago. And I don't speak  
7 publicly, but I'm going to tell you. I came here  
8 last time to meet the candidates to find out  
9 something about the candidates. I didn't -- nobody  
10 talked, none of the candidates. They put three  
11 questions in a thing and somehow -- two questions --  
12 let me speak, please, it's my turn now.

13 My question is I came here tonight to  
14 find out what -- I knew nothing after the election  
15 except for --

16 AUDIENCE MEMBER: We can't hear you.

17 AUDIENCE MEMBER: Microphone. We can't  
18 hear you.

19 MS. WOODRUFF: I'm sorry, I'm not really  
20 good at this.

21 But there was a sign on the pool that  
22 said "Election Recall." So I said, well, let me come  
23 here tonight, let's hear what the Board has to say.

24 There's two lawyers here? I still don't  
25 know -- half -- some of you guys, I don't even know

1 who you are.

2                   You got to talk amongst yourselves,  
3 people, get to know each other, talk about this. We  
4 got to be -- we got to be open, not hailing  
5 accusations and calling people names.

6                   Let's get together and make a decision.  
7                   That's it.

8                   MR. METH: Thank you.

9                   MS. FAZIO: Mike? Mike?

10                  MR. METH: We're not going to go back  
11 over again.

12                  MS. FAZIO: Mike, can I just ask you a  
13 quick --

14                  MR. METH: No, no, no, no, no. Debbie,  
15 we're not doing that.

16                  (Overlapping talking.)

17                  MS. FAZIO: I'm Debbie Fazio again.

18                  I just want to know if, from this point  
19 on, will the other three candidates be  
20 informed and updated that the three that are  
21 on the Board know, that -- that's what I want  
22 to know, can you update us a little bit more?  
23 Like, "Oh, we're processing this, we're doing  
24 this."

25                  **A little bit of information so we're not**

1                   **so blind?**

2                   MR. SIGNORILE: Yeah, any information  
3 regarding the election you'll be brought up to speed  
4 on.

5                   MS. FAZIO: You'll keep us updated,  
6 you're saying?

7                   MR. SIGNORILE: I will, yeah.

8                   MS. FAZIO: I appreciate that. Thank  
9 you.

10                  MR. SIGNORILE: All right. What we're  
11 going to do is I'm going to need a motion to close  
12 the meeting.

13                  AUDIENCE MEMBER: I make a motion.

14                  MR. SIGNORILE: And a second.

15                  AUDIENCE MEMBER: Second.

16                  (Shouting from audience.)

17                  MR. SIGNORILE: All right.

18                  All right. Enjoy the rest of the  
19 summer. Stay safe and healthy. We look forward to  
20 seeing everyone at the next homeowners' meeting  
21 Thursday, September 12th.

22                  All right. Thanks again for coming.

23                  (Whereupon, the proceeding is  
24 concluded.)

25                  (Time noted: 7:58 p.m.)

1           C E R T I F I C A T E           O F           O F F I C E R

2

3                       I, BETH VITTOR, a Certified Court  
4 Reporter of the State of New Jersey, certify that the  
5 foregoing is a true and accurate transcript of the  
6 proceeding as reported stenographically by me.

7                       I DO FURTHER CERTIFY that I am neither a  
8 relative, nor employee, nor attorney, nor counsel to  
9 any of the parties to this action; and that I am  
10 neither a relative, nor employee of any such attorney  
11 or counsel; and that I am not financially interested  
12 in the action.

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BETH VITTOR, C.C.R.  
License Number 30XI00146300

|                              |                                  |   |
|------------------------------|----------------------------------|---|
| <b>\$</b>                    | <b>25</b> 91:23                  | <b>A</b>  |
| <b>\$145,630.87</b> 4:3      | <b>2500</b> 64:12 79:4           | <b>ability</b> 16:13,16 46:4,7  |
| <b>\$516,815.53</b> 4:2      | <b>25th</b> 6:15 18:18 83:22     | <b>absent</b> 3:10  |
| <b>\$863,631.98</b> 4:3      | <b>26th</b> 18:20 83:23          | <b>absolute</b> 67:16   |
| <b>0</b>                     | <b>2nd</b> 64:22                 | <b>absolutely</b> 32:10 55:18   |
| <b>08757</b> 1:6 65:15 69:12 | <b>3</b>                         | <b>accept</b> 4:4,22  |
| <b>1</b>                     | <b>30</b> 10:19 40:20 60:8       | <b>account</b> 4:2,3 65:6   |
| <b>1</b> 50:10               | <b>30-day</b> 10:16,18 60:6      | <b>accountant</b> 43:22   |
| <b>10</b> 16:5 36:16 37:11   | <b>30XI00146300</b> 101:25       | <b>accuracy</b> 62:7 65:3   |
| <b>10,000</b> 36:8           | <b>31</b> 11:22 60:2,11 78:13,16 | <b>accurate</b> 44:8 62:24 63:7 64:23<br>83:4 101:5                     |
| <b>100</b> 63:7 64:23 65:22  | <b>31-day</b> 64:2               | <b>accusation</b> 25:16,17  |
| <b>10th</b> 4:14             | <b>35</b> 55:21 80:21,24         | <b>accusations</b> 5:13 99:5  |
| <b>11</b> 1:7 27:25 28:3     | <b>4</b>                         | <b>act</b> 75:2,6   |
| <b>12</b> 65:23 66:10 94:18  | <b>40</b> 50:8,9 70:7 77:1       | <b>action</b> 101:9,12  |
| <b>128</b> 98:6              | <b>40-year</b> 50:6              | <b>activate</b> 67:5  |
| <b>12th</b> 100:21           | <b>5</b>                         | <b>activated</b> 67:9   |
| <b>136</b> 38:14             | <b>5</b> 51:16                   | <b>add</b> 13:13 74:19  |
| <b>139</b> 1:6               | <b>5/20/24</b> 4:12              | <b>added</b> 9:10 55:12   |
| <b>13th</b> 4:20 38:18       | <b>5/9/24</b> 4:12               | <b>address</b> 5:25 7:21 15:6,8 50:3<br>69:9 87:2 88:8 89:19 96:16 98:4 |
| <b>14</b> 31:12              | <b>50</b> 40:20                  | <b>addressed</b> 78:10,11 93:6  |
| <b>149</b> 56:13             | <b>5:00</b> 48:22                | <b>addresses</b> 7:5  |
| <b>18</b> 65:14              | <b>6</b>                         | <b>addressing</b> 84:19 92:20   |
| <b>1991</b> 66:16            | <b>66</b> 18:11                  | <b>administration</b> 34:4  |
| <b>2</b>                     | <b>6:10</b> 1:8                  | <b>admit</b> 27:14  |
| <b>20</b> 10:11 50:5         | <b>7</b>                         | <b>admitted</b> 45:11   |
| <b>20,000</b> 36:8           | <b>7:58</b> 100:25               | <b>ADR</b> 11:4 60:10   |
| <b>2001</b> 56:14            | <b>9</b>                         | <b>Adrian</b> 1:13 3:2 4:6 5:1 6:8,24<br>37:25 39:7 50:16,21 92:14 93:2 |
| <b>2020</b> 70:10,11         | <b>9:00</b> 48:22                | <b>advice</b> 44:14 68:9  |
| <b>2024</b> 1:7 2:4          |                                  | <b>advise</b> 33:1,3  |
| <b>2025</b> 78:9,20          |                                  | <b>advised</b> 22:13,14,17 28:17  |
| <b>209</b> 83:18             |                                  | <b>affair</b> 50:15,16  |
| <b>21</b> 69:11              |                                  | <b>affect</b> 77:15   |
|                              |                                  | <b>affected</b> 42:15   |
|                              |                                  | <b>afraid</b> 80:6  |

**age** 58:2  
**agree** 12:17 36:3 52:20,23 71:21  
 87:3 89:21 93:18,19,25  
**agreed** 43:21 45:21 55:6  
**agreement** 52:24  
**ahead** 8:23  
**Alice** 49:17,23 50:2,5  
**Allegiance** 2:6,7  
**allowed** 39:12,16,19,20,21 40:10  
 42:2  
**alter** 90:10  
**Alternate** 10:21  
**amazing** 74:5  
**amend** 12:23  
**amendment** 36:13 70:5  
**analyzing** 22:9  
**announce** 50:21 85:2  
**announced** 18:19 84:23  
**announcement** 19:1 45:9 69:19  
 84:9 90:25  
**answers** 85:14,16  
**anticipate** 49:20  
**anticipation** 78:20  
**apparently** 21:18 53:16  
**applause** 6:19 15:25 27:22 28:12  
 31:9 32:3 49:16 56:5 57:19 63:10  
 67:2 68:23 73:11 74:7 76:23 82:7  
 83:16 85:7,20 89:5 91:13,24  
**applies** 9:25  
**appraisals** 94:4  
**approached** 93:3  
**April** 58:25 59:2  
**arbitration** 88:12  
**areas** 2:13  
**arm** 95:13  
**arrears** 92:9  
**arrogant** 85:16  
**ashamed** 50:10  
**aspect** 10:3

**ass** 93:15  
**association** 7:14,18 10:17 13:23  
 14:3 33:8,24 34:9 36:4 69:25  
 70:22  
**Association's** 5:11  
**associations** 7:23 10:1,2 69:23  
 71:8  
**assure** 34:16  
**attend** 51:12  
**attendance** 1:12,17 3:1  
**attention** 45:1 53:12 69:18 74:9  
**attorney** 7:17 18:9 26:19 32:8  
 33:8,24 84:19 85:22 101:8,10  
**attorneys** 35:11,12,14,15 41:22  
 44:2  
**audience** 13:5 16:14,18,23  
 17:18,23 18:6 20:9,20 23:9,16  
 25:3 32:1 40:14 41:14 42:10 45:7  
 47:13 48:4 49:2 51:6,11 55:3  
 57:9,10 69:12 74:23 75:3 80:10,  
 15,23 81:20 88:14 89:11,18 94:13  
 95:1,6 97:6,8,16,20,22,24 98:16,  
 17 100:13,15,16  
**audit** 5:10 62:6 63:19,21 64:17  
 68:16 72:2,18 74:14  
**audited** 63:8  
**Auditors** 5:9  
**August** 64:22  
**aware** 19:13,14 21:7,13 22:24  
 39:12  
**Awesome** 65:8  
**ayes** 4:9 5:3 7:2

---

## B

---

**B.S.** 85:23  
**back** 3:20 14:19,22 15:24 16:1,  
 11,16,20 21:2 29:7 36:17 37:8  
 44:22 66:10 77:25 85:13 89:2  
 92:12 95:9 97:21 99:10  
**back-up** 7:18 62:8  
**bad** 19:12 28:19 49:9 91:20  
**balance** 62:21

**balanced** 5:14  
**ballot** 36:14,15,24  
**ballots** 32:15 36:17,23 46:11  
 52:14 60:4,6  
**based** 26:17 62:17 64:16 68:9  
 83:4  
**basic** 58:1  
**basically** 28:14 30:2 58:24 60:5  
**basis** 72:13  
**Bay** 18:12 65:14 91:23  
**Becker** 1:18 7:8,13 34:18  
**bed** 80:15,20  
**beginning** 97:23  
**behalf** 26:9  
**behave** 25:11  
**beings** 63:17  
**belief** 41:12,13  
**benefits** 48:1  
**BETH** 1:9 101:3,24  
**big** 72:25 73:3 80:6 85:25  
**bin** 72:13  
**bingo** 28:5,7 29:5,6  
**bit** 5:19 27:12 99:22,25  
**black** 64:6  
**blame** 59:17  
**blessing** 87:5  
**blind** 100:1  
**blue** 66:19  
**board** 1:12 3:1 5:13 6:13 8:15  
 13:7 14:4 15:23 17:14 18:8 19:13,  
 19,23 20:5,17,22 22:18 23:7,8,13,  
 14,19,22,24 25:21 26:4,5,7,13  
 29:15 30:5,14 31:24 32:3,5,21,22  
 33:1,3,14 34:15 36:12,19 38:4,10  
 42:2 43:11,20 45:13,15,20,21  
 46:2 47:18 56:3 57:9,10,13 61:16,  
 18 65:6,16,20,25 66:14,17 69:13  
 70:1,2,19 71:8,9,12 73:18 75:15  
 80:6 89:25 90:2,3,9 92:6,8 93:4,  
 14 94:20 96:8,9 98:23 99:21  
**boards** 36:6

**boat** 38:7  
**Bob** 68:25 69:2 80:9,12  
**Bohan** 3:10 52:16  
**book** 32:14  
**books** 17:10 43:17 92:7  
**boom** 25:19  
**boring** 13:2  
**bother** 61:14  
**bottom** 26:20 27:10  
**bought** 53:20 79:6  
**Boulevard** 38:14 56:13 83:19  
**box** 95:7  
**brain** 67:5 68:22  
**break** 28:23  
**bring** 11:8 15:3  
**britches** 86:1  
**brought** 22:7 54:18 69:17 72:12 100:3  
**bucks** 37:11  
**budget** 5:15  
**Building** 39:8,21  
**buildings** 50:7  
**built** 62:25 63:23 64:16  
**bulk** 11:1  
**bunch** 95:17  
**burden** 29:9  
**burn** 63:3  
**bush** 86:2  
**Bushey** 38:13,14 39:4,25 40:3,6, 15,19,23 41:3,6,15,20,25 42:6,11, 20 43:6 44:7,25 45:3,10,14,22 46:6,10,15,19,23 47:1,5,11,14,18, 23 48:5 49:3,8,15 51:2,3,5 71:24 84:18 88:8  
**business** 3:15,23 5:7,8,20,21,23 6:21,22 10:6,20 28:21 37:25  
**butchered** 65:12  
**buys** 79:7  
**bylaw** 69:24 70:8

**bylaws** 12:24 34:25 36:8,12,13 70:16 71:1,11

---

## C

---

**C-R-O-S-S-A-N** 16:5  
**C.C.R.** 101:24  
**call** 2:25 24:24,25 28:5 37:12,14 72:11 93:5  
**called** 81:12  
**calling** 6:22 96:9 99:5  
**candidates** 9:9,11,13,14,15 20:13 25:21 38:15,18 39:18,20 51:20,22 94:23 96:13 98:8,9,10 99:19  
**capture** 59:24  
**car** 24:18  
**card** 66:19  
**care** 27:7,8 34:22 66:7 72:17 87:17 92:1 93:8,9,10,13 94:7  
**cared** 27:12 73:1  
**cares** 87:20  
**Carol** 14:15  
**case** 26:13 30:6 33:5 52:4 76:4  
**cast** 8:20  
**caught** 64:3  
**caused** 90:13  
**causing** 83:12  
**certificate** 12:11 53:22 57:21  
**certificates** 8:12 30:8 54:18  
**certification** 76:3  
**certified** 1:9 16:25 30:5 37:3 76:1,3,16 79:25 94:8 101:3  
**certify** 19:9 34:1 76:6,10,14 101:4,7  
**Chair** 2:25 3:19 7:10  
**challenger** 51:20,23  
**challengers** 52:11,22 96:22,23  
**chance** 11:2,6 33:2 60:9 91:9  
**change** 34:25 54:2 66:18 70:16 72:8 80:7 86:23,25

**changed** 9:24 29:14,19,20 53:24 54:19 69:25 72:5

**changing** 36:7  
**charge** 50:23 52:6 58:9  
**Chateau** 69:11  
**check** 11:8 62:8,21 64:4  
**checked** 92:7  
**chewed** 93:15  
**chorus** 4:9 5:3 7:2  
**chose** 51:22  
**circumstances** 72:17  
**citizens** 71:20  
**City** 1:1,5 10:1 50:6,10  
**civility** 38:5,8  
**Clapping** 29:17 47:17  
**clear** 35:21 37:7 39:19 89:23 90:21  
**clipboard** 52:5  
**clock** 33:21 37:15  
**close** 5:23 6:22 65:17 100:11  
**closed** 21:14  
**clothing** 57:4  
**clubhouses** 29:8  
**clubs** 50:23  
**co-chairman** 94:19  
**co-owners** 12:17  
**collect** 75:13  
**collecting** 60:19  
**collections** 48:18  
**column** 30:24  
**combined** 55:23,25  
**comfortable** 59:21  
**comings** 73:19  
**comment** 17:3 97:4  
**Commission** 44:10  
**committee** 31:19,23,25 32:10, 18,25 43:12 45:23,24 46:22,25 51:24 52:2,10,15 54:12,24 83:3 96:18,22,23



**common** 90:23  
**communication** 12:6 44:19  
 45:11,18  
**communications** 90:14  
**communities** 35:16  
**community** 7:17,23 29:9 38:3  
 48:13,25 71:7 87:15,20 93:17  
**company** 38:20,25 39:10 43:10,  
 14 47:22 48:1 58:12 93:5 94:3  
**compassionate** 94:2  
**complete** 19:7  
**completed** 17:8 72:2  
**compliance** 75:1 88:12  
**compliant** 75:5  
**computer** 8:7 12:7 30:8,9,13,22  
 31:3,5 47:3,10 58:9  
**concern** 20:14,17 21:9  
**concerned** 18:9 24:8 57:16  
**concerns** 19:15,16  
**concluded** 100:24  
**condominium** 10:2  
**conducted** 5:12  
**conducting** 5:10  
**confident** 5:14 11:18  
**confirm** 62:7,21 63:6,8 64:18  
**confuse** 55:7  
**confused** 17:24 18:2,3 58:2  
**confusion** 53:19 54:20 56:4  
**congratulated** 76:20  
**congratulating** 24:2 25:2  
**congratulations** 18:22 19:1  
 21:6  
**conjunction** 8:14  
**conservation** 49:19  
**contact** 20:21  
**contacted** 44:9  
**contained** 8:10  
**contested** 17:9

**continue** 41:17  
**contradic-** 44:11  
**contrary** 47:21  
**control** 19:6 75:18  
**conversation** 68:7  
**convoluted** 57:22  
**cool** 25:7  
**coordinator** 22:13  
**corporation** 48:14,15,16 90:5,6  
**correct** 6:17 13:15 30:7,11 33:7  
 58:23 60:2 62:9 64:18 78:18  
 90:12  
**corrected** 66:24  
**correctly** 32:9 44:16 61:1 83:3,  
 15  
**Corrigan** 1:13 3:2,3 6:9  
**cost** 33:19 37:10  
**costing** 33:22 37:22  
**costly** 56:23  
**costs** 47:25  
**council** 71:17  
**counsel** 3:17,18 5:22 7:5,11  
 22:14 26:14 34:9 90:4 101:8,11  
**counsel's** 3:18  
**Counselor** 67:13  
**counselors** 67:13  
**count** 52:3 62:14 76:24  
**counted** 32:15 37:6 95:22 96:2  
 97:12  
**counting** 51:21 52:6,19 96:20  
**counts** 76:21  
**county** 44:9 77:15  
**couple** 9:23 31:12 43:6 69:18  
 83:20 89:16 91:25  
**Court** 1:9 28:4 31:12 50:5 51:16  
 80:22,25 101:3  
**cracks** 53:6  
**crash** 63:3  
**created** 35:13 61:25

**creates** 49:9 83:10  
**Crossan** 15:14,17,21 16:1,4,8  
 17:16 56:6,7  
**crossed** 84:11  
**crucifying** 66:2 70:20  
**cruel** 73:7  
**cumbersome** 57:3  
**Cumella** 27:24,25 28:2,3 29:4  
**current** 3:24 8:10 10:20 56:24  
 74:19 78:13  
**cut** 41:23

---

**D**


---

**daily** 72:13  
**damn** 87:22 88:3  
**dark** 27:14  
**darnedest** 59:16  
**Darnley** 68:25 80:9  
**data** 59:25 60:2,20 62:7,12,14,23  
 63:6 64:17,23,24,25 82:24 83:1,2  
**database** 63:22 64:16  
**date** 1:7 4:15 10:20 53:17 60:3,11  
 72:12 95:15  
**Dave** 68:1  
**day** 18:17,20,24 20:25 21:4 22:11  
 24:13 39:8,17 43:19 45:5,9 69:16  
 76:5 82:5,6 95:11  
**days** 10:6,19,20 11:22 60:2,8,11  
 69:18 78:13,16,23 79:2 89:17  
**deal** 8:12 35:16 63:11 65:6 70:19  
**dealing** 2:14  
**dealt** 10:3 33:10 72:22,23  
**death** 8:12 12:11 30:8 53:22  
 54:18 57:21  
**debacle** 33:18  
**Debbie** 17:22,24 18:1,11 21:16  
 23:18 25:13 40:4 52:7 84:25  
 88:15 99:14,17  
**Debbie's** 52:6  
**decent** 27:13

**Dechiaro** 1:14 3:8,9 6:11  
**decided** 21:24  
**decision** 19:8 21:18 22:9,19,21  
 26:14,15 67:25 71:19 90:2,8,9,12  
 99:6  
**deed** 12:13 53:21,23,24,25 54:1,  
 2,5,9 57:21 66:21 72:2,3,10 77:13  
 95:23  
**deeds** 30:7 43:17 79:3,6,11  
**Deferred** 4:2  
**deficiency** 72:25  
**definite** 77:21  
**deflect** 48:6  
**deflecting** 49:4,10  
**delayed** 77:9  
**delinquencies** 30:18 61:23  
**delinquency** 10:18 60:7  
**delinquent** 10:5 11:3,4,5 30:20,  
 25 60:9  
**Deluca** 94:20  
**Demeo** 31:7,8,10,11,16,22 32:20  
 33:6,10,13 34:10,20,24 35:2,5,24  
 36:3,22 37:10,14,17,21,25  
**designed** 75:1  
**determination** 28:16 30:19 46:4  
**determine** 76:6  
**determined** 8:15 19:11 22:11  
**development** 58:14 59:24  
**died** 92:9  
**difficult** 29:25 57:23  
**directly** 37:3  
**disability** 22:4  
**disadvantage** 59:8  
**disappear** 62:5  
**disbursed** 64:20  
**discover** 81:11  
**discovered** 69:15 81:9 82:5,12,  
 13  
**discrepancies** 19:17 45:3 46:10

**discrepancy** 31:18 32:24 35:11  
 69:15  
**discuss** 3:17  
**discussed** 5:22 6:21 13:7 30:15  
 43:21 50:17 70:18  
**discussion** 4:18 15:12  
**disgrace** 50:9  
**disguise** 87:6  
**dishonest** 67:4  
**dispute** 10:21 11:6  
**disregard** 67:24  
**disrespect** 49:3  
**document** 72:4,11 74:18 75:6  
**documents** 9:20 11:14,15 12:23  
 14:1 16:17 30:10,13 48:12 54:3  
 77:9  
**dollars** 68:18  
**door** 22:23 28:11 33:21 43:23  
**dotted** 84:11  
**downright** 39:11  
**downtown** 87:15  
**drafted** 36:11  
**Drive** 1:6 18:12 65:14 91:23  
 94:18  
**dropped** 64:4  
**due** 5:12 8:11  
**dues** 64:3  
**Dunnette** 94:18  
**duty** 48:21  
**dying** 29:8 72:21

---

**E**

---

**easy** 57:20 58:1 68:3,18  
**eat** 13:19  
**elect** 29:19  
**elected** 30:5  
**election** 3:17 5:21 7:6 8:6,7,17  
 9:5,7 10:19,20 16:12 17:7,13  
 18:17 19:8,12 20:8 21:17,21,22  
 22:10,13,15 27:6 28:6,10,19 29:2

31:18,23,25 32:6,10,18 34:10  
 39:5,8,11,16,17 40:11,13 41:6,9,  
 10,18 42:14,18 43:12,14,19 44:5,  
 9,11 45:23,24,25 46:21,24 50:8  
 51:24 52:2,18 54:24 56:21,24  
 58:24 59:6,7 62:22 63:4,7 69:16  
 73:10 76:7 78:1,14 81:6 83:2,25  
 84:4,6 85:2 90:2,4,25 94:20 95:11  
 96:9,11 98:14,22 100:3  
**elections** 9:25 13:18,24 14:6  
 16:25 17:7,10 73:15,18 75:25  
 77:4,6 94:7  
**eliminate** 12:24  
**email** 26:25 37:13 42:3 55:8  
 95:12  
**emailed** 96:2  
**emails** 42:12 94:24 97:11  
**emotional** 57:14 63:5,13 64:8  
**employee** 62:11 64:17 101:8,10  
**end** 5:6,7 20:25 21:4 25:6,11  
 52:13 67:18 68:6 88:5,24  
**ends** 72:12  
**enforce** 42:18 43:4  
**Enjoy** 100:18  
**enter** 34:7 62:12  
**entered** 32:15  
**entering** 75:16 78:2  
**entire** 22:18 34:3 42:2 45:15,21  
**entitled** 8:9 12:9,10 31:1,2  
**Enumerate** 29:21,23  
**envelope** 95:21  
**envelopes** 95:18  
**environment** 56:21  
**equal** 70:22  
**equip** 48:13  
**error** 76:25  
**errors** 66:1  
**ESQUIRE** 1:18,19  
**essentially** 10:23  
**evening** 69:13  
**event** 56:23 63:5,13

**events** 18:16  
**everybody's** 4:25 52:10,19  
**evidence** 67:7  
**exact** 60:18  
**exceptions** 5:15  
**excuse** 25:24 46:23  
**executive** 71:19  
**expect** 11:24  
**expected** 96:19  
**expedite** 78:5  
**expenditures** 5:11  
**expense** 4:1 36:8  
**expensive** 36:18 68:16  
**experienced** 7:16  
**expertise** 33:7  
**explain** 7:8 23:15 60:10  
**explaining** 13:3  
**expressed** 19:2  
**extensive** 35:11  
**extent** 22:12 33:4 34:12  
**extremely** 52:3

---

**F**


---

**fabulous** 52:2  
**face** 63:4  
**facilities** 34:4  
**fact** 21:7 22:24 35:19 41:24  
 44:10,23 76:9 77:2,11 82:12  
**factors** 77:7  
**factually** 82:21  
**Fahey** 56:10,12 57:12,20,25  
 58:4,12 59:9,23 60:19,25 61:4  
 62:4,17,20 63:11,19,22,25 64:6,  
 11,15,22 65:2  
**fair** 8:2 13:24 15:15 23:11 27:8  
 29:10 35:20 53:10 66:12 94:5  
**fairly** 52:25  
**fairness** 13:16,21 65:25

**faith** 43:11  
**fall** 63:4  
**family** 24:20  
**fault** 16:22 53:3  
**favor** 4:8 5:2,14 7:1 38:24  
**Fay** 1:14 3:11,12 6:7 52:15  
**Fazio** 17:22,24 18:2,7,11,15 19:5,  
 13,19,23 20:1,4,12,21 21:16 22:4,  
 16,22 23:3,7,10,17,20,24 24:4  
 25:15 26:2,7,11,16 27:1,11,20  
 36:1 42:22,25 44:17 52:7 59:12  
 61:20 65:4 84:1,25 88:15 99:9,12,  
 17 100:5,8  
**fear** 49:9,11 93:22 94:3  
**fee** 11:8  
**feel** 36:19 39:4 70:17 75:15 88:16  
 91:20  
**fiduciary** 32:5,8 39:2 41:16  
 45:16 61:19  
**field** 7:18  
**figured** 28:19  
**figuring** 31:5  
**file** 12:11 54:8 57:4 60:10  
**filing** 57:21  
**fill** 56:15 60:25  
**financial** 3:24 5:11  
**financially** 101:11  
**find** 12:18 80:4 88:13 98:8,14  
**findings** 5:14  
**fine** 30:4 42:9,20 89:6  
**fines** 87:25  
**finish** 33:2 39:5,6 88:9 95:3,4,10  
**finished** 76:20  
**fire** 85:19  
**firm** 7:13,22 34:18  
**fish** 50:13,22 51:10,12  
**floor** 3:16,19 7:6  
**folks** 4:16 16:15 19:9 32:3 49:18  
 61:10 71:5  
**follow** 58:1

**follow-up** 43:7  
**foregoing** 101:5  
**forensic** 5:9,10  
**forever** 70:20  
**forget** 75:25  
**form** 52:5 74:22,24,25  
**forward** 30:16 41:17 42:17 43:8,  
 9,12 48:16 56:22 63:2,7 64:25  
 100:19  
**found** 20:15 80:5  
**frame** 9:16 22:2 59:23  
**Fran** 1:15 3:4 6:1,25 92:15  
**frank** 27:7  
**Freeport** 27:25 28:3 56:13  
**Friday** 22:11  
**friends** 86:6  
**fry** 50:13,22 51:10,12  
**full** 48:21 60:20 63:25  
**funds** 5:13  
**furnish** 46:7

---

**G**


---

**Gail** 54:25 91:14,15,22 94:16,19  
 95:13 96:15 98:5  
**gala** 39:13  
**garden** 88:9  
**gathered** 78:17  
**gave** 28:14 32:14 50:16 80:12  
 81:22,24 85:15 95:2,17  
**generic** 75:11  
**Gentlemen** 65:16,19  
**get all** 58:8  
**Ginny** 31:7,8,10,11  
**give** 26:8 27:6 28:23 36:25 37:12,  
 14 44:6 47:5,14,15 50:2 56:16  
 60:3,9,18 64:2 79:10 91:8  
**giving** 25:2,4 96:16  
**glad** 39:1  
**goal** 78:5,8 90:5

**God** 37:16,17 49:23  
**goings** 73:19  
**good** 7:17 10:23,25 27:20 28:19  
 30:24 65:4 66:1 68:21 69:1,13  
 98:20  
**governed** 71:8  
**governing** 11:14,15 14:1  
**governs** 13:16  
**great** 45:16 48:1 54:25  
**guarantee** 87:24  
**guess** 12:17 13:20 37:4 56:19  
**guidance** 34:8  
**guys** 8:3 12:6,16 15:23 56:25  
 63:12 65:23 70:20 73:2 92:10,11  
 98:25

---

## H

---

**hailing** 99:4  
**half** 8:9 12:9,19,24 31:2 36:5  
 53:14 54:12,14,15 60:21 63:25  
 66:20 77:19 79:20 81:17 98:25  
**halves** 72:20 83:1  
**halvsies** 69:21 74:6  
**hand** 33:25  
**handful** 51:25  
**handle** 44:2  
**handled** 66:14  
**hang** 4:16 39:20  
**happen** 9:19 20:12 27:18 28:20  
 30:17 43:19 57:6 58:5,7 78:2  
**happened** 7:9 23:15 27:17 28:22  
 35:22 58:23 61:3 84:14 90:1,14  
 92:18,19 96:14,17 97:1  
**happening** 13:4 20:19 57:2,17  
**happy** 28:8 73:6 91:6  
**hard** 11:21 38:4 56:3 65:2,21  
 66:10  
**harm** 27:4  
**hate** 91:5  
**head** 45:23 84:9

**heads** 7:20  
**health** 92:2  
**healthy** 100:19  
**hear** 13:18 15:16,19 19:9 21:19  
 24:4,7 28:2 31:15,16 32:12 61:8  
 80:23 84:5 89:9 98:16,18,23  
**heard** 21:19 25:18 36:5 40:4 44:8  
 69:22 70:23 78:1 81:15 84:4  
 97:19  
**hearing** 22:4 83:24  
**held** 1:5 4:18 15:12  
**hell** 93:5  
**helping** 58:24  
**helps** 75:7  
**Hendricks** 1:15 3:6,7 6:4 59:1  
**hiccups** 90:13,15  
**highly** 56:20  
**hired** 62:9 67:13 85:15  
**hold** 14:14 32:3,9 33:1 35:1 57:12  
**Holiday** 1:1,5 9:25 50:6,10  
**holistically** 77:18  
**holler** 57:13  
**home** 12:13 20:18 56:17 75:8  
 80:19  
**homeowners** 1:1 2:3 4:11 6:14  
 10:1,5 70:1 71:14  
**homeowners'** 70:4 100:20  
**homes** 64:12  
**honest** 24:10,21 27:4,8 53:10  
 54:6  
**honestly** 59:18 94:6  
**honesty** 65:25  
**honey** 84:2  
**Hook** 18:12 65:14 91:23  
**hoot** 27:6  
**HOPA** 74:21,24,25 75:4  
**hope** 21:3  
**hours** 85:14  
**house** 53:20 56:14

**household** 60:20  
**Housing** 75:1  
**huge** 48:23  
**human** 63:17  
**hundred** 88:16  
**hundreds** 64:9  
**Hurley** 1:15 3:4,5 4:1 6:2 92:16

---

## I

---

**i's** 84:10  
**idea** 23:14 26:19 56:25 79:2  
 86:21  
**ideal** 71:15  
**identifying** 34:16  
**illness** 2:15  
**immediately** 61:20,21  
**imperative** 43:13  
**implemented** 70:11  
**implications** 34:15  
**important** 13:14,22 29:5 38:1  
 44:4 53:9 59:17  
**improperly** 8:20  
**impropriety** 83:11  
**in-depth** 5:10  
**in-house** 66:14  
**inaccuracies** 8:11  
**inaudible** 7:25 13:14 15:4 23:2  
 28:7 47:20 57:18 58:19 62:23  
 65:2,13 68:13 79:21 80:12 82:3  
 84:16  
**included** 55:15  
**incompetent** 96:9  
**inconvenience** 6:14  
**incorrect** 4:13  
**incumbents** 96:21  
**independent** 30:23 43:22,24  
 44:15,20 46:2 58:10  
**individuals** 17:12  
**industry** 35:13

**information** 5:17 19:11 24:10  
25:8 31:4 43:23 46:8 50:1 55:1  
56:16 58:8,11,17 62:18 63:2  
64:16,19 74:19 75:14,19 77:12,14  
78:16 81:23,25 83:4 99:25 100:2

**informed** 19:19,23 31:17 35:10  
71:2 99:20

**infrastructure** 48:14,17

**initial** 34:15

**initially** 87:7

**input** 58:17 65:5,7

**inputted** 9:20,21 11:23 12:4

**insinuations** 89:24

**inspection** 88:2,3

**instance** 71:15 77:13

**intent** 27:3

**intentional** 35:22

**interest** 88:18 93:23

**interested** 59:11 96:21 101:11

**interfere** 39:5 40:9,10

**interference** 39:12,17 41:7,9,11,  
19 42:14

**involved** 11:1 22:3 33:1 34:13  
71:3 90:10 92:10

**ironic** 80:4

**irrespective** 14:3

**islands** 16:5,8,9

**issue** 10:25 34:16 35:15,17 38:8  
49:10 74:10 77:8,11 90:18

**issues** 13:7 77:5

---

## J

---

**Jane** 86:15,16,18

**Jerry** 94:20

**Jersey** 1:2,6 9:25 16:6 65:15  
71:7 101:4

**jets** 25:7

**Joanne** 69:3,8,10 80:13

**job** 48:22 52:2 53:3 55:1 65:21  
90:6 92:8,11,15 96:11

**jobs** 53:5

**Joe** 37:23 38:13,14 40:5 41:2,12  
42:17 44:14 48:9 49:6 51:2,3,4,5  
65:18 84:18 88:7 89:3

**John** 1:14,19 3:11 4:7 5:1 6:6  
7:8,16,22 13:12 30:14 49:3 52:15  
92:14

**John's** 80:19

**Joseph** 80:14,21,24

**Joyce** 15:14 16:4 56:6,7

**July** 1:7 2:4

**June** 4:14,20 6:15 38:18 83:22

---

## K

---

**K-I-M-B-A-L-L** 51:16

**Karl** 1:18 7:7,13 14:2 35:12,14  
40:3,7 84:21 95:16,17,25 97:16

**Kathy** 56:10,12

**Keeping** 42:22

**key** 63:16

**kidding** 40:16

**kids** 80:19

**Kimball** 51:14,15,16 54:2,7,10,  
13,17,23 55:4,11,15,19,22,24  
56:2

**kind** 10:22 54:5 76:19 82:9

**Kinkora** 80:22,24

**knew** 8:19 20:17 23:1 24:14  
25:22 29:2 81:20 83:6 92:8,16  
98:14

**knowing** 19:15

---

## L

---

**La** 94:18

**ladies** 65:19

**lady** 72:5

**Lane** 69:11

**large** 48:13

**Larry** 38:21

**late** 3:21

**laugh** 34:19,20

**law** 14:1,4 32:7 34:17 71:7,8 81:3  
82:4,25 88:5 89:23 90:7

**laws** 35:16

**lawyer** 40:17 81:1 82:17 94:24,25  
95:12

**lawyers** 66:15 98:24

**lead** 64:2

**leadership** 54:25

**learned** 8:7 82:14

**leave** 39:22

**left** 25:16,17 27:14 58:25 61:3  
72:16 96:24

**legal** 3:16,17,18 5:22 7:5,11  
22:14,20 26:14 34:8 46:3 67:16,  
25 68:9 71:9 90:4

**legality** 26:18

**legally** 64:18 67:23

**legislative** 71:6

**legitimate** 42:17

**lengthy** 56:15

**letter** 11:6 24:23 26:21 60:7

**letting** 92:13

**liable** 63:20

**liaison** 45:20

**liars** 96:10

**license** 44:3 74:17 86:8,9,10  
101:25

**lie** 39:11

**lied** 96:6

**lies** 41:4

**life** 92:2

**light** 57:15

**Lima** 83:17,18 84:3,17,22 85:8,21  
86:5 88:15,20,24 89:2,8,14 90:15,  
19,23 91:6,10

**Linda** 1:15 3:6 6:3

**linked** 12:8

**Linstead** 31:12  
**list** 10:5,7 14:25 15:3 17:25 18:3, 4,7 25:9 60:7 61:25 95:12,13 96:1 97:5,7,18  
**listen** 16:20 49:24 87:4 93:15  
**listening** 85:13,14  
**live** 16:7 18:11 38:3 56:13 86:12, 17,19 91:23 94:18 98:6  
**lives** 74:18 93:23  
**living** 72:4,11  
**long** 11:23,24 37:8 42:21 60:13 78:20 95:12,13  
**longer** 73:4  
**looked** 90:11  
**Lorraine** 51:14,15 96:24  
**lose** 44:3  
**lost** 94:9  
**lot** 5:17 10:12 28:20 33:22 34:18 43:11 48:18,19 53:5 54:21 67:7 73:7 77:25 84:17 86:24 87:6 89:24 94:22  
**loud** 22:6  
**love** 68:17  
**lovely** 50:15,16  
**Lumsden** 51:16

---

## M

---

**machine** 32:17  
**machines** 43:15 44:6  
**made** 4:6,24 5:1 6:24 18:21,23 19:7 20:19,21 21:18 22:8 26:13, 14,17 28:17 29:24 39:18 45:8 49:6,13 65:25 69:18 76:25 84:9 90:10 91:1,4 92:4  
**mail** 37:4  
**mail-in** 52:14 55:13,21 94:23 95:15  
**mail-ins** 55:13  
**mailbox** 64:6  
**main** 54:23  
**maintain** 64:25

**maintained** 63:9  
**maintenance** 48:19  
**majority** 35:16 36:9  
**make** 9:12,18 13:23 14:2 15:1 22:19 28:16 30:12,19 32:6,8 33:13,15 35:19 38:17 44:15 46:4 57:15,22 62:8 63:11 65:22 71:1,3 75:5 78:24 87:16 88:4 90:2,5,6, 12,24 92:1 93:16 99:6 100:13  
**makes** 71:19  
**making** 19:1 39:15 63:18 79:24 87:12 89:12  
**man** 87:11,14,19  
**manage** 48:22  
**management** 38:20,25 39:10 47:22 48:1 49:8 93:4 94:3  
**manpower** 79:14  
**March** 59:1,2  
**Marianne** 94:12,17,18  
**Marianne's** 54:25  
**mark** 52:8  
**marking** 52:10,12  
**matter** 5:22 8:25 9:1 20:10 40:13 41:3,10 42:14 77:3 85:18  
**mattered** 9:2  
**matters** 20:7,11 92:2  
**mayor** 71:16,19  
**Mckenzie** 5:9  
**means** 29:12 43:14 67:20,22  
**mediation** 10:22  
**medication** 84:8 89:15,16  
**meet** 98:8  
**meeting** 1:1 2:3,21 3:16,24 4:11, 12,14 5:23 6:23 7:10 9:14,15 25:6,11 38:6 39:18 60:4,6 100:12, 20  
**member** 23:13,14 57:9,10 69:12 70:1 74:23 75:3 80:10,15,23 81:20 88:14 89:11 94:13 95:1,6 97:6,16,20,22,24 98:16,17 100:13,15  
**members** 1:12 2:14 14:4 17:14

20:22 23:8 26:7 52:9 61:16 70:2 73:19 75:15  
**membership** 3:19 7:7 36:13  
**mentioned** 9:23 15:14,18  
**met** 13:6  
**Meth** 1:18 7:7,12,13 13:6 16:7,10, 15,19,24 17:17,21 18:1,13 19:4,6, 18,21,25 20:2,7,10 21:25 22:2,5 27:23,25 28:13 29:18,23 31:20 32:2,22 33:9,12 36:11 37:7,12,16, 19,23 39:24 40:2,5,12,18,22 41:1, 12,18,21 42:4,7,12,21,24 43:3,20 44:13,18 45:2,5,13,19 46:3,12,17, 21,24 47:2,9 48:9 49:6,13,17,25 50:17 51:12,24 52:14 53:25 54:3, 8,11,14,22 55:9,14,18,20,23 56:1, 6,9 57:7,11,24 58:3,6,15,22 59:2, 7,11,13 60:1,23 61:9,22 62:2,16, 19 63:15,21,24 64:5,10,14,21 65:1,5,11,17 67:17,20,25 68:5,9, 24 69:9 70:3,9,14 72:22 73:4,8, 13,16,21,25 74:3,13,21,24 75:4, 10,22 76:2,15,18 78:10,18,21 79:5,10,15,23 80:9,13,16 81:2,4, 7,10,14,21 82:1,8,11,20 83:9,13, 17 84:16,21 86:4 88:22 89:6,10, 12,19 91:4,8,11,14,17,19 92:20, 23 93:6,10,18,25 94:11,14 95:3,8 97:3,9,21 99:8,10,14  
**mic** 15:5,10,11  
**microphone** 13:20 14:23 24:5 36:1 58:21 98:17  
**Mike** 1:13 3:13 8:14 19:21,22 20:2,4 22:14 28:15 29:20 39:12 45:12,18,19 46:8 53:7 58:23 60:15 66:9 67:7,11,16,18 68:14 76:9 81:21 84:23 91:17 95:1 99:9, 12  
**Mike's** 12:6  
**mind** 37:25 38:2 49:12 85:4  
**minds** 45:17  
**mine** 56:17  
**minimize** 90:16  
**minimum** 9:16 11:22  
**minute** 8:13 14:15 33:20 50:19, 24 85:3 89:14 91:1 92:11  
**minutes** 2:23 4:10,21,23 93:1

**misappropriation** 5:13  
**misled** 21:8  
**mistake** 29:13 91:2 95:24,25  
**mistakes** 29:12 92:4  
**Molinaro** 14:10,13,16 15:4,7,16, 20 16:22 17:19 20:11 22:1 24:24 26:1 27:24 31:13,15 41:5 56:8 61:8 65:9,10,11,13,14,19 67:3,11, 18,22 68:2,6,10,14,17,20  
**Molino** 65:9  
**moment** 2:10,17 6:12  
**Monday** 20:18 21:19,20 27:15  
**monetarily** 33:19  
**monetary** 33:23  
**money** 68:14,15,19  
**monitoring** 43:10,14  
**month** 17:13 50:8  
**monthly** 3:23  
**months** 88:3  
**morning** 21:12,14,15  
**Morristown** 7:14  
**motion** 4:4,6,22,24 5:1 6:22,24 100:11,13  
**mountain** 48:23  
**mouth** 31:14 36:2 84:1  
**move** 3:23 5:4 37:20 48:16 49:7 60:16 80:1 92:24,25  
**moved** 29:25  
**moving** 12:19 41:17 43:8,9,12 91:11  
**multilevel** 35:18  
**multiple** 38:13 90:11

---

## N

---

**names** 95:14 99:5  
**nasty** 85:16  
**neck** 83:23  
**needed** 61:12 72:19  
**neighbor** 36:25

**neighbors** 38:2  
**nice** 51:7,8  
**night** 34:1 38:18 39:13 51:21 52:2,24 55:5,8 69:16 96:19  
**nightmare** 12:25  
**nights** 74:9  
**no'** 51:1  
**nonsense** 88:6  
**north** 12:15  
**noted** 100:25  
**notice** 9:13 10:18 60:3,6  
**noticed** 32:24  
**notified** 28:8,9  
**notify** 26:23  
**number** 8:15 30:10 33:17,18,20 36:3 70:25 71:3 101:25  
**numbers** 96:25

---

## O

---

**O'BEIRNE** 69:3,8,10,13,20 70:6, 12,15 72:24 73:5,12,14,17,22 74:1,4,8,14 75:9,11,23 76:13,16, 19,24 77:21,24 78:7,15,19 79:3,8, 13,19 80:4  
**oath** 17:12 76:3  
**obligations** 71:12,13  
**observed** 2:8,18  
**observer** 51:20  
**occurred** 9:5  
**Ocean** 44:9  
**office** 7:14 11:25 17:13 21:14 34:6 37:3 44:22 58:14 60:21,23 71:5,21  
**officials** 52:19  
**Older** 75:1  
**Olstins** 50:5  
**omitted** 38:22  
**one-step** 63:11  
**one-vote** 9:1

**ongoing** 15:22  
**Ooh** 74:10  
**open** 3:19 7:6 12:18 13:11 99:4  
**opened** 95:18  
**opener** 95:18  
**operating** 4:1,2  
**operation** 30:3  
**operations** 34:5  
**opinion** 26:4 87:13 88:9  
**opportunity** 11:4  
**opposed** 7:4  
**order** 25:6,10 33:15 35:8,9 48:15  
**organizing** 56:23  
**Orlando** 83:19  
**overlapping** 16:3 40:25 46:9 48:3 49:1 67:10 79:12,22 80:3 88:19 91:3 93:12 99:16  
**owe** 11:7

**owner** 54:14,15 72:2 77:13  
**owners** 71:13 72:9  
**owners'** 70:3  
**ownership** 56:17

---

## P

---

**p.m.** 1:8 100:25  
**package** 56:15  
**pain** 84:12  
**painkillers** 84:8  
**paper** 62:17 64:16  
**paperwork** 18:25 56:15 57:4,8  
**Paradise** 38:14  
**Pardon** 69:5  
**part** 9:8 25:22 34:3,7  
**parties** 101:9  
**parts** 12:19 75:17  
**party** 73:6  
**pass** 72:8

- passed** 2:15 36:10 53:21
- passes** 36:17
- past** 12:20 16:20 21:23 28:23  
44:22 54:4,17 73:15 74:2 77:3,6  
79:20 94:7
- Patrizio** 49:17,23 50:4,5,19 51:7
- pay** 11:8 59:10 60:10 63:12 64:5  
85:15,19 87:24
- paying** 87:25 88:21
- Pen-** 21:21
- pending** 21:9,21
- people** 8:11 11:1 14:21 23:12  
25:21 29:6,8,11 32:14 36:9 39:9,  
14,21 40:24 41:4,8 43:11 44:1,8  
49:11 51:19 52:4 53:2,8,19,20  
54:4,18,21 59:20 60:9 62:22  
63:18 64:2,9 65:24 66:6,25 68:21  
70:17,21 72:8,10 75:19 77:25  
78:24 79:4 80:17 84:18 86:7  
90:11,24 92:9 96:4,9,20 99:3,5
- people's** 45:17
- percent** 36:16 63:7 65:22
- perception** 83:11,14
- period** 10:16 11:22
- permit** 87:16
- permits** 87:18,23,25
- person** 8:21,23 26:5 30:23,24  
43:17,25 44:20 52:8 53:5 58:10  
59:3 60:21 61:13 62:9 63:18  
81:19 87:14 95:23 96:25
- person's** 53:4
- personal** 87:15
- personally** 92:5
- persons** 10:9 66:21 75:2,7
- Petrozzino** 94:13,17,18 95:5,10
- Pezunio** 94:12
- phone** 24:24,25
- phonetic** 14:15 38:22 87:9 94:20
- phony** 66:25
- piece** 38:11
- pieces** 75:19
- pile** 97:12
- pills** 84:12
- pissed** 92:3
- place** 8:6 14:5 18:17 21:16 48:17  
56:25 57:1,20 58:16 59:20 62:6,  
20 86:20
- plain** 71:25
- plan** 56:25 57:18,25 58:1 62:6,20
- plates** 74:17
- Pledge** 2:5,7
- plenty** 68:19 89:7
- poached** 7:22
- podium** 17:4
- point** 8:19 11:13 12:23 19:3  
28:25 36:4 39:1 42:13,16 46:13  
48:6 49:5,6,13 59:15 60:13 65:4  
67:3 77:19 91:4 92:2 99:18
- pointed** 46:1
- POLIAKOFF** 1:18
- pool** 23:12 28:11 39:24 40:2,7  
64:7 86:24 98:21
- populate** 61:1
- portion** 3:15,24 6:23
- position** 42:5,7 59:3,9
- possibly** 95:22
- posted** 4:21,23
- posting** 2:23 22:23,24
- potential** 8:15
- power** 71:18,23
- pray** 2:12
- prayers** 2:16
- present** 53:22,23
- presentation** 3:18
- presenting** 38:9
- president** 19:2,24 21:3 22:17  
26:8 31:19,21 34:16 69:15
- pretty** 11:17 60:16
- prevent** 57:1,17
- previous** 75:25
- previously** 49:19
- print** 69:4
- printed** 4:12
- prior** 44:11 62:21 77:3
- Prisco** 1:19 7:8,16 13:13 14:12,  
21 34:2,12,22 35:1,3,7,10 38:1  
39:3 47:20,24 48:7,11 49:18  
70:24 77:2,22 78:4 82:24 83:8  
88:17,23 89:1,21 90:16,21 91:12
- problem** 8:20 10:4 11:19 12:21  
20:15 21:8,22 22:7 42:5,8,14 73:3  
81:9,15,16 82:15,16,19,22 83:7,  
12 93:16 97:25
- problems** 7:19 9:4 19:11 22:10,  
12 33:4
- procedure** 18:10 27:12
- procedures** 13:17 14:5
- proceeding** 100:23 101:6
- PROCEEDINGS** 1:3
- process** 5:16 6:12,16 9:24 13:8,  
15,16,21,22 26:22 29:20 30:16  
31:4 32:19 33:16 34:4 35:18,19  
36:17,21 43:8,12 45:21 47:2,6,9  
48:12,20 53:1 63:16 78:2,6 89:25
- processing** 99:23
- professionally** 52:3
- PROFESSIONALS** 1:17
- pronounce** 87:8
- proof** 86:11
- proper** 75:15
- properly** 32:7 48:16 88:5
- property** 38:20,25 39:10 42:23  
43:1,2 49:8
- proposed** 36:13 70:5
- propriety** 76:11
- provide** 34:8 54:1
- proxy** 36:23,24,25
- publicly** 98:7
- published** 4:11
- Puccio** 38:22
- pulling** 64:20 77:14



**purchased** 56:14**purpose** 75:2,10**put** 12:21 23:4 24:11 31:13 36:14  
42:1 44:13,14 50:12 57:1 62:8  
71:7 75:19 93:22 94:2 97:12,18  
98:10**puts** 49:11**putting** 31:5 56:3 71:17

---

**Q**

---

**quarter** 66:20**quarterly** 11:8**question** 3:22 15:2 16:10 17:3  
18:13,15 19:3 20:4,14 21:10  
23:11 25:13,14 28:14 30:2 31:17  
34:3,14,15 38:19,21,23 41:15  
42:16,17 49:20 53:18 54:21  
56:18,20 61:11 62:5 66:8 72:1  
73:10,12,23 74:13 78:11 82:4,21  
85:11,12,22 86:4,6 89:13 93:2  
97:17 98:13**questioned** 69:21 74:5**questioning** 19:14**questionnaire** 74:16 75:12**questions** 3:20 7:7,19 13:12  
14:8,19,22 17:4 18:8 31:12 33:23  
35:9,25 37:19 38:9,13 43:7 76:11  
77:23 83:20 84:17 98:11**quick** 99:13**quick-change** 53:23**quickly** 60:16**quit** 59:3**quitclaim** 54:9

---

**R**

---

**Radburn** 9:22,23,24 10:13 11:10,  
14 36:15,22 70:9,10**raised** 35:17 77:6**ramped** 60:13**Ramsey** 68:1**ran** 52:3**randomly** 75:16**rare** 30:6**re-election** 40:21 87:5**read** 28:11 35:25 44:19 71:1**reading** 55:13**ready** 2:2 36:18 60:11,14**real** 49:10**realistically** 78:8**realize** 95:20**realized** 53:15**reason** 8:5 28:22 46:14 76:4**reasonableness** 13:16**recall** 19:8 46:5 98:22**recalled** 21:17,23 22:15 23:3,4  
24:12,15 29:3 40:13**receipt** 37:4,5**received** 10:8 27:2**recollection** 96:3**recommend** 44:20**record** 4:19 15:13 38:24 79:9**recorded** 1:9 40:3,4 72:20 87:18**recorder** 68:12**recording** 68:8**recordkeeping** 56:22**records** 8:8 10:15 16:21 29:14  
33:14,15 34:8 46:19 47:12 48:23  
53:16 77:3**red** 18:11 21:15 65:14 66:19  
91:23**redo** 19:12 84:6 85:6**referring** 74:21**registered** 37:4**regret** 6:14,18**regulations** 9:22 71:2**reject** 70:5**rejection** 36:14,15,17**relative** 101:8,10**reliant** 63:17**remarks** 67:24**remedy** 43:4**remember** 12:1 38:2 84:20**report** 3:25 4:5 62:14**reported** 101:6**Reporter** 1:9 101:4**represent** 97:10**represented** 7:14**requested** 37:4**require** 9:5 11:15**required** 75:4**requirement** 32:23**requires** 11:10 75:4**reserve** 4:3**residences** 64:1**resident** 50:6**residents** 6:13 48:18 51:25  
81:15 96:20,23**Resolution** 10:21**respect** 20:16 25:20 27:11**respectful** 25:25 27:13 91:12**response** 21:2**responsibility** 32:6,8 39:2 41:16  
45:16 47:7 61:19 64:13,24 71:10**responsible** 32:19 45:25 46:20  
47:6,8,11 63:6**rest** 20:5 100:18**results** 85:5**return** 37:4,5**reverse** 67:9**reviewing** 21:23**Rich** 3:10 6:5 52:16**rid** 77:19**ridiculous** 36:5 69:22 84:15**River** 1:2,6 12:14 16:6 18:12 28:4  
65:15 69:11 71:14**Robert's** 25:10**robo-call** 18:21 24:1,9 25:1  
26:21

**robo-calls** 18:25 19:7  
**rock** 2:2  
**roll** 2:2,25  
**room** 14:20 95:14 96:25  
**Rose** 27:23 28:2,3  
**rule** 90:7  
**rules** 25:10 42:18 43:5 55:1 71:2  
 82:18,20,21,25 86:24  
**rumors** 87:11  
**run** 9:6,7 14:4 30:22 71:4 92:13  
**running** 28:7 29:7 78:12  
**runoff** 9:3

---

**S**

---

**safe** 100:19  
**safety** 2:12  
**Santiago** 1:6 98:6  
**Sanzari** 96:15  
**sat** 82:15 95:13,16,17  
**Saturday** 21:12,14,15 39:13  
 50:15  
**scare** 93:16  
**scenario** 28:14  
**scheme** 71:6  
**Scoggs** 87:9  
**scratch** 76:22  
**seat** 2:20 27:19  
**seconded** 4:6 5:1  
**sees** 54:12  
**sell** 72:9  
**send** 10:17 36:15,20 37:2,11,12  
**seniors** 86:10  
**sense** 85:9 90:24  
**sentiment** 70:25  
**separate** 31:23,24 32:20  
**September** 100:21  
**series** 18:16

**served** 36:6  
**sheet** 3:20,22 14:20  
**shooter** 85:17,23  
**short-handed** 11:25 72:15  
 75:20  
**shorten** 9:16  
**shoulders** 29:10  
**shouting** 13:5 16:14,18,23  
 17:18,23 18:6 20:9,20 23:9,16  
 25:3 32:1 40:14 41:14 42:10 45:7  
 47:13 48:4 49:2 51:6,11 55:3  
 89:18 97:8 100:16  
**show** 12:8,9 92:13  
**shut** 88:2  
**sic** 56:14 65:18  
**side** 77:17  
**sign** 3:22 14:20,24 15:3 23:4 25:9  
 86:22 98:21  
**sign-up** 3:20,22  
**signed** 76:3  
**significant** 8:16,17  
**Signorile** 1:13 2:1,9,19 3:4,6,8,  
 10,13,14 4:4,10,20 5:4 6:3,5,8,10,  
 20 7:3 14:14,18,24 15:5,9 19:22  
 22:20 23:2,6,18,22,25 24:6,25  
 25:4 26:6,10,12,17 27:3,16 29:22  
 35:8 45:8 48:10 50:2 58:19,20  
 59:5 61:2,6,25 67:8 68:12,15,19  
 69:17 73:20 80:12 81:22 98:3  
 100:2,7,10,14,17  
**signs** 64:19,23  
**silence** 2:10,17  
**silly** 54:5  
**similar** 9:8  
**simple** 63:3 67:23  
**simply** 71:25  
**sincerely** 6:13  
**single** 29:13  
**Sir** 38:12  
**sit** 20:18 62:11 71:21 87:3,6  
**sitting** 27:19 85:13 92:12

**situation** 7:6 8:2,13,19 9:2 20:6  
 30:6  
**slack** 41:24  
**slipped** 53:6  
**smarter** 88:11  
**Smith** 86:15,16,18  
**smoothly** 55:5  
**software** 58:13,15  
**sole** 48:21  
**sort** 38:10  
**souls** 2:10  
**sound** 18:23  
**south** 1:1,5 10:1 50:11  
**Southwind** 2:22 4:13,21 38:23  
**speak** 10:14 26:8 49:24 98:6,12  
**speakers** 38:9  
**speaking** 35:3,6 58:20  
**specifically** 12:24 40:8  
**speech** 9:13  
**speed** 12:3 100:3  
**spent** 68:15  
**spit** 62:14  
**spoke** 53:8 56:8  
**spot** 66:9 96:25  
**spouses** 92:9  
**staff** 11:25 48:21 60:25 61:3,4,7,  
 11 72:14  
**stages** 82:9  
**stamped** 95:14  
**stand** 2:5  
**standing** 10:24,25 30:24 39:8  
**start** 37:15 61:21 62:10 66:2  
 76:22  
**started** 61:23  
**state** 15:6,9 38:24 69:9 71:6 98:3  
 101:4  
**stated** 96:24  
**statement** 15:2 38:17 79:24  
 85:10 86:3

**statements** 47:21 83:21 89:25  
92:1

**states** 36:22

**stating** 67:19

**stay** 25:6 88:11 100:19

**stayed** 8:21

**stenographer** 15:10 98:1

**stenographically** 1:9 101:6

**steps** 77:16

**stirring** 87:11

**stood** 88:25

**stop** 48:9 57:11 88:21

**straight** 47:5 85:17,22

**straightening** 56:24

**stress** 29:8

**stuff** 33:14 73:1 79:20

**stupid** 37:15

**submission** 2:22

**successful** 8:22

**sudden** 74:9 84:5 85:3

**suffering** 29:7

**suggested** 77:18

**summer** 100:19

**support** 34:18

**supported** 51:4

**supportive** 38:19

**suppose** 53:6

**supposed** 31:22,24 33:7 46:2  
69:25 93:20,22

**surgery** 83:23

**surrendered** 86:10

**sustained** 14:6

**swearing** 20:23,24

**system** 9:20,21 12:7,8 29:18,19  
30:1,4,17,21 57:18 58:18 60:14,  
19 61:17 77:19 78:12 82:22 83:5

**systemic** 9:4

---

**T**

---

**tactics** 93:16

**takes** 64:23

**taking** 42:5,8

**talk** 22:6 28:15 39:21 50:13 67:12  
99:2,3

**talked** 11:25 20:2 60:15 68:1  
76:9 98:10

**talking** 16:3 22:2 34:24 36:7  
40:25 45:4 46:9 48:3 49:1 67:10  
78:22 79:12,22 80:3 87:1 88:19  
91:3 93:12 99:16

**telling** 39:9,14 67:16 73:15 74:1,  
3 79:2

**tells** 85:23 90:24

**tense** 21:24

**Terry** 72:16,22,23 73:1,4 94:8

**Terry's** 92:8

**test** 30:7,17

**tested** 30:3,4

**text** 81:12

**thing** 7:21 15:22 21:15 24:11  
25:18 26:8,22,24 27:5 36:6 38:16  
39:14 51:13 53:9 54:23 55:7 58:7  
59:16 68:10 69:23 82:15 84:8  
86:5 87:18 88:7,8,11 89:23 97:9  
98:11

**things** 29:25 34:17 60:7 61:17  
66:1 71:10 85:16 87:12 94:22

**thinking** 22:25 29:15 40:9 85:4

**thirty** 55:21

**thought** 18:5,7,19 52:1 72:19  
74:2 86:4

**thoughts** 2:16 7:20

**thousands** 64:11

**thrilled** 7:24

**throw** 73:6 96:10

**throwing** 59:17

**thrown** 17:5

**Thursday** 18:22 20:23 22:8 81:8  
100:21

**time** 1:8 5:19,21 6:16,17,18 9:16  
10:16 11:21 12:3 20:25 22:2,11  
27:16 29:16 48:21 49:19 59:23  
64:2 66:13 76:12 78:13 79:17  
87:6,15 88:18,20 89:7 94:15 98:8  
100:25

**timeline** 84:25

**timelines** 84:22 85:1

**times** 9:23,24 32:16 66:18

**timing** 24:22 28:15 29:1

**tired** 96:3

**today** 33:21 64:13 76:22 88:24

**told** 21:9 24:11,15 26:22 28:6  
29:5 33:14 36:24 37:1,2 41:8  
42:4,7 76:9

**Tommas** 80:14

**Tommasi** 80:14,21,24 81:3,5,8,  
11,18,24 82:2,9,17 83:6,10

**tomorrow** 12:2 61:13

**Toms** 1:2,6 12:14 16:6 18:12  
28:4 65:15 69:11 71:14

**tongue** 67:6

**tonight** 37:22 87:1 98:13,23

**totally** 69:22

**tough** 8:13

**town** 71:17

**township** 71:16,20

**transcribed** 2:21

**transcript** 1:3 101:5

**transparent** 13:24

**treasurer** 3:25

**trick** 23:11 73:23

**troops** 2:12

**trouble** 67:6 87:11

**true** 22:10 26:10,11 32:12 79:23  
101:5

**trustee** 51:8 95:14

**trustees** 3:1 5:24 6:15 50:16

**truth** 67:16 85:23 86:1

**Tuesday** 18:18 81:5

**turn** 7:10 15:5,10 27:9 52:18 88:2  
90:25 98:12  
**turned** 3:16  
**twist** 40:6,7  
**twisted** 85:16  
**type** 7:21  
**typo** 4:16

---

**U**

---

**ultimate** 90:12  
**Unacceptable** 17:19,20  
**under-aged** 75:7  
**underlying** 82:24 83:1,2  
**understand** 17:1 22:5 23:20  
25:16 34:14,19 57:13 69:14 75:22  
84:14 86:7 90:13,18,19 92:17,18  
97:13  
**understanding** 24:2  
**unfortunate** 8:2  
**unit** 12:16 70:3 71:13 77:13 79:6,  
7  
**units** 75:5  
**untoward** 35:22  
**unusual** 4:25 12:14  
**up-to-date** 77:14  
**update** 63:3 99:22  
**updated** 10:15 46:20 77:13  
99:20 100:5  
**updating** 43:17 47:12  
**upset** 70:17

---

**V**

---

**valid** 15:23  
**vegetable** 88:8  
**verify** 92:8  
**Veronica** 83:17,18  
**vice** 21:3  
**victims** 2:11

**Vince** 1:14 3:8 6:10 24:13,14  
**violence** 2:11  
**Virgin** 16:5,9  
**VITTOR** 1:9 101:3,24  
**voice** 24:4  
**volatile** 56:20  
**voluntary** 38:4  
**volunteer** 80:11  
**volunteered** 61:16  
**volunteers** 48:11  
**vote** 6:15 8:9,10,21 10:23 11:9  
12:10,16,19,25 29:11 32:13 36:5,  
9 37:9 39:9,22 41:4 51:25 52:7,10  
53:13 54:12,14,15,16,19 60:20,21  
66:20 70:1,4,8,18 71:15,16,18,22,  
24 81:17 86:7,11,17 87:21 88:25  
93:23 94:4 95:22  
**voted** 10:9 41:10 83:22  
**voters** 49:12  
**votes** 8:16,20,23 9:1 10:7 37:6  
40:20 51:21 52:6,12 55:8,13,21  
63:25 64:1 76:11 94:23 95:7,19  
96:2  
**voting** 12:23 32:17 43:15 66:18  
89:3

---

**W**

---

**wait** 14:15 22:1 35:2,5 50:19,24  
60:8 82:19 85:3 88:20 89:14 91:1  
92:11  
**waited** 88:21  
**waived** 73:2  
**walk** 86:15  
**walked** 33:21  
**wall** 22:23  
**wand** 73:15 75:24 76:21  
**wanted** 15:15 50:13 73:6 90:3  
94:23,24 96:10  
**wars** 2:11  
**wave** 76:21  
**waved** 75:24

**waving** 73:14  
**Wayne** 40:4 87:8 89:3  
**Wayne's** 87:21  
**ways** 77:18 88:16  
**website** 2:24 4:22  
**Wednesday** 18:21,25 19:3,4,14,  
15,17 22:8 81:8  
**week** 61:15 62:10 82:5  
**west** 12:15 80:22,25  
**whatsoever** 36:18  
**win** 40:19 94:4  
**winners** 18:18 84:10  
**winning** 20:13 38:15  
**wise** 79:17  
**witnesses** 39:14  
**woman** 64:5  
**won** 18:19 40:18,20 69:19 83:24  
84:4 90:25  
**wondering** 18:23  
**Woodruff** 98:5,19  
**word** 49:9 85:9  
**work** 36:21 38:4 56:3 57:21 88:13  
**worked** 12:20 62:2 96:18  
**working** 10:14 38:7 79:15,16  
93:21,22  
**world** 2:11  
**worse** 67:11,12  
**Wow** 51:15  
**wrap** 80:18  
**writing** 42:2  
**written** 35:15 42:19  
**wrong** 8:16 24:22 28:9 49:10  
66:11 79:20 84:5,23 85:8 91:18

---

**Y**

---

**year** 13:17 16:20 29:13 73:20,21,  
22 74:17,25 78:1,3 94:9,22  
**years** 5:12,15 7:15 14:11,17  
15:24 29:6 50:8,9 56:18 58:25

65:23 66:4,10 70:7,12 72:25  
73:17 77:1 79:21

**yell** 17:2 25:8

**yesterday** 61:24 62:1,3

**yous** 67:4

---

**Z**

---

**Ziemski** 91:14,15,18,22,25  
92:17,22,25 93:8,11,13,20 94:1