

*Oak Neck Lane Area
Concerned Residents Committee*

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Dear Concerned Neighbor:

Dated: May 4, 2009

On April 14th I attended the Oak Neck Lane Association (ONLA) annual meeting. I was extremely grateful to have received the support of so many that read my first letter and the vote of confidence from those who entrusted me with their proxy.

By now we all know we received a "royal railroading" at the meeting chaired by Joe DeCarlo, President, and his Board of Directors.

The meeting should be considered **invalid** for the following reasons:

1. The board used invalid proxy votes.
2. *Roberts Rules of Order* was not followed as mandated in our By-Laws.
3. Voting by more than one member of a household was counted in determining the vote in important decisions.
4. The budget presented was not accurate and the over spending on four line items were not explained.
5. Motions made by residents were ignored and dismissed without consideration.
6. Elections for board members were in violation of the By-Laws.

Those in attendance at the annual meeting have voted to hold a "special meeting" of the Oak Neck Lane residents. The meeting date is to be announced by Joe DeCarlo in a timely manner. The reason for the meeting is to address the following four motions I made and one submitted by Maria Figalora at the annual meeting:

MOTION # 1 - Amend By-Laws to increase the amount of votes needed to form a quorum at the annual meeting from 20 to 1/3 of the property owners at any given time. EXAMPLE: 168 Homeowners – 56 votes required.

MOTION # 2 - Term limits for officers of the board are to be for a period of one year and you cannot be re-elected for a period of three years.

MOTION # 3 - All financial business of the board requires a majority vote of the entire board of 9 members.

MOTION # 4 – Three written estimates or bids required for any work to be awarded to contractors or service providers.

MOTION # 5 – Requested by Maria Figalora - A complete audit of the Oak Neck Lane Association Financial Records (books) including all accounts.

It is critical that we attend this meeting and vote to get these motions passed. We cannot allow a sham to be perpetrated on us again. We must demand that this meeting be conducted with respect and decorum and in accordance with our By-Laws and *Robert's Rules of Order*.

Here is how you can help:

- ✓ Come to the meeting, if possible, when it is held.
- ✓ If you can't make it, complete the enclosed proxy vote and return it to me. (Please be aware if you get a proxy vote request from anyone else in the community or on the board, you should inquire if it was distributed to the entire community.) Only proxy votes solicited to the entire dues paying property owners are valid as stated in our By-Laws.
- ✓ Ask how your proxy will be used? My proxy votes will be used to vote in favor of changing the By-Laws to utilize the wording in the above-mentioned Motions and to vote in favor of an audit.
- ✓ Please join the "Concerned Residents of Oak Neck Lane Area Committee" by sending me your contact information. Please include:
 1. Email Address
 2. Phone Number
 3. Fax Number
- ✓ Let me know your thoughts. All suggestions, opinions, and concerns are welcome. If you have any solutions on how to improve things, please send those along as well.

In the meantime, we are not paying dues until the Officers of the Board of Directors answer the following questions:

1. Has any member of the Board of Directors received compensation paid for by our dues money?
2. Why are we paying for bulk heading on property we don't own at the end of Oak Neck Lane?
3. Is Dr. Pecorale correct that we are not members of a private community? If I own to the middle of my road, then why doesn't my survey map show it? If I don't own to the middle of the road, who does?
4. When is the special meeting? Will it be conducted properly and in accordance to *Robert's Rules of Order*?
5. Who was paid the money for Legal Contingencies in 2008-2009? What was the money spent on?
6. Why were we over budget on Guard Service?
7. Who approved the \$15,000 for the LIRO report? Which line item was used to justify this expenditure?
8. Are we ever going to change the people who hold the office of President and Treasurer?

Sincerely,



Linda Cera

Enc. Proxy

Copy of letter to Joe DeCarlo dated May 4, 2009