

LAKE PARSIPPANY PROPERTY OWNERS ASSOCIATION



news + views

VOTE ON

**9/11
2022**

SPECIAL EDITION

9.09.2022

**CANDIDATE
NIGHT**

7pm-9:30pm

9.11.2022

ELECTION

9am-3pm

LPPOA
ELECTION **2022**



VOTING PROCESS FOR THE 2022 LPPOA ELECTION

Paul Cecala, Elections Committee Member

Put simply, this year's voting will be the same as the past 2 years.

- All Property Owners of record and in "Good Standing" should have received a mailing from the LPPOA with the slate of candidates.
- All Property Owners of record and in "Good Standing" as of Aug. 19th will receive a postcard from Election Buddy branded for the LPPOA providing the date and times for voting, instructions on how to vote, and an individualized code for the specific property.
- Mailings are sent to the legal address of record for the property owner.
- On Sept 11th, between 9am and 3pm EDT, property owners should login to Election buddy using the information from the postcard mailing and cast their vote.
- Property Owners who require assistance with voting should come to the Clubhouse during the voting hours to receive help. The Elections Committee will have several devices available for owners to use in casting their votes. There will also be a representative from Election Buddy available remotely to assist with any issues the Committee cannot resolve themselves.

*Put simply, this year's voting will be
the same as the past 2 years.*

Elections notice (Cont.)

- Any owner coming to the Clubhouse **MUST** present upon entry the Election Buddy postcard or proof of property ownership (i.e. Municipal tax, water bill or deed) and photo proof of identification (i.e. Driver's license, government issued ID, etc.)

SOME IMPORTANT NOTES:

Watch for and do not throw away the postcard! You will need the voting code that is specific to your property in order to vote.

ONLY the legally identified OWNER of the property will be able to access the Clubhouse for voting assistance. The exception to this will be individuals who require special assistance (for example, a health or interpreter) will be allowed their assistant.

Properties that become in "Good Standing" after Aug 19th but prior to Sept. 7th will be granted access to voting and receive instructions individually by the election Committee or Election Buddy. Due to the time required to verify and generate the necessary proof documentation, no properties that enter in "Good Standing" status after Sept 7th will be eligible to vote.



CANDIDATES

Announcing the 2022 Slate of Candidates for Election to the LPPOA Board of Trustees

The LPPOA 2022 Elections Committee announces the official 2022 slate of candidates for election to the Board of Trustees. The nominating process got a slow start, but we are pleased to have at least one candidate running for each open position.

As a reminder, voting will take place on Sunday, Sept 11th from 9am to 3pm (EDT). Like the past 2 elections, voting will be done electronically via computer, phone, or tablet from the comfort and safety of a location of your choosing. For those who for any reason need assistance with voting the LPPOA Club House will be staffed by the Elections Committee along with several computers that property owners may use to cast their vote. More are published in a separate article.

Here is a list of the nominations received by position. One nominee for President was deemed ineligible because he is not listed as a property owner within the LPPOA original purchase tract. Should this change prior to Sept. 7th, the ballot will be corrected. One nominee for Financial Secretary declined the nomination. Write-in voting is allowed with the results pending verification of eligibility.

POSITION	NOMINEE Listed in alphabetical order by last name
PRESIDENT - Vote for 1	Pulkit Desai
FINANCIAL SECRETARY - Vote for 1	Tarak Bhatt
DISTRICT 1 - Vote for 1	Jessica Federici Manoj Patel
DISTRICT 2 - Vote for 1	Marissa May Jagdish Prajapati
DISTRICT 3 - Vote for 1	Matthew Kilic Mousami Shah
DISTRICT 4 - Vote for 1	Mukund Parekh

CANDIDATE FOR PRESIDENT

Nominee: Pulkit Desai

NOMINEE: PULKIT DESAI



I am a resident of Parsippany for 22 years and a veteran of the United States Marine Corp. In my first term I stayed focused on many goals and achieved them such as voting rights for all property owners, board transparency, financial management, a long-term vision for the LPPOA, and community building. While these goals were being achieved, I've come to learn that to run this association is an enormous responsibility in terms of rules/regulations and the complexities surrounding them. It is my hope that for the next two years we make everyone aware of the gem that is our lake and all the benefits we enjoy directly and indirectly.

Below are some of my first-term accomplishments:

Voting Rights for all: Created a fair and balanced Tiered Membership System that allows property owners a choice of membership level. With recent town tax increases I believe having this choice was the right step for the community for many years to come.

Transparency: Holding monthly AMAs (Ask Me Anything) Sessions for members to ask questions; Re-introduced a public comment/question session during monthly board meetings for members to state their concerns, showed the community how we arrived at many decisions.

Candidate BIO (Cont.)

Financial management: Reduced insurance cost, reduced late fees to \$10 per month, and created a fair budget with reduced fees. Started collecting on delinquent membership dues that was never undertaken before; and we are getting good responses. This should close the gap in membership and bring in much need revenue for delayed facilities maintenance and repairs.

Association Long Term Vision: Brought on FSR (property management company) to manage invoicing, communications and general property management. This is something we need for the long term as there are many back and front office functions that cannot be done or sustained properly by an all-volunteer board. This should make the board attractive for people to join without having the fear of the workload involved in running an organization the size of the LPPOA.

Community Building: I worked with past board members for the betterment of the community. We need more of this not just to reduce cost but for many to realize and understand what it takes to get things done and by whom. Starting this year, we started a Volunteer Appreciation Committee to reduce the divide in the community and make everyone aware of the tireless work done by volunteers. Some have been helping this community for decades and some recently.

In my next term my goals are to improve upon each of the items mentions above.

While the community still has negative feelings about the entire easement issue; I feel with all the work the board has done this sentiment is reducing.

I need to remind everyone that our lake is a gem in Northern New Jersey. We all should feel incredibly fortunate to live here. It is one of the largest lake property owners' associations by membership with one of the lowest annual membership fees. Whether you support me or not, take notice of what we have to offer for a reasonable fee. Regardless of who you vote for, join us in making our Lake and our Association the gems they deserve to be.

CANDIDATE FOR FINANCIAL SECRETARY

Nominee: Tarak Bhatt

NOMINEE: TARAK BHATT



I have been serving as the Financial Secretary of the LPPOA for nearly two years and am now running for a second term in the upcoming election. As a fellow resident of Lake Parsippany, I am thoroughly enjoying what the LPPOA is offering to the community. In addition, I am actively working on bringing novel activities for members of all ages with the goal of bringing the community together.

When I became a board member, there were several challenges related to voting rights, membership structure and fees, communication, and transparency. I have worked hard on each of these and am happy to report on the progress we have made. Voting rights are now granted to all members in good standing. We have put in place a sustainable fee structure that ensures lake vitality while providing lower-cost tier options for members who do not wish to utilize everything the LPPOA is offering. There is more work still to be done and I hope you'll entrust me with the opportunity to continue representing you.

One of my key accomplishments is working to obtain a liquor license for the clubhouse. This will make the clubhouse a more attractive rental venue for hosts and potentially increase the revenue LPPOA will earn.

I would like close by thanking everyone for their support and ask for your vote so that I can continue to guide the LPPOA to provide maximal value to the Lake Parsippany community.

CANDIDATES FOR DISTRICT 1

Nominee: Jessica Federici, Manoj Patel

You must be a member in good standing living in District 1 to vote for this position.

NOMINEE: JESSICA FEDERICI



I am excited to have been nominated for the District 1 Representative. I am proud to have purchased a home that my family built in this neighborhood in 1950, and I am dedicated to preserving the integrity of this amazing community. I am a single mother to one daughter, who attends elementary school in Lake Parsippany. Someday this will be my daughter's first adult home, so that the 4th generation of this family can enjoy growing up and thriving in this neighborhood. I can't wait to watch her raise her own family in Lake Parsippany. My daughter and I have made a promise to each other to keep this home in the family for many more generations to come.

As a family, we enjoy visiting the lake beaches, boating, and attending various LPPOA events. I work full time as a Commercial Account Manager for W.W. Grainger (a commercial supply company). I hold a Bachelor's Degree, as well as a Master's Degree in Organizational Leadership. I volunteer regularly for our local township sports team, The Little Vikings. I also have a long history of volunteering for American Red Cross, The Leukemia and Lymphoma Society, and various Homeless Assistance organizations across NJ and NYC.

I am running in hopes of being a voice for members in my district, particularly around membership communications, cleanliness/maintenance of the lake and its beaches, and programs/events offered to our members. For example, I feel we need better communication to members regarding their dues, especially those residing in the original purchase tract. Many individuals do not understand the changes that have been made over the past few years, and I think it is important that we communicate to them more clearly, and individually. Regarding our beach and general maintenance, my view is that it is important to have members on our committee working year long. If neglected, costly deterioration can occur in various areas throughout the lake. Performing regularly scheduled maintenance can help ensure our annual dues remain affordable, year after year, for all members.

I believe it is imperative to have a diverse group of representatives on the board so that we can blend the long-standing values of our lake community with new and innovative ways to grow. If elected, I sincerely look forward to serving our beautiful lake community as their District 1 Representative.

Candidate BIO (Cont.)

NOMINEE: MANOJ PATEL



You may be contemplating whom to vote for the LPPOA District 1 Director position. I would encourage you to consider my candidacy.

To begin, I have lived in Parsippany for more than 25 years. I have worked in occupations that were people-facing. I would like to leverage this rich experience to the betterment of my community. I have attended many LPPOA board meetings and would like to serve as a conduit for my neighbors to articulate their interests and concerns. Further, I would like to bring forward multiple activities and events that serve to bring residents of our community closer and nurture a sense of belonging.

Finally, I have graduated with a degree in accounting and am currently working as a mortgage loan originator, broker, real estate agent and public notary. I am married with two children. In my spare time, I like to read.

CANDIDATES FOR DISTRICT 2

Nominee: Marissa May, Jagdesh Patel

You must be a member in good standing living in District 2 to vote for this position

NOMINEE: MARISSA MAY



I am happily married and a mom to two beautiful girls. I am a kindergarten teacher, a girl scout leader for two troops and secretary of both the Eastlake School PTA and Little Viking Cheerleading program.

I have been a proud member of Lake Parsippany for 12 years. I am a member of the Ladies Club, Craft Club and Book Club. I am the parent representative for the LPPOA Pirates Hub Lakes swim team and the clubhouse manager of the LPPOA Clubhouse. As a lake member I have always attended board meetings, volunteered my time, participated in lake events and learned about how the lake/ community is maintained and run. During my tenure as the clubhouse manager, I have gotten to know many members and realized I want to do more to help enhance our lake community.

One goal I have for the association is to help improve communication. I have been fielding phone calls and emails regarding membership since I began my tenure as the clubhouse manager. I want to make sure we are reaching all members effectively. We cannot rely solely on social media platforms and email communication; that excludes too many people. I want to work on creating a better plan to inform the entire membership of lake decisions, important information, lake events and how to become more involved. I am a team player and plan to be a voice for the entire lake community.

Candidate BIO (Cont.)

NOMINEE: JAGDESH PATEL



My family and I have lived in Lake Parsippany for 18 years. This year, I am running for re-election as a District 2 Director.

My primary motivation is to keep lake fees at a minimum level while ensuring lake vitality. I will fight to keep the budget and thus, membership fees, at the lowest level possible so that each family can decide how they wish to spend their hard-earned dollars.

Thank you for your consideration.

CANDIDATES FOR DISTRICT 3

Nominee: Matthew Kilic, Mousami Shah

You must be a member in good standing living in District 3 to vote for this position

NOMINEE: MATTHEW KILIC



I'm excited to run again for the Director position of District 3. I obtained my Bachelor's degree and Master's Degree in Special Education from Rowan University. I earned my doctoral degree in education from Rutgers University in 2020. Currently, I work as a learning consultant in a public school, while also running a private company for students with disabilities. I have known this community very well due to my current position in the LPPOA board. With this positive experience, I would like to continue serving by doing everything possible on my end.

I want to have the ability to keep the essence of this unique community for our children through smart, controlled growth; maintaining our diverse values; and increasing our community engagement and communication. My strengths include working with numbers, analytics, and budgets as well as working with people with special needs, designing accommodations for them, and setting up projects for success. I always bring up to the board my neighbor's thoughts, concerns, and ideas for the best interest of the community. I want to represent and fight for the people here in Lake Parsippany to preserve this wonderful place amidst the ongoing growth.

Candidate BIO (Cont.)

NOMINEE: MOUSAMI SHAH



I was born in India and grew up in Sugar Land, TX, a suburb of Houston. I always had a soft corner for New Jersey and New York as we have many family members who reside in the area. My husband and I bought our house in 2019 and since then, we have been members of the Lake Parsippany community.

I am a tax accountant by profession. However, what motivates me is volunteerism.

Some recent examples include: 1) Raising funds for neighbors who have been adversely impacted by natural calamities; 2) Volunteering at Texas Children's Hospital; 3) Organizing and executing children's craft and paint sessions; and 4) Volunteering for Ekal Vidhyalaya (a one-teacher school in an urban area in India). I continue to seek opportunities where I can contribute to the broader community's welfare.

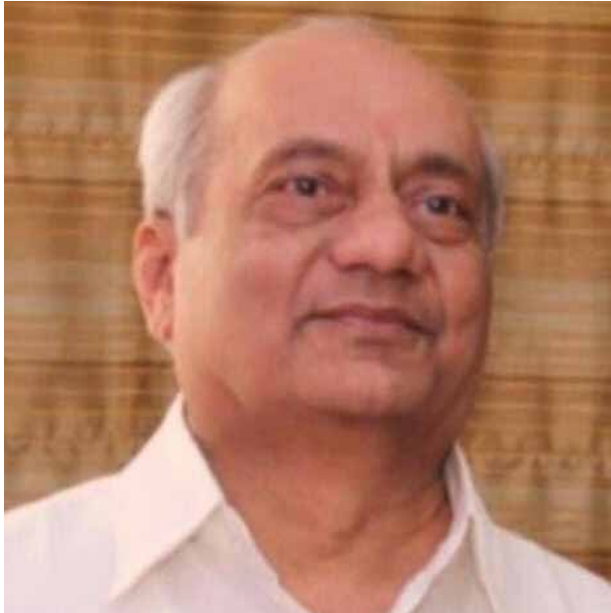
If elected to serve on the LPPOA board, I would like to apply my accounting and financial acumen to **ensure our budget dollars are being spent wisely** and have maximal impact on the community. I ask you for your support in the upcoming election. Please do reach out to me with your feedback and guidance on how we can improve our community together.

CANDIDATES FOR DISTRICT 4

Nominee: Mukund Parekh

You must be a member in good standing living in District 4 to vote for this position

NOMINEE: MUKUND PAREKH



My wife and I have lived in Lake Parsippany for more than 30 years. Prior to emigrating to the United States, I worked as an accountant in India. I continued as an accounting professional in the United States, working at a non-profit company in New York City.

Since my retirement nearly ten years ago, I have volunteered for multiple organizations, including serving on several LPPOA committees for the past two years. I am running for a board position now, as **I would like to make membership accessible and affordable for all residents of the LPPOA.** I am also motivated to create diverse experiences for the senior members of our community.

Thank you for your support. I would appreciate it very much.