

Shareholders of Harrison Park Towers:

PLEASE VOTE!

In order for the election to count, we must have a quorum.

If we are unable to reach quorum, we will need to hold the election again, costing the Association time and money.

Quorum means shareholders holding **at least half of the issued shares** must vote to close out the election.

Help us reach quorum our first try!

PLEASE READ THE ENCLOSED INSTRUCTIONS
CAREFULLY AND IN FULL BEFORE
COMPLETING YOUR ABSENTEE BALLOT OR PROXY FORM.

HARRISON PARK OWNERS, Inc.

Harrison Park Towers



Cooperative Residences

377 South Harrison Street ~ East Orange NJ 07018

973.673.7220 Fax 973.673.4714

August 28, 2020

Via U.S. First-Class Mail

Jane and John Doe

377 South Harrison St. #1A

East Orange, NJ 07018

Re: Harrison Park Owners, Inc.; 2020 Board Elections

Dear Shareholders:

Thank you to those who submitted nominations for our 2020 Board of Directors election. The nomination period is now over. Your active role in the administration of the community is greatly appreciated.

Due to health concerns relating to COVID-19, this year's election will be conducted entirely via absentee ballots.

PLEASE READ THESE INSTRUCTIONS CAREFULLY AND IN FULL BEFORE COMPLETING THE ENCLOSED ABSENTEE BALLOT OR PROXY FORM.

Please use the Absentee Ballot if you know how you want to vote and use the Proxy Form if you want someone else to decide how to vote on your behalf. Complete one or the other - do **not** submit both.

If you want someone else to vote on your behalf as your proxy, then that person must complete and submit your Absentee Ballot. Please make certain your proxy is aware that they are to vote on your behalf and provide them with your Absentee Ballot and both of the enclosed envelopes.

There are seven (7) seats up for election. Each Shareholder can cast votes equal to their number of shares multiplied by the number of seats. You can cast all your votes for a single candidate, split them up as you choose among the candidates, or cast less than your full share of votes. You **cannot** cast more than the total number of votes listed below, calculated as your number of shares times seven. If you cast more than your total share of votes, your ballot will be used to determine a quorum only, and your votes will not be counted.

For example, a shareholder with 240 shares has 1,680 votes (240 x 7). That shareholder can cast all 1,680 votes for a single candidate or split them among any number of candidates, dividing the votes however they choose. However, if they cast a total of 1,681 votes then none of the votes will be counted.

**Records indicate you own 200 shares.
This means that you can cast up to a total of:**

1400 Votes

Remember, if you cast a total of more than 1400 votes your ballot will not be counted whether or not the error was intentional, so please calculate your votes carefully!

You may write in additional candidates. If you elect to vote for one or more write-in candidates, please print their names clearly and be certain to allocate the desired number of votes to those candidates.

Absentee Ballots must be anonymous and must be submitted in a sealed envelope. To cast an Absentee Ballot anonymously, please:

1. Mark the ballot clearly allocating your votes among the candidates;
2. Do **not** write your name or any other identifying information on the Absentee Ballot;
3. Place the Absentee Ballot in the smaller inner envelope and seal;
4. Do **not** write your name or any other identifying information on the smaller inner envelope;
5. Place the inner envelope in the larger outer envelope with the stamp on it and seal;
6. If you are casting the ballot as the proxy for another shareholder, clearly print your name on the outer envelope; and
7. Return the Absentee Ballot via mail or ballot box, as described below.

The outer envelopes will be used to confirm who voted, opened, and separated from the inner envelopes before tallying.

If you don't use the inner envelope, the election Judges will be able to tell who cast your ballot, but the ballot will still be counted.

To vote via Ballot Box:

Please seal your ballot in the enclosed return envelope and place it in the ballot box that will be kept near the entrance to our management office. The Ballot Box will be available for voting on:

- September 25, 2020, to September 29, 2020, from 9:00 a.m. to 9:00 p.m.
- September 30, 2020, from 9:00 a.m., to 7:00 p.m.

Please take care: Absentee Ballots submitted via the Ballot Box that are not sealed in a return envelope with your name and address on the outside will not be counted.

Please remember that there will be no in-person voting, so your last opportunity to vote will be to drop your ballot in the ballot box by 7:00 p.m. on September 30, 2020.

To vote via Mail:

Please use the enclosed return envelope to mail your ballot to:

McGovern Legal Services, LLC
Attn: HPO Election
850 Carolier Lane
North Brunswick, NJ 08902

Mailed ballots must be **received** at McGovern's office no later than **5:00 pm on Wednesday, September 30, 2020.** Ballots received after the deadline will not be counted; please allow ample time for mail delivery. Due to COVID-19, McGovern cannot accept in-person delivery. Ballots submitted electronically do not comply with new regulation and will not be counted.

The Association will be recording a video interview of the Association's attorney to explain the process for voting in the election. The video will be shared on the HPT Facebook page, via the HPT communications email list, and posted in the shareholder section of the website, on September 3, 2020.

If, after reading these directions and watching the interview, you still have any questions on how to vote then please contact the Management Office for assistance.

Once all ballots have been received, McGovern's offices will open and tally the ballots on live webcam stream on October 1, 2020. Details on how to log in to watch the tally will be distributed to the Shareholders separately. The tallying will also be recorded and stored with the Association's records.

Sincerely,

/s/ Board of Directors

Harrison Park Owners, Inc.

Enclosed with this mailing, please find the following provided for your use in the election:

- Absentee Ballot;
- Proxy Form;
- Candidate profiles, in alphabetical order;
- Inner envelope; and
- Pre-marked outer return envelope.

SAMPLE

HARRISON PARK OWNERS, INC.
SEPTEMBER 30, 2020 Election
ABSENTEE BALLOT

Instructions:

Please use the Absentee Ballot below to cast your vote for the Board of Directors. If you wish to appoint someone else to decide you to vote on your behalf, please use the Proxy Form **instead** of submitting an Absentee Ballot. Do **not** return both an Absentee Ballot and a Proxy Form – choose one or the other.

Your Unit is allocated a total of:

1400 Votes

You can cast all your votes for a single candidate, split them up as you desire among the candidates, or cast less than your full share of votes. However, if you cast more than your share then your ballot will be marked for quorum only and your votes will not be counted.

Absentee Ballot

I/We hereby vote for the following candidate(s) to serve as Directors of Harrison Park Owners, Inc., for the two-year term beginning on October 1, 2020.

*Clearly mark the **number** of votes you wish to allocate to each candidate.*

Use the below space to vote for write-in candidates. Please print names clearly.

Votes:

Votes:

Write-In Candidates' Names:

_____	Nicole Amos	_____	_____
_____	Danielle Renée Bailous	_____	_____
_____	Helena L. Branch	_____	_____
_____	Donald Greenfield	_____	_____
_____	Belinda D. Jackson	_____	_____
_____	Sheila B. Moses	_____	_____
_____	Marsha Wilkerson	_____	_____
		_____	_____
		_____	_____

Candidates are listed in alphabetical order by last name.

By submitting this Absentee Ballot, I hereby cast my vote as indicated above as if I were personally present at the election meeting and for any adjournments thereof.

If you do not clearly mark how your votes are to be allocated or cast more than your total share of votes, the Absentee Ballot will not count towards the election vote tally but will be counted towards establishing quorum. If both the Absentee Ballot and the Proxy Form are returned by the shareholder, then only the Absentee Ballot will be counted, and the Proxy Form will be deemed null and void, except to the extent there is a vote on a topic other than the election.

To submit an Absentee Ballot anonymously, return the ballot by placing it in the unmarked inner envelope and inserting the inner envelope into the enclosed self-addressed, stamped envelope with your name and address on the outside.

Mailed ballots must be received at McGovern Legal Services, 850 Carolier Lane, North Brunswick, NJ 08902, no later than Wednesday, September 30, 2020, at 5:00 p.m.

Absentee Ballots submitted via Ballot Box must be submitted no later than September 30, 2020, at 7:00 p.m.

HARRISON PARK OWNERS, INC.
SEPTEMBER 30, 2020 ELECTION
PROXY FORM

Please use this Proxy Form if you wish to appoint someone else to decide how to vote on your behalf. If you know how you want to vote, please use the Absentee Ballot **instead** of submitting a Proxy Form. Do **not** return both an Absentee Ballot and a Proxy Form – choose one or the other.

To vote via proxy, your proxy must complete and submit your Absentee Ballot in a timely manner. Please make certain your proxy is aware that they are to vote on your behalf.

PLEASE PROVIDE YOUR PROXY WITH BOTH YOUR ABSENTEE BALLOT AND YOUR PRE-MARKED ENVELOPES FOR THEIR USE IN VOTING ON YOUR BEHALF.

In lieu of submitting an Absentee Ballot, I/we hereby nominate and appoint _____
as my/our proxy for the September 30, 2020 election. (print name of proxy)

By this designation of proxy, the person so appointed may vote in the September 30, 2020 election meeting and any adjournments thereof with the full power to vote and act in the same manner and to the same extent as if I were personally present. He or she may vote on any issue or motion presented, or decline to vote on that issue or motion, at his or her discretion. This designation of proxy revokes any prior designations of proxy regarding the Association.

Shareholder's Signature: _____ Date: _____

Shareholder's Name (print): _____

Unit Address: _____

Shareholder's Mailing Address (if different): _____

Use of this Proxy Form is voluntary on the part of the granting owner. This proxy can be revoked by written notice of the granting owner to the Association at any time before the proxy holder casts a vote. Absentee Ballots are available as an alternative to appointing a proxy by completing the Absentee Ballot form included with the election notice.

Incomplete Proxy Forms submitted without a name, date, signature, and unit address will not be effective. If both the Absentee Ballot and the Proxy Form are returned by the shareholder, then only the Absentee Ballot will be counted, and the Proxy Form will be deemed void.

Proxy Forms must be received no later than **Wednesday, September 30, 2020, at 5:00 p.m.**

Proxy Forms may be submitted to either the Management Office or via mail to McGovern Legal Services, 850 Carolier Lane, North Brunswick, NJ 08902.

Proxy Forms should not be submitted in the pre-marked return envelopes, which should only be used for submission of Absentee Ballots.