

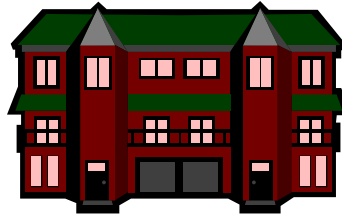


## Management Matters

### Take a Stand Against Crime

Neighborhood Watch is one of the most effective and least costly ways to prevent crime and reduce fear. It forges bonds among area residents, helps reduce burglaries and robberies and improves relations between police and the communities they serve. It is neighbors helping neighbors. They are extra eyes and ears for reporting crime and helping neighbors. Learn how to make your home more secure, watch out for one another and the neighborhood and report activity that raises suspicions or a crime in progress to the police or sheriff's office.

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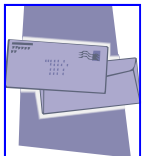


Throughout the country, dramatic decreases in burglary and related offenses are reported by law enforcement in communities with active Watch programs.

Contact your local police department or city hall for information about a Watch program. Groups can be formed around any geographical unit, a city block, apartment building and townhouse complexes. If your city offers an E-mail alert system, sign up to receive crime information in your community. Many police departments will have an officer attend one or more of your neighborhood watch meetings.

With many Association's feeling the hit of crime with mailbox vandalism and an increase in burglarized or stolen vehicles, now is the time to start a Watch program. Volunteer to be a block captain and keep your property safe. ☺

### Secret Ballots



Here is some information for adjourning a member meeting for lack of quorum when secret ballots are to be tabulated. Assume you are dealing with a 100 unit property and the quorum requirement is 51 members present at the meeting.

- If you get 51 secret ballots back, you have a quorum and can tabulate the secret ballots, regardless of how many people are in the room.
- If you get 40 secret ballots back and there are 15 owners in the room, all of whom already turned in their secret ballots, you do not have a quorum, so you cannot tabulate the secret ballots.
- Can you adjourn the meeting? Since there are 40 owners "present" you would need at

late the secret ballots.

- Can you adjourn the meeting? Since there are 40 owners “present” you would need at least 21 owners to vote in favor of adjourning the meeting. With only 15 owners in the room, that’s impossible.
- If you get 20 secret ballots back and there are 11 owners in the room, all of whom already turned in their secret ballots, you do not have a quorum
- Can you adjourn the meeting? Since there are 20 owners “present” you would need at least 11 owners to vote in favor of adjourning the meeting. Although no meeting has been called to order, the only action that the Board is permitted to take is to conduct a vote to adjourn the meeting. Therefore, upon a motion from any owner present or from a Board member, the Board should conduct an oral vote of the owners “present” to determine if the meeting will be adjourned to a later date with a reduced quorum requirement. If all 11 owners who are in the room vote in favor of adjourning the meeting, it can be rescheduled for a date between 5 and 30 days from the date of the originally scheduled meeting. ☺

Questions or comments? E-mail us at [newsletter@BaldwinRealEstateManagement.com](mailto:newsletter@BaldwinRealEstateManagement.com)  
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