



Gregory F Simpson <gregoryfsimpson@gmail.com>

Re: Send Message to Board: Annual Meeting Scheduling Requirement

1 message

Lynda Wertheim <lyndawertheim@yahoo.com>
To: Greg F Simpson <gregoryfsimpson@gmail.com>

Thu, Apr 2, 2026 at 12:41 PM

Thanks for the message, Greg. The Board will discuss this at the next Board meeting.

Lynda

On Mar 27, 2026, at 12:22 PM, Greg Simpson (Unit 17N FF GROUP LLC) <notify@buildinglink.com> wrote:

Board Members,

I am writing to address the scheduling of this year's Annual Meeting.

As outlined in Article II, Section 1 of the by-laws, the annual meeting "shall be held... before the 31st day of May each year as may be designated by the Board." The use of "shall" establishes this as a requirement.

This has been raised in prior years, including during last year's Annual Meeting. Despite that, the meeting has been scheduled in June for the past four years, which is not consistent with the by-laws.

Given the timing, we now have a limited window to ensure compliance this year. To meet the requirement, the meeting must be scheduled on or before May 31, with proper notice provided in accordance with the by-laws.

I have not seen any reference to Annual Meeting scheduling in recent Board meeting minutes, and the most recent minutes available appear to be from November (posted in February). If there have been discussions or decisions since then, I may have missed them.

At this point, there are two clear paths:

- * Schedule the Annual Meeting in compliance with the current by-laws, or
- * Initiate a formal amendment process to revise the requirement.

If an amendment is pursued, it would involve a broader review of the by-laws to ensure consistency across provisions, rather than addressing a single item in isolation.

Continuing to operate outside of the by-laws without formal resolution creates avoidable governance risk and may call into question the validity of the election process conducted at those meetings.

Please advise how the Board intends to proceed so appropriate steps can be taken within the required timeframe. I am happy to assist with scheduling in compliance or supporting a formal review process if needed.

Thank you,

Greg Simpson, 17N

From: Greg Simpson, Unit 17N FF GROUP LLC (Hankin / Simpson), The Eastmore

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