

Country Estates Condominiums  
P. O. BOX 459  
Townsend, MA 01469  
978-502-6800

TO: ALL OWNERS OF COUNTRY ESTATES

FROM: The Board of Trustees  
Country Estates Condominium Trust

SUBJECT: REMINDER OF ANNUAL MEETING

DATE: Thursday, October 27, 2021  
6:30 p.m. Registration  
7:00 p.m. Meeting  
Light refreshments will be provided

LOCATION: VFW  
491 MAIN STREET  
WEST TOWNSEND, MA. 01474

**If you are unable to attend, please mail in your proxy form or give it to one of the Trustees so we may be able to conduct the business of the association.**

**You must be an owner in good standing to be able to vote.**  
**Meaning no outstanding debt to the association.**

***Your cooperation and participation are greatly appreciated.***

Trustees  
Kay Fitzpatrick (2022)  
Carol Goad (2021)  
Henny Clark (2021)  
Laura/Laurie Shifrin (2021)  
Michael Crete-Parretti(2021)  
Anestis Pavlidis (2021)

Country Estates Condominiums

ANNUAL MEETING

October 27, 2021

VOTING BALLOT

ELECTION OF 6 TRUSTEES

TWO YEAR TERMS and One Year Terms Available

The following individuals have been nominated and have accepted the nominations to be placed on the ballot

- 1) Henny Clark, Accepted Nomination for One Year
- 2) Carol Goad, Accepted Nomination for One Year
- 3) Michael Crete-Parretti, Accepted Nomination for One Year
- 4) Anestis Pavlidis, Accepted Nomination for Two Years
- 5) Michael R Virostko, Accepted Nomination for Two Years
- 6) VACANT Two Year Position

If it is not motioned, seconded and approved to close nominations; nominations from the floor may take place.

Nominations Received after this mailing will be announced from the floor:

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Unit Owner \_\_\_\_\_

% owned \_\_\_\_\_

Current Trustees

Kay Fitzpatrick-2022	Henny Clark -2021
Carol Goad-2021	Michael Crete-Parretti
Laura Shifrin-2021	Anestis Pavlidis

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# Country Estates Condominiums

978-502-6800

[www.countryestatescondos.com](http://www.countryestatescondos.com)

Enclosed is the Proxy Form to be executed by a Unit Owner who desires to execute a proxy. A proxy is a person selected by the unit owner who will attend the annual meeting and may cast a vote in the name of the unit owner for any issue put up to vote by the Association. If you cannot attend the Annual Meeting you may want to appoint a neighbor or a member of the current Board of Trustees as your proxy.

Please note that voting is (1) vote for each Unit. Voting is based upon beneficial interest only. You must be an owner "in good standing".

Please send in your proxy just in case you may not be able to attend the meeting. This will help ensure we have more than 50% of the beneficial interest represented and thus able to conduct the business of the Association. COUNTRY ESTATES CONDOMINIUM TRUST

## PROXY VOTING

We urge all Unit Owners to make every effort to attend the Annual Meeting. However, if circumstances preclude your presence, you may designate another individual to vote on your behalf by completing and submitting the enclosed Proxy Form.

To be valid, the Proxy must be signed by all Unit Owners of record for a particular unit. Please remember that your designated proxy voter must be in attendance at the Annual Meeting in order for the proxy to be designated. If you do not have a particular individual to whom to assign your proxy, you may designate the Board of Trustees as your proxy. When the Board is designated as your proxy, Board members not up for election will convene and cast votes based on their majority vote. You must be an owner "in good standing". (you have no outstanding condo fees or fines due the association)

Please remember that a vote of more than 50% of the beneficial interest is required to establish quorum and to elect five (6) Trustees. Therefore, your vote is important. If you are unable to attend this meeting, please forward your proxy to

The Board of Trustees  
c/o Country Estates Condominium Trust



## PROXY FORM:

Any Unit Owner who is unable to attend the Annual Meeting should complete the form. You should designate someone to vote your proxy, as explained on the Voting Procedure instructions. You may note on the bottom of the Proxy Form any special instructions. PLEASE DESIGNATE A PROXY IF YOU CANNOT ATTEND THE ANNUAL MEETING. This will ensure a quorum at the meeting. (If you are not sure if you will be able to attend the meeting, you can give a proxy and it is automatically revoked if you are able to attend the meeting.) You must be an owner "in good standing".

## VOTING PROCEDURE

The Condominium Documents require that the vote of each unit be made by the actual Unit Owner of records as listed on the Unit Deed and recorded with the Middlesex County Registry of Deeds, or by written Proxy. In the event of a corporation, an officer or agent may vote; in the event of a Trust, either the Manager of the Trust or a person with a Beneficial Interest in the Trust designated by the Manager may vote. Votes by each Unit must be voted as an entity and cannot be split between two (2) or more people. Unit Owners may complete the attached designation forms (DESIGNATION OF UNIT OWNER TO CAST VOTE OF UNIT NUMBER) designating which person may vote. In the event a designation is not made by the Unit Owners, the Trustees may determine which one of the Unit Owners may vote. You must be an owner "in good standing".

## COUNTRY ESTATES CONDOMINIUM TRUST

### TRUSTEE NOMINATIONS

On behalf of the Association, we are soliciting candidates to fill 4 positions on the Board for two (2) year terms and 2 one (1) year term. If you wish to nominate yourself or to nominate another individual, please mail the Nomination Ballot to the Board of Trustees no later than October 15 2021. If you are placing another individual's name in nomination, you must have that person's prior consent.

On the night of the meeting, nominations will be accepted from the floor, however, we encourage submission of prospective candidate names prior to October 15, 2021. Prepared voting ballots will expedite voting procedures at the meeting. They will be available prior to the meeting at the Registration Table.

Although no particular background or specific experience is required to be a Trustee, two elements are most desirable:

■ Ability and Commitment to Devote Time

Trustees serve as volunteers. Meetings are typically held Monthly in the evening for 2.5 hours. Presently meetings are conducted at Country Estates Complex, Bldg. I \*\* on a monthly basis. Meeting schedule will be determined by the new board. Also, Trustees assume other responsibilities which may require several additional hours each month.

■ Ability to be impartial

Trustees do not act as individuals. They serve as members of the board. Trustees should have the motivations to evaluate any issue or subject according to the best interests of the Association as a whole, not according to personal preference.

Country Estates Condominium needs committed and active leadership on its Board of Trustees. All Unit Owners are encouraged to carefully consider the possibilities for nominating Trustees. Remember we are currently a self-managed association. Trustee position is a nonpaying position. It is an investment in your investment.

Please Note: We shall request all nominated candidates to speak for two minutes to the audience prior to the election about how he or she may contribute as a Trustee to the success of the Association.

PROXY / NOTIFICATION OF ATTENDANCE

PLEASE COMPLETE AND RETURN TO: COUNTRY  
ESTATES CONDOMINIUM TRUST  
P.O. BOX 459  
TOWNSEND, MA 01469

COUNTRY ESTATES CONDOMINIUM TRUST

\_\_\_\_\_ 1, WILL or WILL NOT (CIRCLE ONE)  
ATTEND THE ANNUAL MEETING ON: October 27, 2021 @ 7:00 P.M.

PLEASE CHECK ONE OF THE FOLLOWING:

- 1. I WILL REPRESENT MY INTEREST AT THE MEETING.
- 2. I WILL NOT ATTEND THE MEETING AND I WANT THE BOARD OF TRUSTEES TO REPRESENT ME AND HAVE THE AUTHORITY AND PROXY TO VOTE IN MY INTEREST AT THE ANNUAL MEETING.
- 3. I WILL NOT ATTEND THE MEETING AND I WANT \_\_\_\_\_ TO REPRESENT ME AND HAVE THE AUTHORITY AND PROXY TO VOTE IN MY BEST INTEREST AT THE ANNUAL MEETING.
- 4. I WILL NOT ATTEND THE MEETING AND I WANT MY PROXY TO BE USED FOR THE SOLE PURPOSE OF MAKING QUORUM. \*\*

SIGNATURE (S) OF UNIT OWNER (S) \_\_\_\_\_  
date

\_\_\_\_\_  
date

UNIT # (S)  
\_\_\_\_\_

\*\*Please send in your proxy in the event you may not attend. Remember if you do attend your proxy will be invalid.