Dear Neighbors,

**The Greenville Overlook HOA Board Meeting and Election of new officers are scheduled for Wednesday, October 26, 2022, at 6:30 PM.**Eight candidates for an HOA Board position have submitted a nomination form before the deadline. **The meeting and election will be held at Artisans Bank, 2961 Centerville Road, Wilmington, DE 19808.**

President Michael Nardo, Vice President Chuck Xu, Treasurer Bing Zhang, and Karin Thomas, Chairperson of the ARC Committee, are retiring after establishing the HOA in 2018 and returning this past year to get the HOA back on track after the previous Board resigned in 2021. We strongly support the candidacy of all eight nominations, including Alvenia Scarborough, Danielle Quercetti, Hugh Wang, Jodie Pezzner, Harish Mital, Anne North, Jianping Cai, and Marco Strukelj. Attached is a list of the candidates and information on each one.

**Alvenia Scarborough, Danielle Quercetti, and Hugh Wang** played a significant role as Board Members this past year; J**odie Pezzner and Harish Mital** formed the ARC Committee; **Anne North and Marco Strukelj** worked on the Bylaws Committee. **Anne North** also served on our founding HOA Board. The recommended candidates are prior board members or have worked on subcommittees with board members. The suggested slate of candidates all have HOA experience, a proven track record of success and getting work done, and will continue the success and harmony we enjoyed the past year. Their familiarity with the bylaws and ARC requirements will result in a smooth transition with little to no delay.

Your participation is essential to the election of new Board members. The bylaws require that at least 20% of residents vote. Therefore, 32 residents must vote during the election, one vote per household. There are a few options to cast your vote: attend the meeting and vote, or complete the proxy form, which is attached. Completing a proxy form allows you to appoint any resident (that you know will attend the meeting) to represent you and your voting rights at the Annual Election Meeting or any adjournment thereof for a period of one year.

Proxy forms should be completed, signed, and given to your appointed representative to bring to the meeting. If you do not know anyone attending the meeting, you may appoint as your proxy either Chuck Xu (current Board Vice President), Mike Nardo (current Board President), any current Board member, or any candidates running for a Board position--as they will participate in the meeting. If you cannot deliver your completed proxy form, you can scan and email it to [bvprops@gmail.com](mailto:bvprops@gmail.com) or fax it to (302) 475-7664.  If you have any questions, please reach out to Chuck, Dave, any Board member, or me via email (Chuck Xu’s [chuckxu2012@gmail.com](mailto:chuckxu2012@gmail.com); Dave Sibert [dsibert@bvprops.com](mailto:dsibert@bvprops.com); Michael Nardo [mnardo32@comcast.net](mailto:mnardo32@comcast.net)).  The Proxy Form and list of Nominations/Candidates are attached.

If we do not receive 32 votes, another election will need to be scheduled until we get 20% of the residents voting. We realize everyone is busy, but it is important to have a fully functioning HOA Board. So please take a minute to complete the proxy with your designated representative or attend the Board meeting on Wednesday to cast your vote.

Thank you in advance for participating in this important election!

Sincerely Yours,

Michael Nardo,

Greenville Overlook HOA President

Current Nominated Candidates:

Forms for making nominations to the Board of Directors were mailed previously with the following 3 areas to complete.

a) Reasons for seeking a position on the Board?

b) What contributions would you make?

c) Related experience or skills?

What follows is a list of the candidates that responded and their answers to these questions.

These are the nominees for the Board of Directors election.

Jianping Cai, 118 Odyssey Drive

a) Serve the community.

b) Reinforce the By-Laws.

c) Organize community events.

Harish Mital, 523 Chariot Court

a) Provide my vast experience to this community in project management, building permit and construction related field as well as hiring/managing subcontractors. Also, steer this community in a positive direction with no personal agenda.

b) Anything the Board needs, especially ARC review. Follow-up community violations and managing any project.

c) Past GVOL Board member, ARC’s review committee member for several years. Tetra Tech, a consulting Engineering company – worked for the past 45+ years as a Sr. Manager. Managed numerous millions of dollars of multi-disciplinary infrastructure type design and construction projects.

Jodie Pezzner, 157 Odyssey Drive

a) To keep our community safe and enjoyable place to live.

b) I am a hard worker and like to think outside the box. I am cost conscious. I am honest, trustworthy and a team player. I would help be a voice for our neighbors. I have worked with several board members as part of the ARC committee.

c) I have been a member of the Board of Directors for Christiana Care High School Wellness Centers; Temple Beth EI and Beth Shalom. I was president of Beth Shalom 2018-2019. I have been a member of the GVOL ARC committee since 2014 only off for 2 years. I have worked in management for over 15 years.

Danielle Quercetti, 232 Athena Court

a) To continue working on projects to ensure our community is safe, harmonious, and productive.

b) Being fair, balanced, and providing an open and honest opinion.

c) 2+ years on the HOA Board, marketing and event professional, positions on other boards with kids schools.

Anne North Reed, 140 Odyssey Drive

a) Former Board member looking to add continue assistance.

b) Historical knowledge of the neighborhood and former Board member. Knowledge of neighborhood issues.

c) Former project marketer and former Board member. Member of the neighborhood for 10 years.

Alvenia Scarborough, 102 Odyssey Drive

a) Help the community with By-Laws and neighbor relations. I want our community to be the best place to live for everyone.

b) Email newsletters each month; lead community initiatives; represent the needs and wants of all neighbors in the best interest of GVOL. c) I’ve served on the HOA Board for 2 seasons and am well known name and face. I also bring 20 + years of corporate experience leading teams of diverse people.

Marko Strukelj, 326 Oracle Road

a) Recently retired and would like to take a turn to help with community affairs.

b) Whatever needs to be done to improve our community and to develop some new ideas for enhancement working with the Board members.

c) Global Product Director – Axalta Coatings (2015-2021), Global Technical Director – Dupont (2007-2014), Product and Technical Manager – Dupont (2002-2005).

Hugh Wang, 517 Chariot Court

a) I was HOA Board member since 05, 2021, and willing to continue to serve this community for one more year.

b) As the HOA Board member, my major duty was in charge of contractors of landscaping, snow removal and storm water management / bioretentions maintenance. Also, helping to inspect the violation activities and improve our community covenants.

c) I was retired professor, biologist, laboratory manager, and director of cell biology research center.