

**Nominee List A Posted by McNulty, NOT the “Independent Third Party”**

Honor Goes To Margaret McNulty Uncontested as President for 2024-2

Vice President goes to: John Jolly 705 for OR Kezia Martinis 409

Secretary: Frank Spire 710 DECLINED; Kezia Martinis 409

Treasurer: Angel Rittenburg 412 VERSUS Robert Stewart 516

Sargeant of Arms - CHOOSE BETWEEN 3 CANDIDATES -

Michelle Dancer 518; Wendall Kieth 411; Eric Meoli 712

WE NEED YOU TO ATTEND IN PERSON 3PM ON TUESDAY, JUNE 2

NO VOTES BY PROXY MUST BRING I.D. TO VOTE

WE NEED YOU TO DECIDE ON MEMBERS OF TA BOARD 6/25/24

TRANSLATORS WILL BE PRESENT

LIGHT REFRESHMENTS WILL BE SERVED.

Nominee List B Posted by McNulty, NOT the "Independent Third Party"

**ATTENTION TENANTS:**

**CONGRATULATIONS GOES TO THE CANDIDATES FOR**

**1760 BUSH STREET TENANT ASSOCIATION!**

**HONOR GOES TO MARGARET MCNULTY**

**THANK YOU! UNCONTESTED AS PRESIDENT FOR 2024-2027**

**VICE PRESIDENT GOES TO: JOHN JOLLY 705**

**SECRETARY: FRANK SPIRE 710 DECLINED; KEZIA MARTINIS 409**

**TREASURER: ANGEL RITTENBURG 412 CONGRATS!**

**SARGEANT OF ARMS - CHOOSE BETWEEN 3 CANDIDATES -**

**MICHELLE DANCER 518; WENDALL KIETH 411; ERIC MEOLI 712**

**WE NEED YOU TO ATTEND IN PERSON 3PM ON TUESDAY, JUNE 25, 2024**

**NO VOTES BY PROXY MUST BRING I.D. TO VOTE**

**WE NEED YOU TO DECIDE ON MEMBERS OF TA BOARD 6/25/24**

**TRANSLATORS WILL BE THERE! LIGHT REFRESHMENTS WILL BE**

**SERVED.**

# **NOTES from the May 28 1760TA Meeting taken on Behalf of the Residents by Angel Rittenburg, Treasurer**

- Margo is the Scribe? NOT PROCTOR'S SCRIBE!! CONFLICT – Angel took notes after recognizing Margo was Scribe
- NO Printed copies of any Bylaws for Attendees
  - Margo was the only one in the room with the Bylaws until ...
  - Angel presented a copy Margo had delivered in a previous meeting to verify the single copy in the room
- NO AGENDA posted, printed, or made available to:
  - Residents in Attendance, Officers Michelle, Zia, or Angel.
- Bylaws DISPLAYED IN A LOCKED CABINET
  - Partially obscured by the notices on the window and
  - The document tucked behind the frame of the window.
  - Cabinet is outside of the Community Room in the Lobby.
- NO QUALIFICATION STATEMENT BY PROCTOR
  - Did not introduce herself nor Mr Giron in any manner that would suggest they are qualified to Proctor both HUD Nomination & Election Meetings.
  - ADMITTED that she had already met "some of the tenants"
- NO QUALIFICATIONS FOR OFFICER ANNOUNCED or QUESTION & ANSWERS of any kind TO FORMALIZE EVERYONE'S UNDERSTANDING
- MARGO SELF-NOMINATES IMMEDIATELY AFTER PROCTOR ANNOUNCES "NOMINATIONS OPEN"
  - Is this a valid action? – Robert's Rules that EVERY Non Profit operates under
  - Challenge to Byalws by Michelle – Pointed out the Bylaws prevent "an officer who quits" from holding office again.
- PROCTOR LEESA ADMITTED during Rules & Procedures "WE ARE STILL IN TRAINING ON HOW TO DO THIS"
  - Leesa admitted she did nvoit know answers to Michelle's question about disqualifications
- MARGO CONTRACTED Mr Giron & Ms Bernhart WITHOUT BOARD KNOWLEDGE
  - Announced by Angel during questioning about Rules & Procedures
  - Margo did not deny nor defend that action
- MARGO CONTRACTED TRANSLATORS AT \$85 EACH. BOTH TRANSLATORS ADVOCATED FOR MARGO TO BE THE ONLY PERSON WHO SHOULD WRITE THE BYLAWS
  - ANGEL heard them, interrupted them to verify if they were Residents. The Chinese translator said "No Margo paid us to be here"
- MARGO WALKED OUT OF MEETING AFTER "Nominations" but, BEFORE ADJOURNMENT. Scribe???
  - When Margo returned, Angel questioned Proctor Leesa "Did we adjourn? Is that why Margo walked out and came back in?"
  - Leesa then adjourned the meeting
    - No Next Steps discussed, No Timeline explained
- MARGO NOT LEESA, Mr GIRON, LEGAL MODERATORS POSTED THE RESULTS OF THE NOMINATIONS
  - The names presented on all versions of the fliers posted INCLUDE MORE NAMES that nominated at the meeting

**PROCTOR ADJOURNED MEETING BEFORE EXPLAINING "NEXT STEPS", WHEN THE ELECTION WAS, WHAT TO EXPECT FOR THE NEXT 30 DAYS, WHAT CANDIDATES ARE ALLOWED TO DO AND WHO TO TALK TO, AND ABOVE ALL, MAKE SURE THAT EVERYONE UNDERSTOOD THE PROCESS, WHO WAS NOMINATED, AND WHAT WAS GOING TO HAPPEN DURING THE NEXT 30 DAYS.**