



ANNUAL MEETING AND COUNCIL ELECTION
April 8, 2025, 6:30 PM
In the Clubhouse and Via Zoom

March 19, 2025

Dear Morgandale Homeowners:

You are invited to attend the 2025 Annual Meeting and Council Election for the Morgandale Condominium Association, scheduled on Tuesday, April 8, 2025, at 6:30 p.m. at the Clubhouse and via Zoom. The official meeting starts at 6:30 p.m.; however, pizza and refreshments will be served at 6:00 p.m.

Attached is the meeting agenda, the nominee for election to Council, and a proxy for voting. A representative from Brown & Brown, our insurance broker, will be our guest speaker.

If you are unable to attend the meeting, please fill out, sign, and date the enclosed proxy. The proxy can be returned at any time, up to Tuesday April 8th by 4:00 p.m., by utilizing the mail slot in the office door, or by e-mailing carol.richard@associamidatlantic.com or by fax at 215-368-6375. You will be entered into a drawing to win gift certificates for dinner and a movie if you return your proxy by 4:00 pm April 8th.

In accordance with Administrative Resolution #4, you must be current in all Association fees to be eligible to vote. The cutoff date to be eligible to vote is Tuesday, April 8, 2024, by 4:00 p.m. Please confirm your account is current before this date.

We would like to take this opportunity to urge you to vote. Your single vote is important and has a voice in Morgandale. Please take a moment to complete, sign, and return your proxy.

Sincerely,

The Council for Morgandale Condominium Association

PIZZA AND REFRESHMENTS AT 6:00 P.M.

**Annual Meeting and Council Election
Tuesday, April 8, 2025, 6:30 p.m.
Clubhouse & Via Zoom**

Agenda

- | | |
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| 1. Call to Order – Timothy Cooney, President | 6:30 p.m. |
| 2. Quorum – Cory Anderson, Secretary | 6:32 p.m. |
| 3. Introduction of Council and Management
- Timothy Cooney, President | 6:35 p.m. |
| 4. Approval of Minutes of 2024 Annual Meeting
- Cory Anderson, Secretary | 6:40 p.m. |
| 5. Guest Speaker – Brown & Brown Insurance | 6:45 p.m. |
| 6. President's Report - Timothy Cooney, President | 7:05 p.m. |
| 7. Treasurer's Report - Gary Cassel, Treasurer | 7:15 p.m. |
| 8. Motion by Acclimation | 7:35 p.m. |
| 9. Question and Answer Period | 7:35 p.m. |
| 10. Door Prize Announcement | 7:50 p.m. |
| 11. Adjournment | 8:00 p.m. |

Morgandale Condominium Association Proxy

The undersigned hereby appoints Marianne Natali as the Proxy Holder, with full power of substitution to representation to vote for the undersigned at the Annual Meeting of the Morgandale Condominium Association, to be held on Tuesday, April 8, 2025, and at any adjournments, and on any matters properly coming before the meeting:

This proxy, when properly executed, will be voted in the manner directed. **If no direction is stated, proxies will be voted at their discretion.**

ELECTION OF COUNCIL MEMBER **(PLEASE SELECT ONE BY PUTTING A CHECK (✓) IN THE BLANK)**

Carrie Ryan _____

Please sign this proxy exactly as your name appears on the label of your envelope. If there is joint ownership, both parties must sign the proxy. When signing as attorney, executor, administrator, or trustee, please give full title as such. If a corporation, please sign in full corporate name or partnership name, and by an authorized person.

Signature _____

Signature if held jointly _____

Address _____ Date _____

PLEASE COMPLETE THIS PROXY AND RETURN IT TO THE MANAGEMENT OFFICE NO LATER THAN TUESDAY, APRIL 8th BY 4:00 PM.

Morgandale Condominium Association

Annual Meeting and Council Election

April 8, 2025

Ballot

Please vote for one (1) candidate to serve on Council on behalf of the Morgandale Condominium Association. Please bring this with you to cast at the Annual Meeting.

ELECTION OF COUNCIL MEMBER (PLEASE SELECT ONE)

Carrie Ryan _____

Please print name(s) here: _____

Please sign name(s) here: _____

Address of Unit Owner: _____

**Morgandale Condominium Association
2025 Nominee for Election to Council**

In accordance with the Association's Code of Regulations, the 2025 Annual Meeting and Election will be held to elect one Council Member to serve a five-year term. Here is the owner who is running for one Council seat. Although this election will be by acclamation, we still need a quorum of homeowners to vote.

Below is the name and resume of this nominee.

Name: Carrie Ryan

Education: Bachelor's Degree in English and Theatre – Arcadia University

Current Employment: Logistics Specialist at Webstaurantstore.com

Community Activities:

Current: Recording Secretary for the Morgandale Condominium Association, Social Engagement Committee member.

Past: Crochet Workshop teacher and leader of weekly crochet club gatherings.

What do you envision as the primary objective of Council? To manage, maintain, and enhance the community and its amenities in a financially responsible and resident centered manner.

How would you be an asset in contributing to the overall operations of the Association? I would approach the role with a deep respect for the established practices and values that have contributed to its success. At the same time, I believe that there is always room for growth and innovation. I would aim to build upon the strong foundation already in place by listening to and learning from past experiences while also introducing new ideas and strategies that could enhance our collective goals. By fostering a collaborative and inclusive environment, I hope to support the Association's continued growth and ensure that we remain adaptable to future challenges and opportunities.

To the Morgandale Community:

My name is Carrie Ryan. I am running for Council and humbly ask for your vote.

As a member of the Board, I would approach the role with a deep respect for the established practices and values that have contributed to its success. At the same time, I believe that there is always room for growth and innovation. I would aim to build upon the strong foundation already in place by listening to and learning from past experiences while also introducing new ideas and strategies that could enhance our collective goals. By fostering a collaborative and inclusive environment, I hope to support the Association's continued growth and ensure that we remain adaptable to future challenges and opportunities.

When my husband and I purchased his childhood home at 1502 Aberdeen Court, I was already familiar with the Morgandale Community. We visited his parents often for family gatherings and provided support for some community events his mother helped coordinate such as the Adult Pool Party and Holiday Party. Our dog greatly preferred walking on the lush lawns of Morgandale instead of the uneven curb and spotty grass in our old neighborhood.

As a new homeowner, I began attending the monthly Board Meetings to familiarize myself with the functions of a Condominium Association. What I discovered was a group of dedicated people making careful and considerate decisions for the benefit of the homeowners. I became the Recording Secretary and have been honored to support the Council for over a year.

I am a proud member of the Social Engagement and Wellness Committee. In 2024, I hosted a three-day Crochet Workshop which turned into a weekly Crochet Club. I have continued to provide support to the Adult Pool Party, Holiday Party, and Morgandale Day. I was honored to receive the Bob Farra Making a Difference Award in 2024.

I thank you for your time and hope you will vote for me in this election.