

ANNUAL MEETING AND COUNCIL ELECTION
April 7, 2026, 6:30 PM
In the Clubhouse and Via Zoom

March 13, 2026

Dear Morgandale Homeowners:

You are invited to attend the 2026 Annual Meeting and Council Election for the Morgandale Condominium Association, scheduled on Tuesday, April 7, 2026, 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 nominees for election to Council, and a proxy for voting. The President of Metz Engineers, Jeff Wert, our engineer, 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 7 by 4:00 p.m., by utilizing the mail slot in the office door, or by e-mailing carol.richard@associamidatlantic.com. You will be entered into a drawing to win a gift certificate for dinner and a movie if you return your proxy by 4:00 p.m. April 7.

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 7, 2026, by 4:00 p.m. Please confirm your account is current before this date.

Please also plan to attend The Meet The Candidates night on Thursday March 19, 2026 at 5:30 p.m., to be held prior to the Council meeting, which starts at 6:30 p.m.

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,
Cory C. Anderson, Secretary
The Council for Morgandale Condominium Association

PIZZA AND REFRESHMENTS AT 6:00 p.m.

**Annual Meeting and Council Election
Tuesday, April 7, 2026, 6:30 p.m.
Clubhouse & Via Zoom**

Agenda

1. Call to Order – Gary L. Cassel, President 6:30 p.m.
2. Quorum – Cory C. Anderson, Secretary 6:32 p.m.
3. Introduction of Council and Management 6:35 p.m.
 - Gary L. Cassel, President
4. Approval of Minutes of 2025 Annual Meeting 6:40 p.m.
 - Cory C. Anderson, Secretary
5. Guest Speaker – Jeff Wert, President, Metz Engineers 6:45 p.m.
6. President’s Report – Gary L. Cassel, President 7:00 p.m.
7. Treasurer’s Report – Caren Rosch, Treasurer 7:10 p.m.
8. Question and Answer Period 7:20 p.m.
9. Door Prize Announcement 7:30 p.m.
10. Election Results 7:35 p.m.
11. Adjournment 7:45 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 7, 2026, 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)**

Michael Allen _____

Caren Rosch _____

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 7, 2026 BY 4:00 p.m.

Morgandale Condominium Association

Annual Meeting and Council Election

April 7, 2026

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)

Michael Allen _____

Caren Rosch _____

Please print name(s) here: _____

Please sign name(s) here: _____

Address of Unit Owner: _____



Morgandale Condominium Association 2026 Nominees for Election to Council

In accordance with the Association's Code of Regulations, the 2026 Annual Meeting and Election will be held to elect one Council Member to serve a five-year term. Please find below information on the candidates for one Council seat.

Below are the names and resumes of these nominees, listed in alphabetical order:

Name: **Michael Allen**, 1311 Fairbourne Court

Education: Kutztown University – Bachelor's in Electronic Media

Current Employment: District Sales Manager – Paychex

Community Activities: Parent Volunteer – Walton Farm Elementary.

Prior Affiliations: In my former community I organized fund raising events for our church, Trunk or Treat organizer and Community Day Fair, Rotary Club.

What do you envision as the primary objective of Council? I believe the primary objective of the Council is to protect and enhance the value, safety and overall quality of life within the Community.

How would you be an asset in contributing to the overall operations of the Association? I have multiple years leading and spearheading initiatives in a professional setting with Fortune 500 Companies. I also served multiple roles in my college fraternity, Lambda Chi Alpha, including Secretary, Standards Chairman, Vice President and President. I have also participated in many community events in my prior neighborhood. I firmly believe with my prior experience I can bring sound decision-making, financial awareness, and a willingness to balance community concerns with long-term property values and compliance. I am responsive, transparent and solutions-oriented with any responsibilities I take on.

Name: **Caren Rosch**, 2220 Mulberry Court

Education: B.S. Business Administration (Major: Finance) – DeSales University, Juris Doctor (J.D.) – Widener University, Delaware Law School

Current Employment: May 2024 to Present – North Wales Borough – Office and Code Administration.
March 1993 to February 2020 – SEI – Director of Regulatory Compliance and Fund Accounting.

Community Activities: Current:
Morgandale Council – Treasurer
Council Liaison, Social Engagement Committee
Volunteer contributor for Morgandale Day, Adult Pool Party, Adult Holiday Party
Council, Liaison, Morgandale Connection Newsletter
Volunteer contributor, Morgandale Connection Newsletter
Past:
Morgandale Council 2nd Vice President
Founder and Chairperson, Social Engagement Committee
Volunteer contributor to 50th Anniversary Committee

What do you envision as the primary role of Council? I believe Council's primary role is to uphold its fiduciary responsibility to the homeowners of the Morgandale community. That responsibility includes

maintaining strong financial oversight, minimizing risk and liability, and always acting in the best interests of the community as a whole.

To me, fulfilling that duty means maintaining open and transparent communication with all homeowners and residents, taking the time to listen to their concerns and ideas. It also means working collaboratively with fellow Council members to thoughtfully evaluate options and make decisions that balance quality improvements with sound financial stewardship.

Ultimately, Council's role is to ensure that Morgandale remains a safe, well-maintained, and financially stable community. By prioritizing responsible decision-making, transparency, and cooperation, Council can protect the residents' investments while continuing to enhance the quality of life for everyone who calls Morgandale home.

How would you be an asset in contributing overall operations of the Association? During my tenure on the Morgandale Council, I believe I have brought a valuable and practical perspective to the role. With more than 20 years of experience in accounting, finance, and the legal industry—along with my current employment at a local municipality, I draw on a broad range of professional experiences that closely parallels many of the responsibilities faced by a community association.

I believe the success of Council should ultimately be measured by the success of Morgandale as a community. That means maintaining a safe and welcoming environment, managing costs responsibly and fairly, and continuing to build a place where residents are proud to live and feel at home. Achieving those goals begins with listening. I make it a priority to hear directly from residents about their concerns, needs, and ideas, and then collaborate with fellow Council members to find thoughtful and practical solutions. I encourage our residents to voice their opinions at the monthly Council meetings so we can work together.

During my time on Council, I have worked closely with my colleagues to select the most economically responsible contractors for key projects such as paving, concrete, and fencing. In a time when costs continue to rise everywhere, I was also part of the difficult decision to increase condo fees. I did not take this decision lightly—but only after a thorough review of the annual budget to ensure expenses were minimized wherever possible and that available revenue opportunities were being used. This careful financial review process will continue to guide my work in 2026.

I also believe in adapting thoughtfully to change—embracing improvements that help our community evolve in response to economic pressures and technological advancements. One example was helping implement the "swim at your own risk" pool policy, which originated from a majority vote of residents and ultimately saved the community significant expenses in 2025.

Beyond financial stewardship and risk management, building a sense of community is equally important. I created the Social Engagement Committee, and I'm proud that our team successfully organized events in 2025, such as the Egg Hunt, Morgandale Day, the Adult Pool Party, and the Adult Holiday Party. Despite a small budget, most event costs were covered through sponsorships and donations, helping bring residents together without adding financial burden to the community.

If reelected, I will continue to review our finances carefully to ensure funds are spent responsibly and that costs are controlled without sacrificing quality. I will also continue to approach community decisions with an open mind and a focus on what best supports the long-term stability and evolution of Morgandale.

Most importantly, I will continue to listen to you, our residents, and work collaboratively to find solutions that benefit the community as a whole.