



Nancy J. Pinkin
Middlesex County Clerk
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Pursuant to N.J.S.A. 46:26A-5

INSTR # 2026043609
0 BK 20071 PG 919 Pgs 919 - 922; (4 pgs)
RECORDED 07/13/2026 11:21:52 AM
NANCY J. PINKIN, COUNTY CLERK SA
MIDDLESEX COUNTY, NEW JERSEY
RECORDING FEES: \$65.00

Official Use Only

Date of Document 6/26/26	Type of Document RESOLUTION 
First Party Name Whittingham Homeowners Assciation, Inc.	Second Party Name Whittingham Homeowners Assciation, Inc.
Additional First Parties	Additional Second Parties

THE FOLLOWING SECTION IS REQUIRED FOR DEEDS ONLY.

Block	Lot
Municipality Monroe 	Consideration
Mailing Address of Grantee	

THE FOLLOWING SECTION IS FOR ORIGINAL MORTGAGE BOOKING & PAGING INFORMATION FOR ASSIGNMENTS, RELEASES, DISCHARGES & OTHER ORIGINAL MORTGAGE AGREEMENTS ONLY.

Original Book 3592	Original Page 621
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MIDDLESEX COUNTY, NEW JERSEY RECORDING DATA PAGE.

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Please do not detach this page from the original document as it
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RESOLUTION OF THE BOARD OF TRUSTEES

OF WHITTINGHAM HOMEOWNERS' ASSOCIATION, INC.

This resolution (the "Resolution") is adopted on this day of June 25, 2026, by Whittingham Homeowners Association, Inc., a New Jersey non-profit corporation (the "Association"), having its offices at 100 Whittingham Drive, Monroe Township, NJ 08831.

WHEREAS, pursuant to Article V of the Association's Declaration of Covenants, Conditions and Restrictions (the "Declaration"), the Association is obligated to maintain the facilities on the Common Property and to carry on the services instituted by the Declarant for the benefit of the Property and the Home Owners, at the Association's expense; and

WHEREAS, the Common Property includes a clubhouse facility, known as Towne Centre, and a restaurant located within Town Centre for the benefit of the Home Owners (the "Restaurant"); and

WHEREAS, numerous restaurant operators have failed to successfully operate a restaurant out of Town Centre and have, accordingly, ceased operations; and

WHEREAS, there is currently no restaurant open in Town Centre; and

WHEREAS, a restaurant committee made up of three members of the Association's Board of Trustees (the "Board"), the Association's Property Manager, and a Home Owner with over 30 years' experience as a former restaurant owner, was created by the Board to solicit and interview interested restaurant operators who expressed a desire in opening a restaurant in Town Centre; and

WHEREAS, the restaurant committee has made a strong recommendation to the Board to award a license to Café Chef 1, LLC, a New Jersey limited liability corporation DBA as "Bistro Cafes & Catering" to operate the Restaurant out of Town Centre for the benefit of the Home Owners; and

WHEREAS, pursuant to Article IV, section 2 of the Declaration, the annual assessments levied by the Association are to be used for, *inter alia*, all cost and expenses incidental to the operation and administration of the Association and its facilities and services; and

WHEREAS, the Board has the authority under Article IV, section 7 of the Declaration and Article VI, section 9 of the Association's By-Laws, to amend the budget and annual assessment at any time when the annual assessment proves to be insufficient; and

WHEREAS, Pursuant to Article V, sections 1 (k)(l) of the By-Laws, the Board has the further authority to make and enter into contracts and grant licenses; and

WHEREAS, the Board has determined, after due consideration and deliberation, that it is in the interest of the Association to enter into a license agreement with Bistro Cafés & Catering and to amend the budget and annual assessment to include a fee to be paid to Bistro Cafes & Catering to help finance the operation of the Restaurant for the benefit of the Home Owners; and

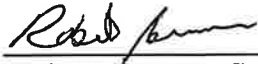
NOW, THEREFORE, BE IT RESOLVED THAT:

1. The Board is hereby authorized and directed to enter into a license agreement with Bistro Cafes & Catering to provide food and on-site catering services at the Restaurant upon such terms and conditions as are agreeable between the Board and Bistro Cafes & Catering.
2. The Board shall approve an amendment to the Association's annual budget to add as a line-item to the Fixed Expenses an amount equal to \$96,400.00, to be paid by each Home Owner in the amount of five dollars a month, commencing on August 1, 2026.
3. Failure of a Home Owner to pay the amended assessment shall be subject to all applicable late fees, interest, remedies, and rights available to the Association under the governing documents and applicable law.

Roll Call Vote

	<u>Yes</u>	<u>No</u>	<u>Abstain</u>	<u>Absent</u>
Tom Clark, President	✓			
Jay Respler, Vice President	✓			
Robert Brown, Secretary	✓			
Kathy DeDonno, Treasurer	✓			
Joe Atanasio, Trustee	✓			
Cathy Clarcken-Gleason, Trustee	✓			
Jeff Simonsen, Trustee	✓			

The Secretary of Whittingham Homeowners Association, Inc. certifies that the foregoing is a true copy of a Resolution approved on the day of June 25, 2026 by a roll call vote by the Board of Trustees at a regularly scheduled or special Board meeting held upon proper notice to each Board member; and the undersigned further certifies that the vote of each Trustee was as shown above.



Robert Brown, Secretary

STATE OF NEW JERSEY)

: ss.

COUNTY OF MIDDLESEX)

I CERTIFY that on the 26 day of June, 2026, Robert Brown personally came before me and this person acknowledged under oath, to my satisfaction, that: (a) this person is the Secretary of the Whittingham Homeowners Association, Inc., the corporation named in this document; (b) this document was signed and delivered by and on behalf of the corporation as its voluntary act duly authorized by a proper resolution of its Board of Trustees; (c) this person knows the proper seal of the corporation which was affixed to this document; and (d) this person signed this proof to attest to the truth of these facts.

Sworn to and subscribed before me
this 26 day of June, 2026.



Notary Public



Record and return to:
Buckalew Frizzell & Crevina LLP
55 Harristown Road, Suite 205 Glen Rock, NJ 07452
Attn: Eric Frizzell, Esq