



Abaris Real Estate Management, Inc.

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March 11, 2026

Dear Greencastle Manor Condominium No. 2 Homeowner:

In accordance with the documents which govern the Condominium, this letter will serve as official notification of the Annual Meeting which will be held virtually via ZOOM on Tuesday, April 28, 2026, at 7:00 PM. Members may participate in the virtual meeting by video conference or by phone using the following link or call instructions:

Link: <https://abarisrealty.zoom.us/j/5311631097?pwd=K1ZxczFXUjZlIdlWWjJUaGtFdUxOUT09>

Dial-in:

Phone: 301 715 8592

Meeting ID: 531 163 1097

The purpose of the Annual meeting will be to elect three (3) members to the Board of Directors of the Association. One position is for a one-year term that is currently vacant, one position is for a two-year term currently held by Frank Blundell and one position is for a three-year term currently held by Pearline Tyson. As of this writing, Frank Blundell and Pearline Tyson have confirmed that they are running for re-election to the Board. Nominations will also be accepted from the floor at the meeting.

A new law was recently passed in Maryland which requires Board elections, including the collection and counting of ballots and certification of results, to be conducted by independent parties who:

- Are not candidates in the election
- Do not have a conflict of interest regarding any candidate in the election
- Are not affiliated with the Management company or a current Board member
- An owner is an independent party if the owner meets the above requirements and does not electioneer for any candidate and is not subject to an objection by more than 25% of the eligible voting members

After careful consideration, the Board of Directors has decided to use the services of the ElectionBuddy online election platform to tabulate the votes. If we have your email address on file, you will be sent an email from ElectionBuddy in the coming days inviting you to cast your vote, which can be done from the comfort of your home. If not, you will receive a postcard in the mail providing voting instructions by phone or computer along with your personal access key that you must use for voting. Electronic voting is expected to open by Friday, March 20, 2026 or sooner and only one vote per household is permitted. If you have any election questions related to the new election platform after you receive your email invitation or postcard, please email ElectionBuddy Support directly at the email provided with the voting instructions.

All nominated candidates may receive votes by members present virtually or by directed proxy at the Meeting and by online votes using ElectionBuddy up until 11:59 pm on April 28, 2026. Any homeowner who does not wish to vote using the ElectionBuddy platform and wishes to vote by paper-directed proxy may use the proxy form enclosed with this notice and return it to ElectionBuddy by no later than 12:00 noon on April 28, 2026. The election results will be announced to the community via email blast as soon as the votes are counted, which is currently estimated to be by April 30, 2026. Electronic votes will count towards quorum, even if you are unable to attend the Annual Meeting.

PLEASE NOTE:

The Montgomery County Commission on Common Ownership Communities (CCOC) has launched an online training program for common ownership community board members. The CCOC developed this training to meet requirements of Bill 45-14, which was passed by the County Council on February 3, 2015. The measure was signed into law by the County Executive on February 11, 2015 and took effect January 1, 2016. Members of the board of directors of all common ownership communities in Montgomery County who are elected, re-elected or appointed to a term office on or after January 1, 2016 are required within 90 days to successfully complete the online training program, at <http://www2.montgomerycountymd.gov/CCOC-Training/> For additional information about the CCOC or the training program, call [240-777-3636](tel:240-777-3636) or visit www.montgomerycountymd.gov/ccoc.

A quorum of 25% of Owners is required by the Association's Bylaws to hold the Annual Meeting. Should a quorum not be reached, the procedure authorized by 11-109(c)(8) of the Maryland Condominium Act may be invoked to call an additional meeting. At his additional meeting, the Unit Owners present, in-person or by proxy (no matter how many or how few), will constitute a quorum. This Notice shall be considered notification to the Unit Owners that the additional meeting is scheduled for Tuesday, July 28, 2026, at 7:00 pm. The link and call-in instructions are the same as provided above. Thank you for your assistance in conducting the business of the Association. We look forward to your participation in the virtual Annual Meeting!

Sincerely,

A handwritten signature in black ink, appearing to read 'AMM', is written over a light blue horizontal line.

Andrew Moorman, CMCA
Community Manager

Enclosures

GREENCASTLE MANOR CONDOMINIUM NO. 2

Virtual Annual Meeting

Tuesday, April 28, 2026

7:00 P.M.

HELD VIA ZOOM

Link: <https://abarisrealty.zoom.us/j/5311631097?pwd=K1ZxczFXUjZlIdWWJlUaGtFdUxOUT09>

Dial-in:

Phone: 301 715 8592

Meeting ID: 531 163 1097

AGENDA

1. *Call to Order*
2. *Proof of Quorum*
3. *Proof of Notice of Meeting*
4. *Approval of the last Annual Meeting minutes (enclosed)*
5. *Reports of Officers*
7. *Election of three (3) Directors*
 - a. *Nominations from the floor*
 - b. *Statements from candidates*
 - c. *Voting*
 - d. *Results of Election – announced after April 28, 2026*
7. *Unfinished business*
8. *New business*
9. *Adjournment*

**GREENCASTLE MANOR NO. 2 CONDOMINIUM
ANNUAL MEETING
APRIL 28, 2026
PROXY**

I/We, the undersigned hereby appoint _____ as Proxy and hereby authorize him or her to represent and to vote for the purposes described below, all votes appurtenant to Address(s) _____ of the Greencastle Manor No. 2 Condominium respectively, at the virtual meeting of the Condominium Association to be held on April 28, 2026, at 7:00 P.M., or any adjournment thereof. In the event that a quorum is not reached on April 28, 2026, this proxy shall be valid for the subsequent Annual Meeting. This Proxy shall be exercisable for the purpose of: (1) Establishing a Quorum; (2) Voting for the Board of Directors as designated below, and (3) any other issue properly before the membership at the meeting.

ACKNOWLEDGEMENT: I/We hereby acknowledge that I/We own _____ of the Greencastle Manor No. 2 Condominium and have executed the foregoing Proxy by virtue of such ownership in accordance with the provisions of the By-Laws of the Condominium Association.

Homeowner Signature

Date

GREENCASTLE MANOR NO. 2 CONDOMINIUM
ABSENTEE BALLOT
ANNUAL MEETING OF THE CONDOMINIUM ASSOCIATION
APRIL 28, 2026

Nominations will also be taken from the floor at the meeting. You may write-in the name of an owner who you wish to elect however please note that this person must be in good standing and nominated from the floor at the meeting and must be present at the meeting to accept the nomination in order for your vote to be counted for that candidate.

ABSENTEE BALLOT FORM

Vote for three (3) candidates below by placing an "X" in the boxes opposite the candidate's name. Write in nominations will be recognized and announced from the floor at the Annual Meeting. Persons nominated from the floor must be in good standing and present at the meeting to accept the nomination in order for them to be considered for election.

VOTE FOR NO MORE THAN THREE (3) CANDIDATES

[] Frank Blundell

[] Pearline Tyson

[] _____
Write-In

Greencastle Manor No. 2 Condominium

Board of Directors Meeting

October 28, 2025

Meeting Minutes

- Meeting called to order at 7:04 pm
- Last meeting minutes approved.
- Homeowner comments about the budget
- Board approved 2026 budget
- Abaris will get a quote from BGE on LED lights
- FSC 2026 Landscape and snow removal contract approved
- Priority A S& P quote approved
- Subsequent annual meeting began at 7:14 pm
- Board member Subrata and Alejandra have resigned.
- Open floor to 3 board positions
- Last year's annual meeting minutes were approved
- Delroy re-elected to the board, currently 2 open spots available.
- Meeting adjourned at 7:24 pm