

Subject: Request for Agenda Items for 2005-09-08 Members Meeting
Source: Frank Farance, tenant
Date: 2005-08-29

NOTE: It may be helpful for someone from the engineering firms to answer questions in item #2 below.

1. Report from IHTA Board and Q&A (from members) on specific requests for interpretations of the IHTA By-Laws (see correspondence from Frank Farance to IHTA Board on 2005-08-19).

2. Report from IHTA Board and Q&A (from members) on Engineering Report to answer questions on:
 - Who participated in the selection of the engineering firm? How was the decision made?
 - What was the work order? How was this decided?
 - Why were there no assessments on the current state of the electrical, plumbing, heating/cooling, and structural aspects of the building?
 - Why were there no determinations of what the *current* needs are for Island House with regard to electrical, plumbing, heating/cooling, and structure?
 - In what way does the engineering report help the negotiations?
 - How will the deficiencies in the report be improved?

3. Selection of the officer of Secretary among the existing directors.

4. Selection of an election procedures for discussion, debate, and approval. (Note: The election procedures below represent a refinement of the first draft of election procedures distributed with the petition.)
 - **Timing:** Call for elections with the following timetable:
 - A 14-day period of September 8 to September 22 for receiving nominations.
 - On September 24, announce the candidates.
 - On September 29-30, have election open between noon and 9PM each day.
 - On the evening of September 30 after the voting closes, count the tally of ballots and absentee ballots.

 - **Submission:** Candidates will be nominated according to By-Laws Article 3, section 4, paragraph (b). Nominations and acceptance will be delivered to the IHTA lock box at the Island House door station.

 - **Proofs of Identity:** The leaseholder's name must be on the Blackwell Management records, which may include a written affirmation from Blackwell Management. The leaseholder must present photo ID.

- **Absentee Ballots:** Members may permit proxies to vote for them, as per By-Laws Article 2, Section 10. Absentee ballots may be requested from the IHTA Secretary up through September 22. Absentee ballots will receive notification of the candidates on September 24-27. Absentee ballots are to be received no later than noon September 30. Absentee ballots may choose their method of notification of candidates (web, phone, fax). Absentee ballots may choose their method of delivering votes: postal, overnight delivery, messenger, fax, E-mail (no phone).
- **Election Monitoring Plan:** The ballot box will be sealed on 2005-09-29 11:30, just prior to the start of the voting. For the evening of 2005-09-29, the ballot box will be kept at Public Safety with signatures on the seals. At least 2 non-Island House RIRA members will verify identity and receive ballots from members; possibly, RIRA members may help with other election tasks, as necessary.
- **Voting Method:** For the N directors positions that are open, the top N candidates (as measured by votes) will be elected. Each member can vote for up to N candidates on the ballot. Ballots with more than N candidates selected will be rejected.
- **Candidates' Nights:** At least 2 candidates nights will be held: on the weekend of 2005-09-17 (presumptive candidates) and 2005-09-24 (actual candidates).
- **Statements:** Candidates' statements of up to 300 words and (optional) photo will be distributed to tenants at least 2 days prior to the election.