
Why Outsource?

➤ *We do it all*

- You give us the names and addresses of your owners of record/shareholders and we do the rest

➤ *We are a neutral 3rd party*

- Gives you additional credibility with owners/shareholders
- Ensures a fair, well-run election

➤ *We are experts*

- This is our core business
- Lets you focus on what you do best

➤ *We defend all challenges*

- To the courts or government agencies

Thinking of Internet Voting for your next Annual Meeting?

Have you had problems achieving a quorum?

Have you ever run a vote requiring a 2/3 positive result and cannot even achieve a 50% turnout?

WE CAN HELP.....WE HAVE HELPED HUNDREDS OF COOPERATIVES, CONDOMINIUMS AND HOMEOWNER ASSOCIATIONS FOR THE PAST TWENTY FIVE YEARS.

PLEASE VISIT OUR WEBSITE:

www.voteess.com

info@voteess.com

Our brochure appears on the opening page

We offer a "Free Election Analysis"

For Housing online!

All *Election Services Solutions* elections, regardless of the method or voting mode, are auditable, certified and defensible in the event of a challenge. Our expert staff ensures a fair, well-run election that is in complete compliance with all applicable guidelines.

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The logo for Election Services Solutions (ESS) features the letters 'ESS' in a bold, stylized font. The 'E' and 'S' are connected, and the second 'S' is slightly larger. The letters are black with a white outline.

Election Services Solutions

**FOR MORE THAN 25 YEARS,
OUR EXPERIENCED STAFF
HAS BEEN THE LEADING
PROVIDER OF ELECTIONS
AND RELATED SERVICES
FOR HOUSING AND
HOMEOWNERS
ASSOCIATIONS.**

**ESS IS THE TRUSTED NAME
IN THE FIELD AND HAS
HANDLED APARTMENT
LOTTERIES FOR NEW YORK
STATE SECTION 8 HOUSING
AND MITCHELL LAMA
HOUSING INCLUDING
"GOING PRIVATE" VOTES
FOR COOPERATIVES**

Who is ESS?

Election Services Solutions (ESS) provides complete election and member management solutions for Housing Associations and Government Housing Authorities.. Our experienced staff has managed thousands of elections across the country and around the world. A partial client list includes:

- **Section 8 Selection (by lottery) for the New York State Housing Authority**
- **Mitchell Lama Selection (by lottery) for Housing groups such as Trump Village 3, Riverview Housing, Bayridge Air Rights and Southbridge Towers just to name a few**
- **Board of Directors/Board of Manager elections for:**
 - Lindsay Park Housing
 - Mutual Redevelopment Housing
 - Amalgamated Warbasse Housing
 - Terrace Gardens
 - Park City 3 and 4

We prepare and mail Notices of Election proxy packages; attend the Annual Meeting, Register Shareholders/unit owners, tabulate and certify the results

Our Process

There is a growing need for third party impartial conduct of private and public sector housing associations.

ESS, the global election provider, is recognized worldwide as the leader in technology as well as election expertise.

Prior to any election, all applicable rules and procedures are reviewed by our Election Administrator and staff, and a meeting is arranged with the client to ensure that all participants are advised of their rights throughout the process.

Supervision

ESS will administer any election, removal vote, by-law amendment vote, or amendment to the Certificate of Incorporation at the request of an authorized party.. *ESS* will perform this function through its officers, agents or representatives designated by the Election Administrator.

Housing Election Services

The ESS Team has been conducting elections for Homeowner/Co-op and Condominium associations for more than twenty five years. At ESS, we understand the sensitivity of your project, and the need to present a flawless experience to your owners. ESS is the independent and impartial third party you can trust to manage your election, and provide you with the tools essential to strong leadership and good governance. We have conducted elections at properties with fewer than 200 units, and with more than 10,000!

ESS provides complete management of your election project, from initial design of voting materials through tabulation. We support in-person, paper mail, internet and telephone voting using ballots or proxies. Signature verification, percentage interest and weighted (including cumulative), or straight share voting are standard. No activity proceeds unless there is a quorum present. Interim results are available immediately and certified results normally follow within a few days.

Every ESS project begins with a formal review of the bylaws to ensure total compliance. We prepare a formal project plan and timeline. An experienced Election Administrator manages every facet of your project, while keeping you fully informed every step of the way. If appropriate, ESS can provide telephone or email support to any property owner with procedural questions. ESS projects enhance the image and professionalism of the client organization, help manage property-owner expectations, and provide our clients peace of mind every step of the way.

Election security is an absolute priority for ESS. We have seen emotions run high in many projects. Our focus on the security and confidentiality of election information diffuses most concerns, and creates a broad consensus that the project is being conducted correctly and impartially. Teller Committees regularly observe our processing and tabulation activities.

Now more than every, it is important to assure the shareholders/owners that their vote is confidential.

Review

The organization must present the Election Administrator with past practices and by-laws and any other documents that pertain to the election or service being contracted, prior to the issuance of a contract from ESS. *ESS works closely with the Legal Counsel and Management Company insuring a flawless election.*

Customer Support

An election is an important and sensitive membership communications campaign. Any shortcoming during the project is magnified and can reflect adversely on the organization and its management. Successful elections require disciplined project management, operational excellence, and a commitment to total customer satisfaction.

Our Voting Assistance Team provides telephone and email help desk support to any voter who might experience procedural difficulties. ESS projects enhance the image of professionalism of the client organization, help cultivate stronger relationships with the shareholders/unit owners and provide our clients peace of mind knowing that they can stick to their day to day workload without worrying about the yearly Annual Meeting and Election.

Election Rules

ESS shall set the rules (based upon interpretation of by-laws and past practices) and will be responsible for the administration of the election. Neither *ESS* or any election arbitrator shall be liable to any individual or party for any act or omission in connection with any election or ratification conducted under the rules agreed to by all parties.