



**SUPERIOR COURT OF NEW JERSEY**

**REPORT AND AWARD OF ARBITRATOR(S)**

ARBITRATION TYPE (Check One)

- COMMERCIAL
- LEMON LAW

CEDAR GROVE CONDOM. ASSOC.

PLAINTIFF

V.

BENNETT, et ux

DEFENDANT

CIVIL ACTION

COUNTY: Atlantic

DOCKET NO: ATL--L-1745-20

DATE: 06/17/2021

The undersigned arbitrator(s) make(s) the following award(s) for the reasons set forth:

Def. Arnold Bennett was the self-appointed President and a unit owner of one the PI's 12 unit condominium units and association in Margaret, NJ from about 1997 and continued in that role until about 2020. It is alleged that during that time, he held no elections; no board meetings; issued no financial statements; collected an unauthorized salary; failed to pay dues from & assessments for his unit; misappropriated insurance claims payment checks; collected an overpayment of insurance premiums due; and assessed unit owners for repairs that were incomplete or never done. In 2018 he transferred his interest in this unit to his wife, the co-defendant.

Def. has submitted copies of alleged receipts and vouchers for some work which were not reliable and has not submitted an accounting for the six years prior to filing the Complaint (prior 6-years would be barred by the St. of Limitations).

Finding: Def. Arnold Bennett misappropriated condominium funds, overcharged the Association and defrauded the Pl. in the amount of \$378,052.00

Defense presented  yes  no

	PREVAILING PARTY	AMOUNT OF AWARD	RESPONSIBLE PARTY
DEF	Arnold Bennett		Arnold Bennett
DEF	Angela Bennett		
DEF			
PL	Cedar Grove Condominium Assoc.	378,052.43	
PL			

**ARBITRATOR(S):** Please sign below

s/Christopher Curtis s/ Thomas J. Scattergood

Signature

Parties desiring to reject this award and obtain a trial *de novo* must file with the division manager a trial *de novo* request together with a \$200 fee within thirty (30) days of today. Parties requesting a trial *de novo* may be subject to payment of counsel fees and costs as provided by R.4:21A-6(c). Note that unless otherwise expressly indicated, this award will be filed today.

Counsel and *pro se* litigants acknowledge receipt of this award by signing below.

s/Raymond Went (signed with consent)

Signature

s/Vincentg Capizola (signed with consent)

Signature

s/

Signature

s/

Signature

s/

Signature