

In Attendance were Oak's Board members Siubhan Fallon, Renee Strazza, Andrew Taylor and Virginia Trinque plus 2 unit owners with 1 proxy (son of an owner holding his proxy).

The meeting began promptly at 7:00PM, Siubhan Fallon chairing. The following topics were covered in such order:

- A. Roll Call – Check in list attached.
- B. Proof of Notice of Meeting was presented.
- C. Reading of Minutes from the 2013 meeting were waived. Virginia Trinque (3003 H) made the motion, Renee Strazza (6003H) seconded and it was carried unanimously.
- D. Reports of Officers and Directors. Developments since the Sterling Woods annual meeting were reported on, using the "Sterling Woods II 2013 List of Accomplishments". Most discussion was deferred to item G.
- E. Establish Term of Membership of the Executive Board – It was established that, having been elected initially for three year terms, Siubhan Fallon and Renee Strazza had two years remaining to serve, Andrew Taylor had one year remaining to serve while Virginia Trinque's term was due at the meeting. Additionally there was one vacant position. State Law now requires that one third of director's positions be up for re-election each year which was therefore satisfied there being two positions up for election.
- F. Election of Inspector of Election and Election of Directors – Virginia Trinque was the only nomination for election to two available Director positions and so with unanimous agreement was appointed without the need for an actual ballot. One further Director position remains available. The Board intends to assign the roles of officers for the coming year as President – Siubhan Fallon, Vice President – Renee Strazza, Treasurer– Siubhan Fallon, Directors – Virginia Trinque and Andrew Taylor. It was noted that, while remaining a unit owner, Andrew Taylor the prior President is no longer resident in Sterling Woods so Siubhan Fallon assumed the President role in December 2013. Siubhan Fallon expressed the wish to find another Oaks resident prepared to assume either the President or the Treasurer role in the near future so that she does not wish to cover both roles long term.
- G. Other Business and/or Concerns of Unit Owners:-
 - Road/pavement. The main concern of all of the Oak's residents (as last year and the previous year) was that the road itself is in very poor shape. The point was made that Heartwood Lane was the oldest residential road in Sterling Woods 2 and, unit owners feel, in the worst condition. It is detrimental to the overall village appearance and felt to be in immediate need of re-surfacing as it was noted that continued repairs are not cost effective.
 - It was hoped the Landscaping Committee could revisit some additional plantings around the island to replace those lost in recent years. Again it was confirmed that the pine tree planted in the middle is not much liked by the Oaks residents who preferred the open center of the Island as before.
 - Virginia Trinque confirmed that she will be arranging a Dryer Vent Cleaning Day in the Spring for those residents who wish to participate.

At approximately 7-30pm a motion to adjourn was made by Andrew Taylor (2002 H), seconded by Renee Strazza (6003 H) and unanimously agreed.

SF

NAME

UNIT #
HEARTWOOD LN

ANDREW TAYLOR

2002

Siubhan Fallon

2006

Renee Shazzu

6003

VIRGINIA TRINQUE

3003

JULIANNE JOYAL

5005

Sherry Kotler

5004

MICHAEL TOMASELLI

4005

The Oaks at Sterling Woods

PROXY

The undersigned Owner of Unit Number(s) 4005 HEARTWOOD of The Oaks at Sterling Woods of Danbury, CT hereby makes, constitutes and appoints...

Insert the name of the person you are assigning this proxy to:

MICHAEL TOMASELLI

OR

Check off only one line below to choose a board member you would like to assign this proxy to:

Board President: _____

Vice President: _____

Treasurer: _____

Secretary: _____

SON

...as my agent, attorney and proxy to attend and represent me at the meeting of the unit owners of The Oaks at Sterling Woods on February 25, 2014 and at all adjournments thereof, and for the undersigned to vote for such action as may come before the meeting, said voting by agent, attorney and proxy to be according to the voting power the undersigned would be entitled to cast if personally present, hereby ratifying and confirming all that my said agent, attorney and proxy shall do in the premises, and if there is more than one signature in this proxy relating to the undersigned shall include the plural.

Date:

2-28-14

Signed:

Joseph Tomaselli

Unit Number(s):

4005 HEARTWOOD

Printed Name:

JOSEPH TOMASELLI

If you are unable to attend the meeting, please complete the enclosed proxy and mail or fax it to REI Property Management to Kim Murray's attention (fax # 203-744-2758), give it to another homeowner who will be attending or give it to a Board Member who will be attending. The mailing address for REI is Sterling Woods Master Association, c/o REI Property Management, The Platinum Club, 115-117 Silversmith Drive, Danbury, CT 06811.