

**STERLING WOODS II – MAPLES VILLAGE UNIT OWNER’S ANNUAL MEETING  
NOVEMBER 2,2023**

**Meeting was held in person:** Attendees were Diane Pessolano, Kathy Grosse, Valerie Dawson, Mary Beth Day Byrnes, Eileen Williams, Stephen Consiglio, Donna Fujitani and Karen/Heather Dolan. The proxies received were from Lee Dimitriou, Linda Molinaro and Richard Martucci.

**CALL TO ORDER:** The meeting was called to order by Village President, Valerie Dawson at 7:00 PM.

**BOARD MEMBERS PRESENT:** Diane Pessolano (Treasurer), Kathy Grosse (Secretary) and Valerie Dawson (President).

**PROOF OF NOTICE OF MEETING:** Sent October 5th, 2022 and was confirmed by all present.

**RATIFICATION OF MINUTES:** The minutes from the last homeowners’ meeting on November 17, 2022 were read. Valerie Dawson made a motion to approve the minutes. Kathy Grosse second the motion. All in favor approved the minutes for filing.

**REPORTS OF OFFICERS:**

Valerie reported on the Hearing Committee in Lee Dimitriou (Vice President, Maples Village Representative to the Homeowner’s Association Hearing Committee) absence and stated the Committee had met several times over the past year and provided their recommendations to the Master Board.

Diane Pessolano, Maples Village Representative to the Treasurers’ Committee, reported that the Treasurers’ Committee met several times to prepare their 2024 budget recommendations which will be provided at the Master Board Meeting. There is an ongoing concern for the recent increase in SWII association insurance cost and the required changes for all homeowners. Presentation of the 2024 budget to all unit homeowners for discussion and final approval will take place at the SWII Unit Owners’ Annual Meeting on December 6, 2023. As of this writing, the SWII Unit Owner’s Annual meeting will be held in person. Attendees will also have the option to participate via teleconference line.

Kathy Grosse, Maples Village Representative to the Landscaping Committee, reported the committee committed that no new trees will be planted until further notice. The “pines” project has gone back to the Master Board for decision making. SWII contracted with Gonzalez Landscaping for the first time in the 2023 season. There have been some concerns and the landscaping committee is advocating for SWII best interest. It also has been brought to the landscaping committee’s attention that there are pine trees close to the end units (specifically 4001 Hancock was used as an example) and there has been squirrel infestation this year as well as previous years. These pines are overgrown and provide a direct route to squirrels making a home in the attics.

Kathy Grosse, Maples Village Representative to the Gym Committee, reported that the gym has been renovated. There are several new state of the art machines and new weights with a wide range of pounds added to the gym. There were two sessions open to the SWII committee where a professional

reviewed all the new machines. There are QR codes in the manual that is in the gym and the same QR codes were provided in the September 2023 newsletter.

**ELECTION OF INSPECTOR OF ELECTIONS:** None.

**ELECTION OF DIRECTORS AND MASTER BOARD REPRESENTATIVE:**

Valerie Dawson, who has been serving as President of the Maples Village was nominated for re-election by Kathy Grosse. With no additional nominations, Valerie Dawson was unanimously approved and will continue as President of the Maples Village and also the Maples Village representative to the Master Board.

Kathy Grosse, unit owner on Hancock Drive was nominated by Valerie Dawson to serve as Vice President of the Maples Village. With no additional nominations, Kathy Grosse was unanimously approved. Kathy Grosse will also continue to serve on the Landscape Committee when the group commences in spring 2024. Kathy Grosse will serve as the Maples Village Representative to the Hearing Committee. Kathy Grosse will also continue her duties as Secretary for the Maples Village.

Diane Pessolano, who has been serving as Treasurer of the Maples Village was officially nominated for re-election by Valerie Dawson. With no additional nominations, Diane Pessolano was unanimously approved and will also serve as the Maples Village Representative to the Treasurer's Committee.

Stephen Consiglio, has accepted the opportunity to be Treasurer Assistant of the Maples Village. This position will call on Stephen to fill in when Diane is unable to.

It is encouraged that all homeowners consider volunteering their time and talent to serve on the Maples Village Board or any of the various committees essential to support the quality lifestyle homeowners enjoy in SWII. For information please contact any Board member or call Kim at the REI office.

**FINISHED BUSINESS:** Gym renovation completed. Power washing and roof replacement in Maples Village also completed.

**UNFINISHED BUSINESS:** Concern remains for massive pine tree removal. Also, the concern of them not being replaced with another type of tree or bush.

**NEW BUSINESS:**

D. Fujitani suggested that light fixtures on the outside of units need painting OR to be replaced with something that is open in order to provide unit owners with ease when changing light bulbs. Valerie Dawson explained that there is a maintenance committee that homeowners can join to help navigate any outside maintenance needs including light fixtures. Their first line of contact should be Kim, the REI property manager with these requests.

Homeowners are concerned that renters will not be held to the same standards as owners. Specifically, when it comes to the upcoming changes (steel braided hoses and water shut off detector on hot water heater) and landlords being more accountable for their renter's on following SWII rules and regulations.

Homeowners are requesting more overflow parking. Homeowners feel what is currently available in the Maples Village is inadequate. It was proposed that additional overflow be added to visitor spots on specific streets.

Attendees suggested that that in 2024, two social gatherings for Maples Village residents be held at the clubhouse or pool. Getting to know neighbors and welcoming new people to the village. Donna Fujitani and Kathy Grosse will take the lead in coordinating and forming a committee to put this to action.

MaryBeth would like to become a part of the Landscaping Committee. She will email Kim and ask to be added to the 2024 season.

**ADJOURNMENT:** Kathy Grosse made a motion to adjourn the meeting at 9:07 PM. Valerie Dawson second the motion. All in favor. The Maples Meeting was adjourned at 9:07 PM.

Respectfully submitted,

Kathy Grosse, Vice President