

**Sterling Woods II – The Elms Village
Minutes of the Annual Meeting
October 17, 2023**

The meeting was called to order by Village President, Maureen Dunkerton, at 7:00 p.m.

Board Members Present:

Maureen Dunkerton: President
Lisa Silva: Vice President
Maureen Edwards: Treasurer
Rachel Jones: Director
Rose Paonessa: Director

Sign In:

There were seven-unit owners present. Three proxies were received.

Reading of Minutes from Last Year:

A motion was made to approve the minutes of the October 11, 2022 meeting and to waive the reading of the minutes.

Reports of Officers:

President's report: Maureen Dunkerton explained the purpose of the village meeting:
~ to elect the seats of Directors and Treasurer
~ to elect the Elms representative for the Master Board
~ to provide owners an opportunity to voice appreciation, concerns and suggestions

The Master Board continues to meet in person and teleconference every 3rd Wednesday of each month at 7:30 p.m. Roofs, power washing and deck staining continues throughout the community. Some stoops are being replaced within the community at the present time. Eventually, all stoops will be replaced. The pool was able to stay open until mid-September due to the warm weather. The Master Board discontinued the "no pruning policy," shrubs are part of the association's maintenance program. We want a uniform appearance of all shrubs. The tree project is still being discussed and no start date has been set. The Gym has installed new pieces of equipment, new TV's and has been painted. SW11 has received \$5,000 from Association Nation to purchase furniture for the clubhouse porch.

Vice President report: Lisa Silva reported that the hearing committee had met concerning one hearing which was a parking violation.

Treasurer report: Maureen Edwards reported that the treasurer committee has been meeting and discussing the annual budget. Their recommendations will be presented to the board.

The committee will be recommending an increase in our insurance rates.

Reports from Committees:

Landscape: Meets every two weeks with vendors from March- November. Dead shrubs were removed and replaced from the community.

Maintenance: Yearly inspections of the community continue to take place.

Elections of President and Vice President:

Maureen Dunkerton and Lisa Silva were both re-elected for the positions of President and Vice President to the Elms Board.

Maureen Dunkerton was nominated and unanimously approved to represent the Elms on the master board.

Rachel Jones, Maureen Edwards and Rose Paonessa all agreed to stay on in their present positions.

Unfinished Business:

None at the present time.

New Business:

Items discussed ~ A meeting will be held on October 26,2023 for all owners concerning the new insurance policies and requirements for each owner. A representative from the insurance company will give a presentation.

Concerns:

~ A unit owner expressed concern that some sidewalks seem to be uneven.

A motion to adjourn was made and second and approved at 7:41 pm.