

Sterling Woods II – The Elms Village  
Minutes of the Annual Meeting  
October 11, 2022

The meeting was called to order by Village President Maureen Dunkerton at 6:30 pm.

**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 13, 2021, 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

Maureen stated that the Master Board continues to meet in person and virtually every 3<sup>rd</sup> Wednesday of each month at 7:00p.m. Roofs, power

washing and deck staining continues throughout the community. The pool was able to stay open until mid September. The board did change one of the pool rules which now allows food at the pool.

Vice President report: Lisa Silva reported that the hearing committee had met concerning two different hearings. One being a parking violation, and the other being issues caused by the heat being turned off in the unit by the homeowner causing water damage in that unit along with the neighbor's unit.

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. Replacing decks will be discussed in the future, presently the decks are in good condition.

### **Reports from Committees:**

Landscape: Maureen Dunkerton reported the committee meets every two weeks with our vendors. Dead shrubs were removed and replaced. Irrigation and reseeding of the lawns has been done.

Maintenance: Maureen Edwards reported that concrete and caulking work has been done. Several stoops have been replaced on Townhouses in the community.

### **Elections of the inspectors of Elections:**

Maureen discussed that there was no need to vote being there was no contested positions on the Master Board.

### **Elections of Treasurer, Directors, and Master Board Representative:**

A motion was made and passed to re-elect Maureen Edwards as Treasurer of the Elms.

Motions were made and passed to re-elect Rachel Jones and Rose Paonessa as Directors of the Elms.

Maureen Dunkerton was nominated and unanimously approved to represent the Elms on the Master Board.

**Old Business:**

None at the present time.

**New Business:**

None at the present time.

A motion to adjourn was made and second and approved at 6:54 pm.