

Sterling Woods II - The Elms Village
Minutes of the Annual Meeting
October 13, 2021

The virtual meeting was called to order by Village President Maureen Dunkerton at 6:30 p.m.. There was one unit owner present and four proxies.

Board Members Present:

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

Board Member absent:

Rose Paonessa: Director

Sign In:

An email was sent to all Elms unit owners on Sept. 17, 2021 announcing the meeting.

Ratification of minutes from last year:

Minutes from 2020 were approved and waived to read.

Reports from Officers and Directors:

Maureen Dunkerton explained the purpose of the village annual meeting:

- ~ to elect the seats of President and Vice President.
- ~ 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 virtually every 3rd Wednesday of each month at 7:00 p.m.. The clubhouse and gym remains closed at this time.

SWII continues to be financially sound. Unit owners are not hit with assessments for projects like our new roofs, power washing and staining of decks, benches in our community and the new playground.

The pool was able to remain open until the first weekend in October.

Vice President report: Lisa Silva had nothing to report.

Treasurer report: Maureen Edwards stated SWII is financially good. The roofing project will continue, decks are in good shape and don't need to be replaced. When bats need to be removed from a unit it is costly. The committee is meeting to develop the annual budget report.

Reports from Committees:

Landscape ~ Maureen Dunkerton reported the committee meets every two weeks with our vendors. Some shrubs and plants are being removed and replaced. Reseeding will be done in the front and back of all units.

Maintenance ~ Maureen Edwards reported that concrete and caulking work is being done. Three stoops in the complex need to be replaced.

Election of the inspectors of Elections:

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

Election of Directors & Master Board Representative:

A motion was made and passed to approve that the 2021 Village Board remain the same for 2022.

A motion was made and passed that Maureen Dunkerton be re-elected to represent the Elms on the Master Board.

Old Business: none

New Business:

~ Air scrubbers were installed in the clubhouse to remove contaminants in the air and on surfaces.

~ The clubhouse, including the gym, is ready to open when our attorney advises us that it is safe to open.

~ New signs are being made for around the community

* Sterling Woods sign at the entrance

* Silversmith Road sign in front of clubhouse

* Visitors only parking signs for all visitor parking spots

~ Drainage will be installed behind the 1400 building.

~ A where to walk your dog committee has been formed.

Comments/ Concerns:

The idea of a dog park in the community was brought up.

Adjournment:

A motion was made and passed to adjourn the meeting at 6:58p.m..