

**STERLING WOODS II – MAPLES VILLAGE UNIT OWNER’S ANNUAL MEETING  
NOVEMBER 18, 2021**

**CALL IN PROCEDURE:** Due to continuing COVID-19 pandemic restrictions at the time of the meeting, an in person meeting was not able to take place at the clubhouse but was held via teleconference. A teleconference ID was provided in the meeting notification sent by REI Property Management, giving all “attendees” an opportunity to join the meeting, ask questions or make comments. The call-in process commenced at 7:00 PM. Attendees were Diane Pessolano, Kathy Grosse, Lee Dimitriou, Valerie Dawson and Kim Murray, (REI), providing access for callers into the meeting. There were no additional attendees. There was one proxy received from Eric Obert, unit owner on Revere Road.

**CALL TO ORDER:** The meeting was called to order by Village President, Valerie Dawson at 7:05 PM.

**BOARD MEMBERS PRESENT:** Lee Dimitriou (Vice President), Diane Pessolano (Interim Treasurer) and Valerie Dawson (President).

**PROOF OF NOTICE OF MEETING:** Sent October 21, 2021 and was confirmed by all present.

**RATIFICATION OF MINUTES:** The minutes from the last homeowners’ meeting on November 20, 2020 were read. Lee Dimitriou made a motion to approve the minutes. Valerie Dawson seconded the motion. All in favor approved the minutes for filing.

**REPORTS OF OFFICERS:** Lee Dimitriou, Maples Village Representative to the Homeowner’s Association Hearing Committee stated the Committee had met several times over the past year and provided their recommendations to the Master Board. Diane Pessolano, Interim Village Representative to the Treasurers’ Committee, reported that the Treasurers’ Committee met several times to prepare their 2022 budget recommendations which were provided at the Master Board Meeting on Wednesday, November 17, 2021. Presentation of the 2022 budget to all unit homeowners for discussion and final approval will take place at the SWII Unit Owners’ Annual Meeting on December 8, 2021. As of this writing, the SWII Unit Owner’s Annual meeting will be via teleconference. REI will update the SWII community when in person meetings at the clubhouse can resume.

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

**ELECTION OF DIRECTORS AND MASTER BOARD REPRESENTATIVE:** Diane Pessolano, unit owner on Revere Road, who was serving as interim Treasurer of the Maples Village after the previous Treasurer, Ruth Hallas, moved out of state, was officially nominated by Valerie Dawson to be Treasurer of the Maples Board. With no additional nominations, Diane Pessolano was unanimously approved and will also serve as the Maples Village Representative to the Treasurer’s Committee. Kathy Grosse, unit owner on Hancock Drive was nominated by Valerie Dawson to serve as Secretary of the Maples Village. With no additional nominations, Kathy Grosse was unanimously approved and will commence the writing of meeting minutes at the annual Maples Village Meeting in 2022. Lee Dimitriou, who has been serving as Vice President of the Maples Village was nominated for re-election by Valerie Dawson. With no additional nominations, Lee Dimitriou was unanimously approved and will continue as Vice President and serve as the Maples Village Representative to the Hearing Committee. Lee Dimitriou nominated Valerie Dawson for re-election as President of the Maples Village. With no additional nominations, Valerie Dawson was unanimously approved and by unanimous vote will also continue as the Maples

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Village Representative on the Master Board. It is requested 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/UNFINISHED BUSINESS:** Finished business was achieved with “outdoor” amenities, such as the opening of the pool this summer (COVID-19 restrictions applicable) and (upon the installation of the new SWII Playground), opening the playground to all homeowners, as well. Throughout the year from March 2020 and current with the writing of these meeting minutes, homeowners continue to express concern over restrictions regarding the “indoor” amenities such as the clubhouse and gym due to the COVID pandemic. Adherence decisions and liability information as relates to governing homeowner associations comes from the CAI (Community Association Institute), in conjunction with SWII legal counsel, liability insurance carriers and the SWII Master Board. On behalf of the Master Board, REI has previously sent out a notification during the start of COVID to all homeowners in the SWII community offering/requesting homeowners to reply directly to CAI in support of them advocating for public policies that affect all common interest communities and regulations. The Master Board will continue to keep current with the aforementioned resources and notify the SWII community of further changes.

**NEW BUSINESS:** None.

**ADJOURNMENT:** Diane Pessolano made a motion to adjourn the meeting at 7:38 PM. Kathy Grosse seconded the motion. All in favor. The Maples Meeting was adjourned at 7:38 PM.

Respectfully submitted,

Valerie Dawson, President