

**STERLING WOODS II – MAPLES VILLAGE UNIT OWNER’S ANNUAL MEETING  
NOVEMBER 17, 2022**

**CALL IN PROCEDURE:** 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, and Valerie Dawson. There were no additional attendees. Per Kim of REI, three proxies were received; Eric Obert, unit owner of Revere Road, Richard Martucci, unit owner on Revere Road and Marcia Folderauer, unit owner on Hancock Drive.

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

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

**PROOF OF NOTICE OF MEETING:** Sent October 18, 2022 and was confirmed by all present.

**RATIFICATION OF MINUTES:** The minutes from the last homeowners’ meeting on November 18, 2021 were read. Valerie Dawson made a motion to approve the minutes. Dimitriou 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, Maples Village Representative to the Treasurers’ Committee, reported that the Treasurers’ Committee met several times to prepare their 2023 budget recommendations which were provided at the Master Board Meeting on 11/16/2022. Presentation of the 2023 budget to all unit homeowners for discussion and final approval will take place at the SWII Unit Owners’ Annual Meeting on December 7, 2022. As of this writing, the SWII Unit Owner’s Annual meeting will be held in person. Attendees can also choose to participate via teleconference line.

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

**ELECTION OF DIRECTORS AND MASTER BOARD REPRESENTATIVE:** Diane Pessolano, who has been serving as Treasurer of the Maples Village was 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. Kathy Grosse, unit owner on Hancock Drive was nominated by Lee Dimitriou to serve as Secretary of the Maples Village. With no additional nominations, Kathy Grosse was unanimously approved. Kathy Grosse will also serve on the Landscape Committee when the group commences in spring 2023. 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 indoor and outdoor amenities like the pool/playground/gym and clubhouse becoming available for residents use.

**New business:** Concern for tree removal in the future.

**ADJOURNMENT:** Kathy Grosse made a motion to adjourn the meeting at 8:06 PM. Lee Dimitriou seconded the motion. All in favor. The Maples Meeting was adjourned at 8:06 PM.

Respectfully submitted,

Kathy Grosse, Secretary