

In Attendance were Oak's Board members Andrew Taylor, Renee Strazza, Siubhan Fallon and Virginia Trinque plus 8 unit owners with 2 additional proxies (one held by the board and one by Don Ferguson).

The meeting began promptly at 7:00PM, Andrew Taylor chairing. The following topics were covered in such order:

- A. Roll Call – Check in list attached.
- B. Proof of Notice of Meeting was presented.
- C. Reading of Minutes from the 2012 meeting were waived. Lillian Walsh (5003 H) made the motion, Rose Carino (5001H) seconded and it was carried unanimously.
- D. Reports of Officers and Directors. Developments since the Sterling Woods annual meeting were reported on, the snow totals and wind damage being the main items. Most discussion was deferred to item G.
- E. Establish Term of Membership of the Executive Board – It was established that, having been elected initially for three year terms, Andrew Taylor had two years remaining to serve and Renee Strazza and Virginia Trinque had one year remaining to serve while Siubhan Fallon's term was due at the meeting. There was one vacant position for which there were no nominations. However, State Law now requires that one third of directors be up for re-election each year so Renee Strazza's term was expired one year early.
- F. Election of Inspector of Election and Election of Directors – Siubhan Fallon and Renee Strazza were the only nominations for election to three available Director positions and so with unanimous agreement were appointed without the need for an actual ballot. One further Director position remains available. The Board intends to assign the roles of officers for the coming year as President – Andrew Taylor, Vice President – Renee Strazza, Treasurer– Siubhan Fallon, Director – Virginia Trinque, but due to work circumstances probably necessitating a move, Andrew Taylor will likely need to step down in the Spring which the board will discuss further at that time, a development which the meeting were advised of as likely to occur.
- G. Other Business and/or Concerns of Unit Owners:-
  - Road/pavement. The main concern of all of the Oak's residents (as last year) was that the road itself is in very poor shape. The feeling was strong which the Oak's Board were asked to convey to REI and the Master Board. The point was made that Heartwood Lane was the oldest residential road in Sterling Woods 2 and, unit owners feel, in the worst condition. It is detrimental to the overall village appearance and felt to be in immediate need of re-surfacing. The plows are obviously making the situation worse and it is breaking up in fairly sizeable patches. The Oaks Village would like to ask the Master Board to address this issue at the earliest possible stage.
  - Those unit owners (mainly 3,4,5 buildings) who had suffered the roof damage in the hurricane and subsequent water ingress damage, noted that roof repairs had been completed and internal damage work was to be commenced soon. It was asked whether anyone appropriately qualified had inspected the contractors roofing work. Also those affected by interior damp are concerned that mold testing should take place.
  - It was felt that the snow contractor is over salting, particularly in those places where the truck pulls in and then reverses, possibly meaning the hopper gives the road a double dose of salt. It was also pointed out that if the snow vendor's workers could shake the trees as they clear freeing the branches of accumulated snow, we should mitigate tree damage.
  - Bill Karten repeated his offer, which had been made to the Landscaping Committee, to plant some flowers and shrubs (such as lilac bushes) around the island which has general support of the village. The pine tree in the middle was not felt to be appropriate or well planted.
  - It was again noted that dog owners do not seem to feel the "pick up" rule applies to the Heartwood Lane island. The point was made that the only way to correct this is to identify the dog owners concerned.

At approximately 8pm a motion to adjourn was made by Sherry Kotler (5004 H), seconded by Don Ferguson (2005 H) and unanimously agreed.