

STERLING Woods II – The Willows Village
Minutes of the Annual Meeting
October 10, 2023

The in person and virtual meeting was called to order by Village President Steve Griffing at 7:00 pm.

Board Members Present:

Steve Griffing	President
Julia Brzezinska	Treasurer
Stefanie Mischner	Secretary by phone
Patricia Nevins	Vice President
Lorraine Tarascio	Director

Board Members Absent: None

Sign In:

List of unit owners below. Proof of meeting approved.

Reading of Minutes of preceding meeting:

2022 meeting minutes approved without correction.

Reports:

Presidents Report: Steve Griffing reported that:

- SWII still in good financial position
 - Foreclosures and late payments low
- New roofs on Revere & Hancock
 - 2023 will be Cypress Drive
- New Pool Pump
- Value of Homes Increased
- Gym Remodeled and new equipment installed
- Clubhouse rentals increased generating revenue
- Stoop Replacement in Progress
 - Approx. 8K per stoop
 - Approx. 2K per landing slab if needed
 - All stoops are custom made
 - Worst ones first, all being done by priority of condition
- Tree Removal Project
 - Large Project
 - Need to remove many trees – White Pines mostly
 - Approx. 300K – will do over time and in order of priority

- Insurance Losses
 - 200K increase
 - Maintenance rules must be implemented
 - Highest incidence is hot water heaters
 - Special meeting will take place on this subject
 - Must contact your insurance company
 - We are pushing back on insurance company to lower requirements
 - Need to wait until maintenance rules are finalized
 - Deductible is going from 10K to 50K

Finance: Julia Brzezinska indicated that the budget process has just started. Increase is expected based on inflation and rising costs. Double digit increase is likely. Assessment is also possible and being discussed. Budget will be presented to the Master Board in November.

Vice President: Reported that hearing meetings are well organized and efficient.

Election of Directors of the Willows Board:

Patricia Nevins and Lorraine Tarascio were recertified as members of the board.

All board officers were unanimously elected in the following positions.

Steve Griffing	President
Patricia Nevins	Vice President
Julia Brzezinska	Treasurer
Stefanie Mischner	Secretary
Lorraine Tarascio	Director

Election of Representative to the Master Board:

Steve Griffing was nominated and unanimously approved to represent the Willows on the master board.

Unfinished Business:

No unfinished Business

New Business:

No new Business

With no additional business, the motion was made, seconded and approved to adjourn at approx. 8:10 PM.

Attendees: 10-10-2023

Steve Griffing	1504 Cypress
Vicki Vaughan	1504 Cypress
Julia Brzezinska	1601 Cypress
Stefanie Mischner via phone	(owner 1303 Cypress)
Mike Ross	1506 Cypress
Beverly Lewis	1506 Cypress
Paula Andrewson	1706 Cypress
MaryLee McCallen	1503 Cypress
Bill Halstead	2006 Cypress
Elaine Halstead	2006 Cypress
Lorraine Tarascio	1204 Cypress
Fitzgerald	1903 Cypress by phone
Yauhann & Diane Billimoria	1804 Cypress by phone
Misc – could not identify	Cypress by phone