

STERLING Woods II – The Willows Village
Minutes of the Annual Meeting
October 11, 2021

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

Board Members Present:

Steve Griffing	President
Gail Pichiarallo	Vice President
Julia Brzezinska	Treasurer

Board Members Absent:

Stefanie Mischner	Secretary
Vacant	Director
Vacant	Director

Sign In:

List of unit owners below. Proof of meeting approved.

Reading of Minutes of preceding meeting:

2020 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 two villages complete
- Pool was open for the season
- Benches Installed
- Value of Homes Increased
- Minimized financial risk to community from COVID
- Lots of Repairs ongoing
 - Concrete
 - Railings
 - Painting
 - Tree Removal
 - Clean up Electrical Boxes
- New Pool Vendor
- New Water Heater in Clubhouse (Tankless)

- More Radon Systems approved and installed
- Playground Installed
- Snow Removal and Landscaping contracts approved
- Clubhouse and gym remain closed based on professional guidance
 - Clubhouse HAVAC has air purifiers installed

Finance: Julia Brzezinska indicated that budget process has just started. Next meeting mid October 2021.

Vice President: Gail Pichiarallo: Hearing Committee – Nothing significant to report.

Election of Directors of the Willows Board:

Gail Pichiarallo and Julia Brzezinska were reelected to the Willows Board.

Board member officers were unanimously elected for 2021 in the following positions.

Steve Griffing	President
Gail Pichiarallo	Vice President
Julia Brzezinska	Treasurer
Stefanie Mischner	Secretary
Open Position	Director
Open Position	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:

1. No Open Issues

New Business:

Items Discussed:

1. Additional Lighting at SWII. Noted but indicated that this is not an active issue with the board.
2. Is it possible to get another cable/internet vendor (Verizon) interested in serving SWII (SGriffing action item).
3. Reminder to Snow Removal company to be more careful with snow relocation so as to not damage trees. (SGriffing action item). (Done 10.11.2021)
4. Large limbs behind 1401 Cypress should be checked to ensure they do not cause damage during storm. (JBrzezinska action item).

With no additional business, the motion was made, seconded and approved to adjourn at approx. 7:40 PM.