

**STERLING Woods II – The Willows Village**  
**Minutes of the Annual Meeting**  
**November 30, 2011**

The meeting was called to order by Village President Steve Andrewson at 7:00 pm. Steve introduced his fellow board members – Stefanie Mischner and Brian Foster.

A motion to waive the taking of roll call, and in lieu of that a sign in sheet would be utilized, was made by Steve Andrewson. The motion was seconded. All present voted in favor of the motion.

A motion to accept the meeting notice was made. All present voted in favor of the motion.

A motion to accept the minutes from the last owners meeting was made and seconded. All present voted in favor of the motion.

**Reports:**

Brian Foster reported on the state of the associations finances. Steve Andrewson reported on the finance committee's recommendation to increase the common charges and have another assessment for the damage caused by Octobers snow storm. Steve also reported to the unit owners the Master Boards decision in the November meeting to raise the percentage amount of the common charge increase recommended and to use money from the reserve fund in lieu of another assessment.

**Election of Directors of the Executive Board:**

A request was made for volunteers to be elected to fill positions on the Willows Board. Julia Brzezinska of 1601 and Steve Griffing of 1504 Cypress Drive volunteered. Julia stated that since the addition of Steve to the board would create a full compliment of 5 board member, that she be placed on a waiting list. A motion was made to vote Steve to the board and place Julia on the list. The motion was seconded and all voted in favor.

**New Business:**

Jim Palmer asked when the drain pipe on his unit would be repaired. He said he reported it to REI.

Joe Dougherty asked when the rain gutters would be cleaned. He said his are full and he reported it to REI.

Anthony Gentile of 1502 Cypress Drive reported that a tree behind the 1500 building that was damaged during the storm Irene was cut down but the entire tree was just left on the ground. It is a pretty big eye sore.

There was a long discussion regarding the new speed bumps on Silversmith Drive. Most everyone at the meeting complained about them. Half of the people complaining said they were higher than the old speed bumps. Stefanie Mishner reported that she had to have her car repaired twice and Brian Foster reported he needed repairs the suspension damage due to the speed bumps. One Unit Owner stated that those repair bills should be submitted to the Association through REI. Due to the number of unit owners complaining a decision was made to measure the height of the speed bumps.