

**STERLING Woods II – The Willows Village**  
**Minutes of the Annual Meeting**  
**November 27, 2012**

The meeting was called to order by Village President Steve Andrewson at 7:00 p.m.

Present: Steve Andrewson, Steve Griffing

Absent: Dave Renna, 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 by Steve Griffing of 1504 Cypress Drive and seconded Rocco Tarascio of 1204 Cypress Drive. All present voted in favor of the motion.

**Reports:**

Steve Andrewson reported on the finance committee's recommendation to increase the common charges by one percent.

Steve Giffing reported on the changing of the street lamps in the complex to LED lamps to save on the electric bill. Steve then opened the floor to questions and several unit owners' questions were answered.

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

Steve Andrewson asked the unit owners present if any would like to apply for a position on the Willows Board. Nobody responded. Rocco Tarascio of 1204 Cypress Drive made a motion to re-elect the current members of the Willows Board. The motion was seconded by Christopher McCarthy of 1506 Cypress Drive. All present voted in favor of the motion.

**New Business:**

Jim Palmer of 1904 Cypress Drive reported that the trees behind his building are close to the building and some are leaning toward the building. He questioned whether anyone, REI, or any of the committees inspect these trees from a safety aspect. His concern was if any of these trees become weakened during a storm it could cause serious damage to the unit.

Anthony Gentile of 1502 Cypress Drive reported that the tree behind the 1500 building that was damaged during the storm Irene was only partially removed and the rest was just left on the ground. It is still a big eye sore.

Jim Palmer of 1904 Cypress Drive went into yet another discussion regarding railings. He was given a few minutes. It was explained we believe all concerned are taking reasonable and correct steps to properly maintain the railings.