

The Birches at Sterling Woods Annual Meeting, October 2, 2024

The meeting was called to order at 7:00pm. There were 16 attendees representing 10 units as shown below:

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|-------------------------------|------------------------|
| • Kishner, Stan and Georgeann | 107 Logging Trail Road |
| • Bonacci, Amy | 120 Logging Trail Road |
| • Molinaro, Tony | 118 Logging Trail Road |
| • Harlow, Jim and Pam | 113 Logging Trail Road |
| • Cernoch, Larry and Jan | 122 Logging Trail Road |
| • Devane, Maureen and Ken | 102 Logging Trail Road |
| • Anne Eyman | 124 Logging Trail Road |
| • O'Donohue-Pachaly, Felicia | 123 Logging Trail Road |
| • Roy, Sheila | 131 Logging Trail Road |
| • Tripodianos, Kleo | 105 Logging Trail Road |
| • Hunt, TJ | 116 Logging Trail Road |
| • Yantorno, Bill | 133 Logging Trail Road |

There were no proxies.

Proof of Notice of the Meeting was submitted and approved. The minutes of the 2023 Birches Annual Meeting were approved and accepted as written.

Elections of Directors: Positions for Directors are elected for **2-year terms**

- Georgann Kishner was appointed Inspector of Elections.
- 2024 - Maureen Devane, Amy Bonacci and Stan Kishner were unanimously re-elected.
- Election as Representative to the Master Board – Stan Kishner was unanimously re-elected.

New Business

- New Insurance Policy
 - In 2023, Annual premium increased from \$224,804 to \$413,094
 - New Premium is TBD
 - Deductibles will be the same: \$10k - \$50k
- Roof Replacement
 - 2024 – Willows (Cypress) \$457k – completed
 - 2025 – Summit (Pinnacle) \$618k
- Stoop Replacement
 - There are 188 pre-cast stoops in Sterling Woods II
 - By the end of 2024, we will have replaced 82
 - Additional replacements will continue for several years
 - Cost per stoop is about \$8k (plus some landing replacements)

- Pine / Spruce Tree Removal
 - Project is complete
 - Weeds that arise where grass has been planted to be addressed in the Spring 2025
 - Addition of more plantings to provide privacy in the Birches and other villages to be discussed by the Board
 - Birches owners can procure additional plants on their own with permission from the landscaping committee; care of these plants would be unit owner responsibility
- No Prune List
 - No pruning list was eliminated earlier this year (Birches was outvoted 5:1)
 - Concern with unit owners who did not properly care for their shrubs (primarily in other villages)
 - We offered a proposal which is being considered – committee formed
- Deck Replacement – 2026 or beyond (composite decking and railings)
- 2025 Budget being prepared by Treasurers' Committee
 - To be presented to the Master Board at November meeting
 - Anticipate year-end assessment of \$300-\$400 (average) to repay \$75k loan from reserve account + budget overage from storm damage in 2024.

Questions and Comments

- Tony Molinaro thanks Stan for an excellent job for all he does and for being transparent. He is only one voice and is appreciated!
- Jim Harlow expressed concern about remaining privacy issues in the Birches and the need for transparency in how decisions are made in allocating funds to different villages.
- What are the plans to be more involved in decision making? Decisions need to be more coordinated. Stan will report on this after addressing the Master Board.

In an Executive session following the meeting, the Birches Directors agreed to take the following board positions:

- | | |
|---------------------|----------------|
| • President | Stan Kishner |
| • Vice President | Tony Molinaro |
| • Secretary | Amy Bonacci |
| • Treasurer | Jim Harlow |
| • Director at large | Maureen Devane |

The meeting was adjourned at 8:06pm.