

The Birches at Sterling Woods
Annual Meeting, October 7, 2025

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

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| • Kishner, Stan and Georgeann | 107 Logging Trail Road |
| • Bonacci, Amy | 120 Logging Trail Road |
| • Harlow, Jim | 113 Logging Trail Road |
| • Devane, Maureen and Ken | 102 Logging Trail Road |
| • Yantorno, Bill | 133 Logging Trail Road |
| • Sweeney, Kim and Peter | 104 Logging Trail Road |
| • Niebauer, Bob | 102 Silversmith Drive |

By Proxy:

- | | |
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| • Molinaro, Tony | 118 Logging Trail Road |
| • Cernoch, Larry and Jan | 122 Logging Trail Road |

Proof of Notice of the Meeting was submitted, and the minutes of the 2024 Birches Annual Meeting were approved and accepted as written.

Positions for Directors are elected for 2-year terms.

In 2024, 3 Directors were elected for 2-year terms: Maureen DeVane, Amy Bonacci and Stan Kishner were unanimously re-elected. Election as Representative to the Master Board is every year and Stan Kishner was unanimously re-elected.

At this meeting, Jim Harlow and Tony Molinaro were unanimously elected as Directors for 2-year terms and Stan Kishner was unanimously elected as Representative to the Master Board.

New Business – Stan Kishner

- SWII Insurance – Our premiums were approximately doubled from 2023 to 2024-5 due to excessive claims. We have received bids from 2 insurance companies for 2026, with premiums about \$20K less than we have been paying. Our insurance agent has recommended that we stay with our current carrier, Greater New York Insurance. Our deductibles will remain the same.
- Roof replacements in all 6 villages will be completed this year.
- Storm damage in 2024 was covered by the 2025 assessment
- Road repairs for 2025 have been completed
- The next challenge for the reserve fund is the decks. Previous reserve studies had recommended deck replacement starting 5 years ago. The decks are stained and repaired every 3 years, and the replacement program continues to be pushed out because the decks remain in good condition. Deck replacement would be a 6-year project.
- The stoops continue to be replaced. 188 out of our 358 units have stoops. Replacements will continue in 2026 and 2027 at a cost of approximately \$9K per stoop.

- The Access Road will be repaved this year. It is in terrible condition and needs to be made suitable for emergency situations in which access to our main entrance is not available.

Other News

- The 2026 budget is being prepared.

Questions and comments

- What are they doing on Nabby Road with the cones up? Not sure. The city does not plan to repave the road this year.
- Irrigation systems in Danbury commercial properties and condominiums are required to be shut down by Oct 15,2025.
- Most of the irrigation from the entrance of Sterling Woods to the entrance of Logging Trail Road is for tree irrigation. We use drip irrigation, which is more efficient than sprinklers.
- Kim Sweeney asked about the replacement of shrubs. It was noted that the Landscape Committee is consistently in touch with Gonzalez regarding which shrubs should be replaced.

Meeting adjourned at 7:28pm

In an Executive session following the meeting, the Birches Directors agreed to maintain their existing Board positions:

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| • President | Stan Kishner |
| • Representative to the Master Board | Stan Kishner |
| • Vice President | Tony Molinaro |
| • Secretary | Amy Bonacci |
| • Treasurer | Jim Harlow |
| • Director at large | Maureen Devane |