

**STERLING WOODS II – MAPLES VILLAGE UNIT OWNER’S ANNUAL MEETING
NOVEMBER 20, 2024**

Meeting was held in person: Attendees were: K. Grosse, V. Dawson, D. Pessolano, M. Day-Byrnes, D. Fujitani, E. Slavinsky, T. Pitcher, S. Consiglio, C. Noteware. Proxy received by E. Obert.

CALL TO ORDER: The meeting was called to order by Village President, Valerie Dawson at 7:05 PM.

BOARD MEMBERS PRESENT: Diane Pessolano (Treasurer), Kathy Grosse (Secretary/Vice President) and Valerie Dawson (President).

PROOF OF NOTICE OF MEETING: Sent October 10th, 2024 and was confirmed by all present.

RATIFICATION OF MINUTES: The minutes from the last homeowners’ meeting on November 2, 2023 were waived. Kathy G. made a motion to ratify the minutes as written. All in favor approved the minutes for filing.

REPORTS OF OFFICERS:

Kathleen Grosse, Maples Village Representative to the Homeowner’s Association Hearing Committee, reported that the committee had zero violations in 2024.

Diane Pessolano, Maples Village Representative to the Treasurers’ Committee, reported that the Treasurers’ Committee met several times to prepare their 2025 budget recommendations which will be provided at the Master Board Meeting (12/4/24). There will be an increase in monthly common charges discussed and voted on at the 12/4/24 meeting. A proposed assessment fee will be finalized at year end. The increase is due to the many needs in the community as well as rising cost of vendors.

Kathy Grosse, Maples Village Representative to the Landscaping Committee, additional trees will be taken down. These trees have been deemed an issue by Murad Tree Company. The Landscaping committee walks the community 2x a year to see where there needs to be shrub replacement. If you have not done so already, submit any suggestions you have to Kim Murray and they will be considered on a need basis.

ELECTION OF INSPECTOR OF ELECTIONS: None.

ELECTION OF DIRECTORS AND MASTER BOARD REPRESENTATIVE:

Valerie Dawson, who has been serving as President of the Maples Village was nominated for re-election by Kathy Grosse. With no additional nominations, Valerie Dawson was unanimously approved and will continue as President of the Maples Village and also the Maples Village representative to the Master Board.

Kathy Grosse, unit owner on Hancock Drive was nominated by Valerie Dawson to serve as Vice President of the Maples Village. With no additional nominations, Kathy Grosse was unanimously approved. Kathy Grosse will also continue to serve on the Landscape Committee when the group

commences in spring 2025. Kathy Grosse will serve as the Maples Village Representative to the Hearing Committee. Kathy Grosse will also continue her duties as Secretary for the Maples Village.

It is encouraged that all homeowners consider volunteering their time and talent to serve on the Maples Village Board or any of the various committees essential to support the quality lifestyle homeowners enjoy in SWII. For information, please contact any Board member or call Kim at the REI office.

FINISHED BUSINESS: As of March 2024, all homeowners were mandated to stricter maintenance standards for the entire SWII. This included automatic shutoff for hot water heaters, braided water lines in the home and if you leave the house for 24 hours the water must be shut off and heat on to 55 degrees minimum.

Neighborhood party (Hancock Drive) was held in late June 2024.

UNFINISHED BUSINESS: Concern remains for massive pine tree removal. Also, the concern of them not being replaced with another type of tree or bush.

NEW BUSINESS:

In 2023, SWII gym was updated. In 2024 one of the older treadmills had to be replaced. It was unable to be repaired.

There are now 2 designated overflow parking spots on Revere Road.

There were no additional overflow spaces added at this time on Hancock Drive. Attendees were reminded that there are additional visitor spaces in front of the 5000 and 6000 units on Hancock Drive. This is in addition to two other areas of visitor spots on Hancock Drive.

There was a ground drain installed behind the 1900 block of units on Revere Road to help mitigate the water runoff from the hill.

S. Consiglio asked if homeowners can replace community lights or complete small maintenance projects within the community and be compensated with reduced common charges. D. Pessolano (Treasury Committee representative) and V. Dawson explained that anyone doing work in the SWII community needs to be licensed and insured according to State requirements and when community work is to be done, generally three bids for the work are obtained and voted on by the Master Board.

The tree removal project continues for safety and liability reasons and to help alleviate issues with squirrels access attics and reduce weather related damage to people or dwellings.

Homeowners were reminded that if they feel like their home was impacted by trees being removed, they can send their requests with justification and description of how the aesthetics affect them to Kim Murray (REI). This will not guarantee that something will be replaced immediately. However, the list is being compiled for priority consideration in the future.

Attendees were reminded that we should not leave food out to feed the wildlife. It has been reported that some unit homeowners are leaving food (bread/seeds/peanuts) outdoors for wildlife.

All attendees were encouraged to participate in already formed committees or form their own if they are knowledgeable and feel strongly about a way to continue to keep SWII a premier community. To form a committee you must present the idea to the board for approval. A homeowner expressed concern that they wanted to participate in a committee and some committee's only meet during the day/work hours.

C. Noteware asked if homeowners will know where the allocation of upcoming assessment and increased common charges will be going at the 12/4/24 meeting. Yes! Attendees are looking for reassurance that these funds will be managed fairly between villages.

D. Fujitani asked if there will be a vote if the SWII clubhouse should receive a makeover. Her question was answered by encouraging all attendees to come to monthly meetings and be aware of what is happening in the community. If you do not attend meetings, the decision is then left up to the board and other committee members.

M.B. Day-Byrnes suggested the lights in the clubhouse be turned off inside the clubhouse to save on electrical cost.

Attendees suggested that in 2025, a social gathering for Maples Village residents be held at the clubhouse or pool. Getting to know neighbors and welcoming new people to the village. In the past there was a Labor Day party for SWII homeowners. Some attendees would like to see that happen again in order to meet other homeowners.

Attendees shared that the Maples yearly meeting is enjoyable, attendees feel spoken/heard. Attendees shared their opinion on the monthly homeowners meeting and they often attend but do not understand the talk between board members. It was suggested that an agenda be sent out prior to monthly homeowner meetings for attendees to follow along. It was shared that the board is following association rules on how a meeting is run.

Lastly, as a reminder it is encouraged that homeowners be involved in their community and join a committee. We all have knowledge and expertise in different areas and it could help maintain SWII being a premier community.

ADJOURNMENT: C. Noteware made a motion to adjourn the meeting at 8:26 PM. Valerie second the motion. All in favor. The Maples Meeting was adjourned at 8:26 PM.

Respectfully submitted,

Kathy Grosse, Vice President