

**Sterling Woods II – The Willows Village
Minutes of the Annual Meeting
October 22, 2024**

The in person was called to order by Village President Steve Griffing at 7:00 pm.

Board Members Present:

Steve Griffing	President
Julia Brzezinska	Treasurer
Patricia Nevins	Vice President
Lorraine Tarascio	Director

Board Members Absent:

None

Sign In:

List of unit owners below. Proof of meeting approved.

Reading of Minutes of preceding meeting:

2024 meeting minutes approved

Reports:

Presidents Report: Steve Griffing reported updates on:

- Tree Project - Complete
- Insurance
 - Water Heater Project success 100% compliance
 - No Claims in prior year continued
 - 20K less than previous year
- Stoop Replacement continues
- No pool pump issues in 2025
- Roofs on Pinnacle complete (entire complex now has new roofs)
- No Assessment Likely for 2025
- Expect to revert to 10% increase of funds to reserve account (was 5% for 2025)
- No major issues (as of the meeting) to believe major increase in common charges (still early in budget process however)
- Sewer Pipe issue on Bradford being addressed
- Values are still up
- Corporate Transparency Act cancelled in May of 2025
- Potential easement with Yankee Gas for gas regulator pad. 75K agreement for SWII to go to reserves. 2026 project.

- Will repave Service Road before 2025 ends
- Some Mailboxes were painted
- We were below 55" snow for 2024-25 and received a small rebate
- Meeting with Mayor's office to review irrigation restrictions
 - Noted that Frank Salvatore (Danbury 3rd ward councilman) is a resident of SWII

Finance: Julia Brzezinska indicated that the budget process has just started. Increase is expected based on inflation and rising costs (estimated at <5%). No Assessment anticipated. Budget will be presented to the Master Board in November.

Vice President: Patricia Nevins reported few hearing meetings. Wanted to pass on high praise for Andrew Bayers's handling of the hearing committee meetings.

Election of Directors of the Willows Board:

Julia Brzezinska, Patricia Nevins, and Lorraine Tarascio were recertified as members of the board.

All board officers were unanimously elected in the following positions.

Steve Griffing	President
Patricia Nevins	Vice President
Julia Brzezinska	Treasurer
Lorraine Tarascio	Director

Election of Representative to the Master Board:

Steve Griffing was nominated and unanimously approved to represent the Willows on the master board.

Unfinished Business:

From 2024

Comments:

- Patricia Nevins will contact Kim to get better understanding and details of SWII investments. – In her court
- Add power washing of back cement slabs to wish list – Done as needed
- Shrubs to replace open spaces between buildings
 - Priority to loss of privacy – all based on cost and budget for 2025 – No new plantings planned
 - Cover the newly exposed utility boxes – None planned

New Business:

Comments:

No new Business.

With no additional business, the motion was made, seconded and approved to adjourn at approx. 8:35 PM.

Attendees: 10-22-2025

Steve Griffing	1504 Cypress
Vicki Vaughan	1504 Cypress
Julia Brzezinska	1601 Cypress
Mike Ross	1506 Cypress
Beverly Ross	1506 Cypress
Mary Lee McCallen	1503 Cypress
Lorraine Tarascio	1204 Cypress
Patricia Nevins	1205 Cypress
Dana Zucchini	1305 Cypress

Proxys

Laura Mitchell	1406 Cypress (for President)
Joseph Fitzgerald	1903 Cypress (for President)