STERLING Woods II – The Willows Village
Minutes of the Annual Meeting
October 27, 2026

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.

Minutes of preceding meeting:

2025 meeting minutes approved with no corrections

Items Discussed

Presidents Report: Steve Griffing reported updates on:

- New Snow Vendor
- Mailbox paintings
- Pergola progress
- Sewar Drain Responsibility
- Yankee Gas Project
- Nabby Road Repaving
- Irrigation System
- Frontier Project
- Solar Update
- Reserve Study Update
- Window maintenance including weather stripping update
- Insurance Update
- Stoops Update
- Woodpeckers drilling holes update
- Access Road Update
- Ongoing Cement repairs
- Unit Owners to contact service providers for outages. Not REI.
- No Pickleball Court with SWI
- Explained 80/20 rule re Silversmith Drive

Finance: Julia Brzezinska indicated that the budget process has just started. Increase is expected based on inflation and rising costs. Budget will be presented to the Master Board in November.

Vice President: Patricia Nevins reported no hearing meetings.

Election of Directors of the Willows Board:

Steve Griffing was recertified as member of the Willows 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:

New Business:

Comments:

Patricia Nevins asked if unit owners can attend and observe finance meetings. Julia to discuss with Stan and get back to unit owner.

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

Attendees: 10-27-2026

11 unit owners See attached

Proxys

Mary Lee McCallen 1503 Cypress (for President)

THE WILLOWS AT STERLING WOODS II
OWNERS MEETING
OCTOBER 27, 2026
THE PLATINUM CLUBHOUSE
117 SILVERSMITH DRIVE
DANBURY, CONNECTICUT 06811

PLEASE SIGN IN

NAME	ADDRESS	E-MAIL ADDRESS
VICKI VAUGHAN	1504 CYPRESS	
STEVE GRIFFING	1504 CYPRESS	
Jeannie LaCreta	1404 Cypress	
Michael ROSS	1506 Cypress	
Barb Principi	1703	
JULIA BRZEZINSKA	1601 CYPRESS	
Elisabeth Tyler de Vries	1902 Cypress Drive	
JEROEN TYLER DE VRIES	1902 CYPRESS DR	
Jennifer + Anthony Nama	1701 Cypress Dr.	
Patricia Nevins	1205 Cypress Dr.	
Lorraine TERASCIO	1204 Cypress	

The Willows at Sterling Woods

Meeting to be held at the Sterling Woods Platinum Club located at 117 Silversmith Drive in Danbury, Connecticut

PROXY

The undersigned Owner of Unit Number(s) 1503 Cypress Drive of **The Willows at Sterling Woods** of Danbury, CT hereby makes, constitutes and appoints...

...sert the name of the person you are assigning this proxy to:

Steve Griffing

OR

Check off **only one** line below to choose a board member you would like to assign this proxy to:

Board President: ✓
Vice President: _____
Treasurer: _____

...as my agent, attorney and proxy to attend and represent me at the meeting of the unit owners of **The Willows at Sterling Woods on October 27, 2026** and at all adjournments thereof, and for the undersigned to vote for such action as may come before the meeting, said voting by agent, attorney and proxy to be according to the voting power the undersigned would be entitled to cast if personally present, hereby ratifying and confirming all that my said agent, attorney and proxy shall do in the premises, and if there is more than one signature in this proxy relating to the undersigned shall include the plural.

Date: 10/27/26

Signed: Mary Lee McCallen

Unit Number(s): 1503 Cypress Dr.

Printed Name: Mary Lee McCallen

If you are unable to attend the meeting via conference call, please complete the enclosed proxy and mail it to REI Property and Asset Management to Kim Murray's attention, drop it off in the mailbox outside the front door of the clubhouse or give it to a Willows Village Board member. The mailing address is Sterling Woods Master Association, Attention: Kim Murray, The Platinum Club, 117 Silversmith Drive, Danbury, CT 06811.