

**The Oaks at Sterling Woods
C/o REI Property Management
The Platinum Club
115-117 Silversmith Drive
Danbury, CT 06811
(203) 748-0859**

July 8, 2015

Dear Oaks Village Unit Owner:

For your information, the minutes of the recent Oaks Meeting are attached.

Your attention is drawn to item F as regrettably at this time we have nobody able to assume the Oaks President role and represent the village on the Sterling Woods II Master Board.

If you are interested in obtaining additional information about this role, please contact Kim Murray at the Sterling Woods II office and Kim will be pleased to put you in touch with one of the Oaks Board members who can more fully outline the role.

Sincerely,

Board of Directors
The Oaks Village

Attachment

The Oaks Village Meeting - The Platinum Club
Wednesday June 24, 2015 - 7PM

In Attendance were Oak's Board members Siubhan Fallon, Andrew Taylor and Virginia Trinke plus 5 unit owners with 1 proxy given to the President.

The meeting began promptly at 7:00PM, Siubhan Fallon chairing. The following topics were covered in such order:

- A. Roll Call – Check in list attached.
- B. Proof of Notice of Meeting was presented.
- C. Reading of Minutes from the 2014 meeting were waived. Andrew Taylor (2002H) made the motion to waive, Sue Ferguson (2005H) seconded and it was carried unanimously.
- D. Reports of Officers and Directors. Developments since the Sterling Woods annual meeting were reported on briefly but most discussion was deferred to item G.
- E. Establish Term of Membership of the Executive Board – It was established that the terms were due for Siubhan Fallon, Renee Strazza and Andrew Taylor while Virginia Trinke's term would be due in 2016. Additionally there was one vacant position. State Law now requires that one third of director's positions be up for re-election each year which was therefore satisfied there being three positions up for election.
- F. Election of Inspector of Election and Election of Directors – Siubhan Fallon, Renee Strazza and Andrew Taylor were the three nominations for the four available Director positions and so with unanimous agreement were appointed without the need for an actual ballot. One further Director position remains vacant and available. Siubhan Fallon had already announced her need to stand down as President and as the Oaks Village Representative on the Master Board. Virginia Trinke indicated she may be prepared to take on the Oaks Village Representative role which met with the approval of the meeting. N.B. Subsequent to the meeting, upon reviewing other commitments, Virginia does not feel able to assume this role. Neither Andrew Taylor (who is an Owner but not a Resident) nor Renee Strazza, are in a position to and the Oaks Village will therefore not be represented on the Master Board for the foreseeable future unless another resident is prepared to consider the role. The Oaks Board will seek interest from other Oaks residents.
- G. Other Business and/or Concerns of Unit Owners:
 - Road/pavement. It was confirmed that Heartwood Lane would likely be resurfaced in the fall and that the circumference of the island would in a more ascetically pleasing Belgian Block.

- It was confirmed there will be an assessment for snow removal and insurance premium overage (the renewal came in above budget) but the exact amount is not yet firm.
- Life of the roofs appears to be in line with the reserve study. Simply because we have 20 year shingles does not automatically mean they need replacing after 20 years.
- Bill Karten reported on some cleanup work he had assisted with on the island and was intending to communicate to the Landscaping Committee. Bill stated that vine and brush clearing was needed and replacement of some dead bushes and shrubs with new ones. A few people agreed that trees around the Oaks (island and near to or behind the units) are being choked by vines which need attention.
- Linda DeLucia is offering to coordinate a Dryer Vent cleaning and Flue cleaning day for the Oaks which is much appreciated. Linda's email for interested people is lindacristine@aol.com.
- It was mentioned that people are still putting garbage cans out too early on Sunday. It is understood garbage cans may be put out after dark Sunday or early Monday morning and brought in Monday evening.

At approximately 7:45pm a motion to adjourn was made by Virginia Trinke (O3003H), seconded by Siubhan Fallon (O2006H) and unanimously agreed.

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