

## THE BIRCHES AT STERLING WOODS ANNUAL MEETING, SEPTEMBER 23, 2020

Meeting called to order via Zoom at 7:07 PM with 9 units represented (8 present & 1 proxy).

Proof of notice of meeting to the residents was submitted and approved.

Welcome by Stan Kishner who advised that the purpose of the meeting is to elect three Directors for an additional 2 year term and to elect a Master Board representative. The Directors whose terms need to be renewed are Kishner, President, Tony Brzezinski, Vice President and Dale Brown, Director. All approved unanimously.

Stan advised of the CT condo policy requiring a board member and/or resident to represent the village be on the Master Board. Stan was elected unanimously to represent the Birches on the Master Board. Meetings are held the 3<sup>rd</sup> Wednesday of each month.

Stan read the treasurer's report for August 2020.

There was a discussion of the snow removal contract, and a recommendation that we renegotiate the contract that expires next spring in light of the likelihood of less snowfall than in the past.

Roof study discussed and engineering firm conclusion that for the most part the roof replacements can start in 2 years.

Deck study by Conlon Engineering firm – replacing wood with composite material (which lasts longer and does not need staining). Conlon is beginning to get cost estimates. For those Birches unit owners that have increased the size of their decks, they will incur additional cost as is the case with the staining.

Playground equipment needs replacement but not until Covid 19 issues are over.

Pruning by Bartlett of trees and shrubs ongoing. In the Birches, 15 maple trees and 46 shrubs in question as of this date are scheduled for pruning.

Amenities still closed and will not open until Covid 19 is over!

Dale Brown complimented Stan and Georgeann for all the time and effort they put into the running of the Birches. Seconded by everyone present.

There is a possible plan afoot for a gathering of Birches residents complete with an Ice Cream Bus to gather folks for social togetherness – details would need to be worked out and Sheila Roy indicated she would look into it before the weather doesn't cooperate – this would not be sanctioned and must be outdoors with proper social distancing. More news to follow.

Questions about what to do about Halloween was addressed. No consensus reached.

Stan mentioned issues with toilet wax seals leaking – residents are urged to check the seals to make sure they are still intact.

Meeting adjourned at 754 PM.