

## **The Birches at Sterling Woods Annual Meeting, October 12, 2023**

The meeting was called to order at 7:02pm. There were 12 attendees representing 11 units as shown below:

- Harlow, Jim 113 Logging Trail Road
- Molinaro, Tony 118 Logging Trail Road
- Kishner, Stan and Georgeann 107 Logging Trail Road
- Preston, Amy 120 Logging Trail Road
- Maureen Devane 102 Logging Trail Road
- Cernoch, Larry 122 Logging Trail Road
- TJ Hunt 116 Logging Trail Road
- Tommy Tripodianos 105 Logging Trail Road
- Sheila Roy 131 Logging Trail Road
- Erik Caraglor 138 Logging Trail Road
- Kim Sweeney 104 Logging Trail Road

By Proxy:

- Lou Addressi 103 Logging Trail Road
- Rosalie Green 114 Logging Trail Road
- Paula Buscemi 128 Logging Trail Road

Proof of Notice of the Meeting was submitted and approved, and the minutes of the 2022 Birches Annual Meeting were approved.

Georgeann Kishner was appointed Inspector of Elections.

Positions for Directors are elected for 2-year terms.

In 2022 Three Directors were elected for 2-year terms: Stan Kishner, Amy Preston, and Maureen Devane. At this meeting Jim Harlow and Tony Molinaro were unanimously elected as Directors and Stan Kishner was unanimously elected as Representative to the Master Board.

Elections are for the legal obligations for Sterling Woods. The State of CT has laws governing the operation of condominiums. Each Village Board has one representative on the Master Board.

New Business – Stan Kishner

- Discussions regarding a new Insurance Policy including an increase in the deductible, claims and premiums. Also discussed water valve shut off options. There will be additional discussions at the October Board Meeting.
- The October 18<sup>th</sup> Board Meeting will be rescheduled for Thursday, October 26<sup>th</sup> at 6:30pm – final venue to be determined. Please contact Kim Murray [kmurray@rei-pm.net](mailto:kmurray@rei-pm.net) to sign up if you haven't RSVP'd. A final notice will be sent out regarding the location.
- Discussions about a water heater program were introduced.
- Roof replacements are complete in the Maples. Next year will be the Willows and the Summit roofs will be done in 2025.
- Stoop replacement was not anticipated but will be addressed due to excessive cracks and a flaw in the structural design.
- Pine and Spruce Tree Program: Many are too big and too close to some units. This will be about a 2 ½ year project. The Birches will be the last village to be addressed.
- Deck replacement – since the decks are in good condition – the replacement won't start until 2025 at the earliest. They will be replaced with composite material.
- The budget is under control except for general maintenance due to excessive drainage and leak issues. August and September were big months for repairs.
- TJ Hunt brought in a 'Flood Stop for Water Heater' device for review and observation.

In an Executive session following the meeting, the Birches Director agreed to take the following board positions:

- President Stan Kishner
- Vice President Tony Molinaro
- Secretary Amy Preston
- Treasurer Jim Harlow
- Director at large Maureen Devane.

The meeting adjourned at 8:13pm.