

## STERLING WOODS II - THE MAPLES VILLAGE

### MINUTES OF THE ANNUAL MEETING – November 11, 2015

**CALL TO ORDER:** The meeting was called to order by Village President, Valerie Dawson at 7:00 PM.

**BOARD MEMBERS PRESENT:** Valerie Dawson (President), Lee Dimitriou (Vice President), Ruth Hallas (Treasurer).

**BOARD MEMBERS ABSENT:** Jeanne Cassarini (Secretary), Anne Nardini (Director) and Gene Comerford (Inspector of Elections).

**ATTENDEES:** Kari Forlenzo, (Maples unit home owner).

**PROOF OF NOTICE MEETING:** Sent October 29, 2015. Proof of meeting accepted.

**RATIFICATION OF MINUTES:** The meeting minutes from the last annual homeowner's meeting on November 18, 2014 were read. Lee Dimitriou made a motion to approve the minutes. Valerie Dawson seconded the motion (as they were the only attendees present at both the November 18, 2014 meeting and the November 11, 2015 meeting). All in favor approved the minutes for filing.

**REPORTS OF OFFICERS:** None

**ELECTION OF INSPECTOR OF ELECTIONS:** No Nominations

**ELECTIONS OF OFFICERS AND DIRECTORS:** Proxies were sent in by Anne Marie Nardini, Eugene Comerford, Albert Messina, Eric Robert, and Walter Bernstein. The three Maples Director positions held by President-Valerie Dawson, Vice President-Lee Dimitriou and Treasurer-Ruth Hallas were automatically expiring. Per unanimous vote, all three were re-elected for 2016, as follows: Valerie Dawson (President), Lee Dimitriou (Vice President) and Ruth Hallas (Treasurer). The Secretary and Inspector of Elections roles received no nominations and will remain vacant for the year 2016.

**ELECTION OF MASTER BOARD REPRESENTATIVE:** Valerie Dawson was elected as the Master Board Representative.

**UNFINISHED BUSINESS:** (Per homeowner request 's from November 2014 Maples Meeting):

The use of the wooden spaces above and below the metal mailboxes cannot be used for personal solicitation, flyers or mail notices within the community. Flyers, mail notices, etc., however, are allowed to be posted on the bulletin board within the front entrance to the Platinum clubhouse.

The request made to have REI more closely monitor the vendors who carry out our contracts was referenced regarding better cleaning of gutters and storm drains that are clogged with leaves and debris despite vendors having been on site. Homeowner observed that the work is being done swiftly and

incomplete. This issue has been brought forward to REI Property Management. REI has been made aware of homeowner concerns and will relay this to the vendor for more thoroughness.

The Landscape Committee was gathering estimates for work to be done on the maintenance for "Revere Hill" behind the 1600's to 1900's buildings on Revere Road. Selection of vendor is forthcoming with work expected to commence in Spring of 2016.

The panel hanging off the back of the garage in the 3001-3002 row of homes on Hancock has been repaired. It is appreciated when homeowners report issues of repair as soon as they are noticed to REI Property Management. This awareness and timely notification is in addition to the observation/work list of the Maintenance Committee and helps to maintain costs throughout the community.

**NEW BUSINESS:**

Attendees and homeowners expressed concerns regarding landscape issues and rising costs and better oversight of vendors who carry out our contracts. Issues mentioned were that tree replacement be curtailed throughout the community; also that better scrutiny of treatments being applied to trees and shrubs be followed for thoroughness in application, results and effectiveness; expressed as a concern that much of it may be a "waste of money", "let's let nature be nature and see how it goes!".

Meanwhile, another homeowner is in full agreement with removing vines from the trees in the entranceway; informed that this proactive work would prevent the vines from strangling healthy trees and preserve as many trees as possible and cut back on the need for tree replacement.

Work on repaving roads in SWII is expected to begin in Spring/Summer of 2016 including Heartwood, Bradford, Revere, Hancock, etc. Notification to homeowners, as to the commencement and duration of work until completion, will be updated and communicated regularly through REI Property Management.

**ADJOURNMENT:** Lee Dimitriou made a motion to adjourn the meeting at 8:00 PM. Ruth Hallas seconded motion. All in favor. The Maples Meeting was adjourned at 8:00 PM.