Sterling Woods II - Master Association
c/o REI Property Management
The Platinum Club
117 Silversmith Drive
Danbury, CT 06811
(203) 744- 8400 ext. 1153

November 12, 2026

All Unit Owners
Sterling Woods II – Master Association
Danbury, CT 06811

Dear Unit Owners:

The Sterling Woods II Master Association Annual Owner Budget Ratification Meeting has been scheduled for Wednesday, December 2, 2026. The meeting will be held at the Sterling Woods Platinum Club clubhouse located at 117 Silversmith Drive, Danbury, Connecticut 06811 or via conference call using Microsoft Teams. The meeting will begin at 6:00 PM. Sign-in will begin at 5:45 PM. All owners are welcome to attend.

If you would like to attend the meeting via conference call, dial (806) 516-0326 and then enter the conference ID number, which is 109 996 792#. When you call in, you will be put into a "lobby" and when the meeting is ready to begin you will be "brought" into the meeting. You will be given an opportunity to ask questions or make comments after the budget presentation and at the end of the meeting*.

The meeting will include a review of 2026 accomplishments followed by a presentation of the board approved 2027 budget. Detailed information about the board approved budget has been included in this packet.

The agenda for the meeting is:

1. Sign-in

2. Ratification of the meeting notice

3. Acceptance of the minutes from last year's Annual Owners Meeting (attached)

4. Overview of 2026 priorities and accomplishments

5. Review and ratification of the proposed 2027 Budget. Please note - by state law, and the Associations' governing documents, unless a majority of all Unit Owners vote to reject the budget, it is ratified as proposed. You may cast your vote either in person or by giving your proxy to someone you know who will be attending.

After the proposed 2027 budget is reviewed, a unit owner will be asked to make a motion to ratify the budget as presented. Then a request for a unit owner to second the motion will be asked for. We will then ask all Unit Owners who are attending the meeting (including those attending via conference call) if they are against the motion. All unit owners who do not vote "no" will be recorded as a "yes" vote.

If you would like to proxy someone to attend the meeting on your behalf, please return your proxy or give your proxy to another homeowner who will be attending or to a board member prior to the meeting. You can e-mail your proxy to kmurray@rei-pm.net or mail it to the address above or put it in the mailbox outside of the Platinum Club clubhouse.

6. If there is a surplus this fiscal year, a vote will be taken to approve leaving said surplus with the association in either the operating cash flow reserve account or the long-term capital reserve account.

7. Old business

8. New business

9. Adjournment

We look forward to seeing you at the December 2nd meeting.

Sincerely,

Alan V. Wunsch
Branch President
REI Property & Asset Management

Sincerely,

Kim Murray

Kim Murray
Community Association Manager
REI Property & Asset Management

Attachments

*Please note if you call into the meeting, there is no guarantee that you will be able to get into the meeting if there is an issue with the internet connection. We have offered the option to owners to be able to call into a meeting for several years and have only experienced an issue on two separate occasions. If there is an issue with the internet, the meeting will continue in person.

Sterling Woods II Master Association
Annual Owner Budget Ratification Meeting

December 2, 2026

The meeting will be held at the Sterling Woods Platinum Club clubhouse, 117 Silversmith Drive, Danbury, Connecticut 06811 or via conference call using Microsoft Teams on December 2, 2026 at 6:00 PM. To join the meeting via conference call, call (806) 516-0326 and then enter the conference ID number, which is 109 996 792#. **If you choose to proxy someone to attend the meeting on your behalf, please return your proxy in advance of the meeting (see instructions on how to return a proxy below*).**

PROXY

The undersigned Owner of Unit Number (s) _____ of Sterling Woods Master Association of Danbury, CT hereby makes, constitutes, and appoints…

Insert the name of the person you are assigning this proxy to:

_____

OR

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

President: _____
Vice President: _____
Treasurer: _____
Secretary: _____
Board Member _____ Insert Name_____

…as my agent, attorney and proxy to attend and represent me at the meeting of the unit owners of Sterling Woods Master Association on December 2, 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 _____ Signed_____

Unit Number(s) _____ Printed Name_____

*If you are unable to attend the meeting, please complete this proxy and mail it to the attention of Kim Murray at the on-site office or give it to another homeowner who will be attending or to a Board member. The mailing address for the on-site office is Sterling Woods Master Association, Attention: Kim Murray, The Platinum Club, 117 Silversmith Drive, Danbury, CT 06811. You can also put it in the Platinum Club mailbox or e-mail it to Kim Murray at kmurray@rei-pm.net.