

**Sterling Woods II – The Elms Village  
Minutes of the Annual Meeting  
October 22, 2024**

The meeting was called to order by Village President Maureen Dunkerton at 6:30 pm.

**Board Members Present:**

Maureen Dunkerton: President  
Lisa Silva: Vice President  
Maureen Edwards: Treasurer  
Rachel Jones: Director  
Rose Paonessa: Director

**Sign In:**

There were seven unit owners present. Six proxies were received.

**Reading of Minutes From Last Year:**

A motion was made to approve the minutes of the October 17, 2023 meeting and to waive the reading of the minutes.

**Reports of Officers:**

Presidents report: Maureen Dunkerton explained the purpose of the village meeting:

- ~ to elect the seats of Directors and Treasurer
- ~ to elect the Elms representative for the Master Board
- ~ the master board continues to meet in person and teleconference every 3<sup>rd</sup> Wednesday of each month at 7:30 p.m.
- ~ roofs, power washing and deck staining were completed for this year.
- ~ stoops continue to be replaced in the community
- ~ new furniture for the clubhouse porch was purchased through money we received from Association Nation \$5,000
- ~ the pine tree project was completed

Vice President report: Lisa Silva reported that the hearing committee has not had any hearings.

Treasurer report: Maureen Edwards reported that the treasurer committee has been meeting and discussing the annual budget. Their recommendations will be presented to the board. There will be an assessment and an increase in HOA fees, but the cost for both has not been determined. We have to put money back in the reserve fund that was borrowed last year for insurance.

### **Reports from committees:**

Landscape: Meets every 2 weeks with the vendors from March – November. Dead shrubs were removed & replaced in the community.

Maintenance: The committee continues to perform annual inspections of the community.

### **Elections of President, Directors and Treasurer:**

Maureen Dunkerton was nominated and unanimously re-elected to represent the Elms on the master board.

Maureen Edwards was nominated and unanimously re-elected for treasurer to represent the Elms.

Rachel Jones and Rose Paonessa were both nominated and unanimously re-elected for directors to represent the Elms.

### **Unfinished Business:**

None at the present time.

### **New Business:**

As stated in our newsletter and from the treasurer's report we will be faced with an assessment in early 2025. Funds that were borrowed from reserves last year for insurance costs need to be paid back. It may also include additional tree work in the community, along with covering the over runs in general maintenance this year due to water damage from storms. The gutters will all be cleaned when the leaves have all fallen.

### **Concerns:**

Residents would like to keep the common charges under 5% after last years high increase.

Residents expressed concerns about our landscaping vendor and the poor quality of work.

A motion to adjourn was made and second and approved at 7:20 pm.