



**Timber Oak Association
Annual Owner Meeting
November 29, 2021**

Draft of the Minutes

Call to order: The meeting was called to order at 6:04 PM. Present from the board were Patrick Schappert (Board Member/President), Danna Marques (Board Member/Vice President), Lorenzo Muratore (Board Member/Treasurer), and Mary Samperi (Board Member/Secretary)

Frank Cassaniti (Treasurer/Director) was absent.

Also, present were Art Stueck and Jessica DiDomenico from REI Property and Asset Management.

Proof of Notice of Meeting: The Owner of 54 Tucker Street made a motion to accept the meeting notice. The Owner of 7 Caldwell Terrace seconded the motion. All present voted in favor of the motion.

Reading of the minutes: The Owner of 19 Caldwell Terrace made a motion to approve the minutes from the December 7, 2020, Owners Meeting. The Owner of 46 Tucker Street seconded the motion. All present voted in favor of the motion.

Director Reports:

Patrick Schappert provided a report on various association maintenance items, and upcoming projects planned for 2022.

Lorenzo Muratore reported on the Association's finances year to date and the measures the Board has taken, and will continue to take, to keep costs down.

Budget Ratification:

Art Stueck provided a line-by-line presentation of the proposed 2022 budget. Owner questions and comments were fielded during and at the end of the presentation.

The owner of 54 Tucker Street made a motion to approve the 2022 budget as proposed. The owner of 19 Penny Lane seconded the motion. All present voted in favor of the motion. REI to have new coupon books sent to owners for 2022.

The Meet & Greet of candidates took place. It was noted that the ballots for election would be going out on or about December 1st.

Old Business – there was none.

New Business

The owner of 7 Caldwell Terrace asked if the window well cleanings can be done after the gutter cleaning takes place, so no debris and leaves are getting into the clean window wells. REI to confirm with the contractor to make sure this takes place.

The owner of 17 Caldwell Terrace asked if there can be anything else done at Halloween to control the entrances and the amount of people that are coming into the complex. REI to add to the tickler to discuss at the August meeting next year.

REI to follow up with the landscapers regarding the final leaf cleanup.

REI to add to tickler to discuss adding more signage on Bainbridge so people stop going the wrong way.

The owner of 46 Tucker Street made a motion to adjourn the meeting. The owner of 54 Tucker Street seconded the motion. All present voted in favor of the motion. The meeting adjourned at 6:59PM.