

# Sterling Woods

# February 2024 Digest

Volume #22 Issue #1

<https://www.sterlingwoodscondo.org>

## Board/President's Message

We are excited to introduce the Sterling Woods Email Digest. Our Digest will replace the quarterly Newsletter. The push to create this new format was manifold: to deliver the most updated information in a more efficient and expedited format and engage more Homeowners. The Digest will focus on the topics listed below and other "newsletter items" will be delivered by email or Homeowners will be directed to the Sterling Woods Website.

## TOP of MIND Issues

Our Annual meeting, held on February 20, 2024 confirmed the only candidates who ran for the Board , their staggered terms: 3 years( VP/secretary Rafaelina Dowd) , 2 years( President Tony Wills) , 1 year(Treasurer Susan Muller).

**House Rules and Modification Forms have been updated. Homeowners should review before starting any modifications in your homes.**



We would like to welcome our new Property Manager, Thomas Benincase. Tom is a Senior Property Manager at Alexander Wolf & Company, Inc. (AWC), and our day-to-day manager for our property. He brings with him 26+ years' experience as a property manager, having worked throughout Long Island, New York City, Westchester and Connecticut. Tom is personable, reliable and comes with a wide knowledge of management practices. Tom can be reached v: (516) 349-0540 (ext. 248) f: (516) 349-7751,direct: (516) 939-1878.

[tbenincase@alexanderwolf.com](mailto:tbenincase@alexanderwolf.com)

## December 2023 & January/February 2024 Board Decisions

12/11/23	The Board approved roof repairs on home units 51,13,44 & 24,39. Total cost \$10,971.12
12/11/23	Board approved the motion to look into Solar technology to reduce expenses in the community.
12/11/23	The board approved an Assessment Reminder letter to be sent to Homeowners.
1/5/23	Board approved obtaining a 2nd proposal for gutters.
1/5/23	Board approved a motion to have the fire marshal come to compel a Homeowner who is not compliant with fire inspection to allow the inspection.

1/5/23	Clearance Letter Policy – property manager inspection will be added to AWC process.
1/5/23	Letter will be sent to Bolt roofing for warranty information and deficiencies.
1/17/24	Architectural Modification Request Packet approved.
1/19/24	The Board approved a certified letter to be sent to a Homeowner with accumulating fines & multiple violations.
1/29/24	Reserve contributions(\$3,333) for January and February were requested to re-occur monthly- This is a budgeted expense.
2/5/24	The Board approved and directed Wolf to transfer \$30,000 from operations to the Reserve account. This is 2/2 transfers that were withdrawn from Webster Bank. while transitioning from CAMCO to WOLF.
2/5/24	The Board approved the repairs of units 21,53 & 29. Total estimate \$2,188.
2/7/24	The Board approved letters to Homeowners for Front door color correction notice.
2/8/24	The board approved a letter to Homeowners about Drainage and water issues.
2/21/24	Board approved Allied Allcity to pass a camera behind buildings 13 - 16 to investigate where the drywalls are. Cost \$550

## Committee Reports

**Communication Committee-** Service request forms fully functioning. The Sterling Woods Email Digest template created.

**Facility Committee** - David Kunins, the chair of the committee successfully obtained approval from the Town of Brookhaven, to repair the front entrance sidewalks at their cost .

**Elections/Nominations Committee-** Nothing to report

**House Rules Committee-** Nothing to report

**Social Committee-** Is currently working on a Book Club and educational sessions at the library, more to come.