

Colony Brook Homeowners' Annual Meeting
Minutes August 17, 2025

Call to Order – Thomas McVicker called the meeting to order at 4:06 PM at Fire and Rescue Station 41, 7600 Old Military Rd.

Attendance - All homeowners had been invited to the meeting through a variety of communications – signage, email, and notices in minutes.

Homeowners in Attendance per sign-in sheet :

Colony Brook consists of 37 households; 10 households were represented by attendance with 3 households as proxies

7601 Caleb Curran- Proxy
7604 Daniela Newlin- Proxy
7613 Thomas McVicker
7616 David & Susan Coulter- Susan Coulter
7617 Joy Forsberg
7620 Julie Birmingham
7621 Carol Tangwall - Proxy
7625 Jack & Monika Scotti- Monika Scotti
7629 Matthew & Yelena Birmingham- Yelena Birmingham
7636 Gene & Joyce Sterner- (Joyce Sterner)
7649 Mourine Anduiza
7652 Patrick & Becky Marley- (Becky Marley)
7656 James & Niecy Bromley

Approval of Minutes – Minutes of the Annual meeting held on August 18, 2024, were approved as written on August 17, 2025.

Treasurer's Report – Monika Scotti announced as of July 31st in our Savings Account we have \$9027.18 and in our Operating Account we have \$4937.49, giving us a total of \$13,964.67.

Audit Report- . Joyce Sterner volunteered to do the audit of the books, needed one more person. Monika Scotti stated she would send an email out to the homeowners asking for at least one more person.

Action Items:

2026- Budget -2026 Budget was approved by the Board of Directors. No quorum needed. Budget stands as is with no ratifications.

Dues Assessment- Board of Directors stated that the dues assessment remains the same, per the 2026 Budget.

Road Conditions – It was said that the County will come in later in August of 2025 and repave the entire road. Signs will go up 1 week before they start. Thomas McVicker would ask them once the paving has been completed about the sidewalk, and who is responsible for them, since they are not in ADA.

compliance. It was said that when the road work gets done that any homeowner who parks their vehicle on road or the roundabout that the RV lot will be open to them for the time that the road is being done.

Annual Elections of Officers-

*Monika Scotti presented Daniela Newlin (7604) nomination form, which nominated herself as President

*Monika Scotti presented Rebecca Marley (7652) nomination form , which nominated Daniella Newlin President.

*Monika Scotti presented Jack Scotti (7625) nomination form , which nominated Thomas McVicker President, Monika Scotti for Secretary/Treasurer.

*Monika Scotti presented Caleb Curran (7601) nomination form , which nominated Monika Scotti Secretary/Treasurer.

*Monika Scotti presented Yelena Birmingham (7629) nomination form , which nominated Daniella Newlin for President, Thomas McVicker for Vice President, and Monika Scotti for Secretary/Treasurer.

*Monika Scotti presented James Bromley (7656) nomination form , which nominated Douglas Stauner for President, Vice President and Secretary/Treasurer.

Thomas McVicker declined the position of President but accepted the position of Vice President. Douglas Stauner was never asked if he would be interested in any positions, so the nomination for any position is not null in void.

Election of Officers-

Daniella Newlin nominated as Board President

Thomas McVicker nominated as Board Vice President

Monika Scotti nominated as Board Secretary/Treasurer

It was motioned by Mouring Anduiza and seconded by Rebecca Marley to elect these 3 nominees as our Colony Brook Board of Directors. **Motion Passed.**

New Business

Round About -It was suggested that the vehicles that are parked around the commons area park at an angle. The Board of Directors will look into this to see if it would be feasible to do. Our overflow car park is along the fence line in front of the shed (basically where the dumpster goes)

Open Discussion:

* Cones by the gazebo's water pump need to be removed, it looks like a construction site. Beautifying the gravel area around the gazebo and mailboxes with either river rock or paving stones. Board of Directors will discuss this with our landscaper.

* Contacting North Perry about painting the fire hydrant.

* July 4th was very quiet this year.

* 4th Annual Wine Night on September 19th, 2025, hosted by Yelena Birmingham 7629, time: 5:30 .

Next Board of Directors meeting will be sent out via email.

Motioned was made by Julie Birmingham and second by Joyce Sterner to adjourn the meeting. **Motion Passed.**

Meeting adjourned at 4:55 PM

Submitted by, Monika Scotti, Secretary

Approved on: