

**Notes from The Common at Sinnott Farm\***  
**Homeowner Annual Meeting**  
**November 15, 2022**

**\*This document has been created based upon notes taken by Board member Wayne Wnuck as well as homeowner Julius Prescod. The Board secretary was not in attendance at the Annual Meeting and no one was officially assigned to take minutes in her place, therefore, the following does not purport to be a complete account of all homeowners who were present and all details of each topic discussed, but what is contained herein is accurate.**

**Board Members Present:**

Lesia Comperatore – President  
Patrick DeLorenzo– Vice President  
Lisa Terlecky - Treasurer  
Wayne Wnuck – Director

**Board Members Absent:**

Amber Carasone – Secretary

**Sentry Management:**

Jasmine Spencer – Property Manager

**Homeowners Present:**

Rob & Edie Thompson  
Julius Prescod  
Barry Moran  
Steven Petke  
Jeff Olmstead  
Jonathon Baranowski  
Mary & Clark Winchell  
Susan White  
Chris Rohrs  
Deanne Lawrence  
David Rosen (85 Arrowwood Lane)  
Sharon Okoye (26 Quail Run Lane)  
Syed Hussain (9 Quail Run Lane)

**The meeting was called to order by President Lesia Comperatore at 6:07 p.m.**

**Approval of Meeting Minutes:**

A homeowner questioned why there was nothing under Agenda item “End of Year Report”. The response given was that this is simply a general heading and there is no report available. The minutes were approved.

**Treasurer’s Report:**

Lisa Terlecky reviewed the financial status through September 2022. No tree trimming or crack sealing expenses have been incurred so far. Crack sealing was not done. Fertilization was not performed this year due to confusion with which party is responsible for contracting for it as well as the change in

Property Managers. For 2023, the proposed budget includes 2 fertilizer treatments rather than the 4 that have been done in the past. Following a question, Lisa clarified that our landscaping and snow removal contract with SJN Landscaping, the largest expense in our budget, runs through November 2023 and does not include fertilization. Patrick DeLorenzo recommended that the contract be itemized so that we know exactly what we are paying for each service (snow removal, mowing, etc.)

The cost of the website is \$400 for 2 years. Mary Winchell stated that she has noticed information on the website is not up to date. From January to now there doesn't seem to have been much going on or discussed – or the information simply has not been posted. It was determined that there needs to be clarification regarding who is in charge of updating the website and how to keep it current.

Road repaving is a major upcoming expense that the Association has been accumulating funds for the last several years and is a major contributor to this year's, and future years' budgets. Wayne Wnuck briefly reviewed an Engineering Report prepared for the Association in 2017. A homeowner committee is proposed to review the matter and update the repaving plan in 2023 in anticipation of repaving Spring Hill in 2024. Wayne also suggested we look into skimming which is what the Town of Bloomfield does – this may work for us.

\$1200.00 going to the reserve fund from the savings for this year.

Overall there was a net gain of \$9092.00. It will be rolled into the capital expenditure account. Jeff Olmstead recommended that the header be updated. He was wondering if it was current or not.

The management company was changed because there was a 46% increase in the price (Vision Management). Sentry is slightly under what Vision would do for us.

Jasmine Spencer reported that the proposed 2023 budget was approved.

#### **Election of Directors:**

The terms of Lesia Comperatore and Lisa Terlecky are ended this year. There were no nominations during the meeting to fill the vacancies so no vote was taken, however, Jonathan Baranowski later expressed his interest in serving and will fill one of the vacancies. Anyone interested in serving should contact Jasmine Spencer. The Board will appoint a nominee to fill the second vacancy.

#### **New Business:**

The condition of the pond surfaced as an issue during the year. A petition was received in July from the homeowner at 33 Quail Run Lane and signed by residents of the lane expressing their concerns with the insects and pests in the area and directing the Association to take action to remedy the situation. The discussion during the meeting noted that the warmer than normal summer may have made the algae worse this year and that cutting the brush around the pond more often than once a year may improve the pest problem. In addition, Deanne Lawrence stated that several homeowners on Quail are not complying with Association rules which state that trash bins are not to be stored outside and this could be contributing to the pest problem. Quotes were obtained from two companies to monitor the condition of the pond, treat algae and undesirable weeds in the pond and along the shoreline, and introduce beneficial aerobic bacteria and enzymes. The preferred quote was for \$2,700. A concern was expressed that pond maintenance could become an ongoing expense. Since pond maintenance was not included in the 2023 budget, a survey will be sent to homeowners to gauge interest in proceeding with the work by making a one-time payment from reserves.

**Owner's Forum:**

Topics of discussion included:

- The appearance of certain homes on Quail Run
- Landscapers are not maintaining the beds on corners under street signs
- The possibility that the Town of Bloomfield mow the grass along Town roads and clarifying which parts of Deerfield Road belong to us and what is Town property.

**Adjournment:**

The meeting was adjourned at 7:42 p.m.