

SOUTHWINDS HOMEOWNERS ASSOCIATION, INC.  
P.O. Box 6,  
Centerbrook, CT 06409  
NOTICE OF SPECIAL MEETING OF THE MEMBERS

Date: July 17, 2025

Time: 7 PM

Location: VIA ZOOM

<https://us06web.zoom.us/j/6560365970?pwd=UXBLM1VyT3ZUNTh4dThVTkd3aVhoQT09&omn=82725169831> or [www.zoom.com](http://www.zoom.com)

Meeting ID: 656 036 5970

Passcode: 12345

Phone: 1 929 436 2866

Dear Homeowners,

Please be advised that a Special Meeting of the Members of the Southwinds Homeowners Association, Inc. will be held on July 17, 2025 at 7:00 PM via Zoom. The purpose of this meeting is limited to the following specific matter:

**Purpose of the Meeting:**

To consider and vote upon the authorization of the Board of Directors to negotiate and grant a revocable license agreement to the owner(s) of 32 Birch Mill Trail. This action is being proposed in the interest of resolving a longstanding encroachment in a manner that maintains the integrity of Association property while avoiding potential litigation or enforcement costs.

**Additional Details:**

- The encroachment pertains to 32 Birch Mill Trail
- The license, if approved, will be revocable and subject to ongoing compliance with terms to be established by the Board.
- The Board will ensure legal counsel is consulted prior to executing any agreement and work to minimize legal fees.

**Voting and Proxy Information:**

To ensure that the quorum is met and the membership has the opportunity to decide this matter, proxy voting is permitted and encouraged. Enclosed/attached is a Proxy Form that may be completed and submitted in advance of the meeting. A member may designate another homeowner or a Board member to vote on their behalf.

A vote of the members present in person or by proxy will be required to authorize the Board to proceed.

**By Order of the Board of Directors,**

Suzanne Tweed

Secretary

Southwinds Homeowners Association, Inc.