

**Minutes of
The Strathmore Court Homeowners Association, Inc.
Annual Homeowners Meeting**

Held on April 2, 2019

John Hatgis of The Management Co. (TMC) began the meeting, attended by about 60 residents, by announcing that the quorum requirement was not met. Therefore votes will not be counted and the current board members (Charles Congema, Sharlene Iadanza, Helene Singer) remain in place. He offered thanks to Carrie Treadwell for running for a seat on the board.

Board President **Gene Dolinger** reported that there are approximately 35 new homeowners who have bought their homes in the community during the last year. There are several more homes in contract, and prices seem to be rising. The board is working to improve our property and encouraged all homeowners to care for their homes as well. He also reminded those present that we are a PUD (Planned Unit Development), not a condo or co-op. Realtors and attorneys have often given incorrect information to prospective buyers.

Vice President **Pat Cruz** described continued contact with the Town and PSEG regarding trees/wires on Canal Rd. and the permission to install No Trespassing signs.

Secretary **Helene Singer** listed upcoming dates of interest (4/9 new homeowners meeting, 4/5 game night, 4/12 mahjong party, 5/16 Supervisor Romaine meeting, 6/15 pool opening day, 8/3 hot dog picnic). She reminded everyone to sign up for our SCHOA data base and to be sure to give TMC an emergency telephone contact. Helene also referred homeowners to our www.strathmorecourt.com website, where there's a great deal of important community information.

John Romashko, Treasurer, reported that copies of the annual audit are available on the front table. He said that there are 18 people responsible for \$178,000 of the total \$243,000 of arrears that are owed. There are increases to the 2019 budget, in areas such as trees, debris removal, pool, and legal fees. The board has foreclosed on several properties, which is the final option for recouping funds.

John Hatgis continued the meeting by describing the budget process, as well as the fact that TMC has not increased its rates since they have worked for us. He listed the following planned projects: driveway sealing, driveway replacement, concrete, tennis courts, basketball courts, trees, lighting at the playground, outdoor cameras, new electric sign, property reclamation, and the ongoing repairs of the sprinkler system.

The meeting was then opened for questions, and the following items were discussed: excess water on common grounds, the need for a quorum, mailboxes, fire pits, speed bumps, possibility of a gate for the playground, grass cutting to begin around 4/15, weather permitting, work orders, roofs, using email and electric signboard for notifications to save money on mailings, dues, Town property adjoining homes, street lighting, list of board and homeowner responsibilities.

Respectfully submitted,

*Helene Singer
SCHOA Secretary*