

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

Held on February 18, 2025

- I. **ATTENDANCE** – Sharlene Iadanza, Janet Longo, Karen Maila, Carrie Treadwell, Jenifer Ramos, Steve Cacciola, Doug Stolfi, Regina O’Donnell (The Management Company)
- II. **Frank** – report was given about community needs
- III. **MINUTES** of the January meeting accepted unanimously.
- IV. **REPORTS OF OFFICERS**
 - A. **PRESIDENT** – reported Frank’s recommendations regarding community’s needs
 - B. **VICE PRESIDENT** – continuing to work with TOB regarding Maggio, town will not waive notarization requirements, letter will be sent to the community
 - C. **TREASURER** – continuing to work with the IRS
 - D. **SECRETARY** – no report
- V. **MANAGEMENT REPORT**

Reviewed and accepted, including financials, notices before liens, modification requests, house rule violations and warnings, home sales, Cohen and Warren report
- VI. **COMMITTEES**
 - A. **ARCHITECTURE** – ongoing; photos to be taken before and after modifications occur to document changes
 - B. **MAINTENANCE** – tree branches need to be looked at
 - C. **RECREATION** – Jennifer Keisner has organized many events for the community
 - D. **POOL** – Big Splash will be asked to attend May’s meeting
- VII. **CLUBHOUSE RENTALS**

March 8th Sharlene

March 15th Karen

May 3rd Sharlene

VIII. PROJECTS TO BE SCHEDULED IN 2025

- A. Concrete – the list was received and will be prioritized
- B. Driveway replacement – decisions will be prioritized by March
- C. Seal Coating – decisions will be prioritized by March

IX. OLD BUSINESS

- A. Open Board Seats – mailing will be sent to the community

X. NEW BUSINESS

- A. Frank – reviewed information and things are going well
- B. Air BNB – will be looked into as TOB does not allow short term rental requirements
- C. Maggios/TOB Survey – See Vice President's report

Respectfully submitted,

*Carrie Treadwell
SCHOA Secretary*