

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

Held on April 16, 2019

- I. **ATTENDANCE** – Gene Dolinger, Pat Cruz, John Romashko, Helene Singer, Charles Congema, Jong Hsu, Karen Maila, Ed Burger, John Hatgis (The Management Company/TMCo.)
- II. **MINUTES** of March meeting and report of Annual Meeting – accepted unanimously
- III. **MANAGEMENT REPORT** reviewed and accepted, including financials, notices before liens, modification requests, house rule violations and warnings, home sales, etc.
- IV. **REPORTS OF OFFICERS**
 - A. **PRESIDENT** – following up with attorney re: New Purchaser Procedure (new buyers required to sign off on HOA information)
 - B. **VICE PRESIDENT** – following up with Town regarding firepits and with PSEG re: trees on Canal Rd.; Supervisor Romaine to meet with community on Thursday 5/16, request questions submitted ahead of time
 - C. **TREASURER** – current account balances given
 - D. **SECRETARY** – seal coating schedule list distributed; this year Levitt homes will be done
- V. **COMMITTEES**
 - A. **ARCHITECTURAL** – discussion of joint fire alarm systems in Carriage homes; one new request to install solar
 - B. **RECREATION** – ...purchase of 4 new card tables; mahjong party successful, more to be scheduled; Game Night - May 3; Hot Dog Picnic - Saturday 8/3
 - C. **POOL** – furniture, umbrellas, etc. will be reviewed and report will be given to board, prices and numbers of replacements to be determined; request for pool company to provide a list of required signs

VI. PROJECTS

- A.** Concrete – list of requests being kept
- B.** Trees – will monitor, Frank to keep list for scope of ongoing work
- C.** Seal coating – awaiting A&L proposal
- D.** Driveway replacements – awaiting A&L proposal
- E.** Tennis Courts – obtaining additional bids.
- F.** Basketball Courts – repairs to be done

VII. OLD BUSINESS

- A.** New outdoor signage – on order
- B.** No Trespassing signs – tabled
- C.** Sign at clubhouse gate – Motion to purchase new sign to replace faded one, reduce size by 25% – passed unanimously

VIII. NEW BUSINESS

- A.** Ask the Board – procedure reviewed
- B.** Commercial vehicles – problem with vehicles parking on driveways
- C.** Follow up on work orders

Respectfully submitted,

*Helene Singer
SCHOA Secretary*