

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

Held on August 16, 2022

Before the meeting officially began, members heard presentations for clubhouse renovations, by representatives from both Ethan Allen and Thomasville. A full discussion of the options will take place at the September board meeting.

- I. **ATTENDANCE** – Gene Dolinger, Pat Cruz, Helene Singer, Karen Maila, Carrie Treadwell, Ed Burger, John Romashko, Sharlene Iadanza, Regina O'Donnell (The Management Company/TMC)

- II. **MINUTES** of the July meeting were accepted unanimously.

- III. **MANAGEMENT REPORT**
 - A. reviewed and accepted, including financials, notices before liens, modification requests, house rule violations and warnings, home sales, etc.

 - B. Interviews of 3 candidates to fill the open board position are scheduled for tomorrow, 8/17/22. A final decision will be discussed and made at the September board meeting.

- IV. **REPORTS OF OFFICERS**
 - A. **PRESIDENT** – creation of bocce court should be put on hold – motion passed unanimously

 - B. **VICE PRESIDENT** – Trees belong to the Town when they are within 6 feet of the street; handicapped parking spot in Delaware Ct. has been eliminated since it is no longer necessary for any resident

 - C. **TREASURER** – over \$100,000 has been spent on concrete this year; money for clubhouse renovations has been accruing for many years; arrears have been slowly decreasing

 - D. **SECRETARY** – once a new board member is selected he/she will fulfill the rest of the unexpired term of Charles Congema, through 2025.

V. COMMITTEES

- A. POOL** – additional umbrellas and stands will be ordered and put in place for next pool season; pergola needs to be scraped and re-painted after this pool season ends
- B. ARCHITECTURAL** – many ongoing renovations are taking place; reminder to homeowners to fill out proper forms to make appropriate requests
- C. RECREATION** – no availability of barbecue food truck this late in the summer, but a date will be set early for big event next season

VI. CLUBHOUSE RENTALS – available, dependent on conformity with Suffolk County and Board of Health Covid-19 protocols.

VII. PROJECTS

- A. Concrete** – work completed
- B. Driveways** – seal coating of Levitt and some Carriage Home sections to be done in the fall
- C. Driveway replacements** – to be done in the fall
- D. Clubhouse renovation** – tonight's design presentations will be discussed at September board meeting
- E. Fobs** – ongoing application process; full activation delayed due to mechanical difficulties with the gate
- F. Trees** – Anderson will be removing the Canal Road trees at the end of September; they will be on site for other days of work as well, as the list generated from homeowner work requests is continually updated

VIII. OLD BUSINESS

- A. Gym equipment proposals** – ongoing due to bid error
- B. Playground** – motion to purchase new set of swings (Ed, second by Karen) from Wood Kingdom for \$6376.29 – approved unanimously
- C. Islands in clubhouse parking lot** – all old plants will be removed and replaced with new, low maintenance growth
- D. Anti-Crime presentation** by Don Longo will take place on September 14 in the clubhouse

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IX. NEW BUSINESS

- A.** Fence for Canal Rd. border – motion to accept bid of approximately \$29,000 from Reliable Fence, final amount to be determined based on cost of additional 75 feet – passed unanimously
- B.** Motion to spend \$16,377 from Discount Evergreens to plant arborvitae behind the new fence along Canal Rd – passed unanimously
- C.** Hydro-seeding – new bid, price has increased due to additional areas to be covered – motion to accept bid of \$24,500 – passed unanimously

Respectfully submitted,

*Helene Singer
SCHOA Secretary*