

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

Held on July 19,2022

- I. **ATTENDANCE** – Gene Dolinger, Pat Cruz, Helene Singer, Karen Maila, Carrie Treadwell, Ed Burger, John Romashko, Regina O'Donnell (The Management Company/TMC)
- II. **MINUTES** – of the May meeting were reported. There was no June meeting due to lack of a quorum.
- III. **MANAGEMENT REPORT**
 - A. Reviewed and accepted, including financials, notices before liens, modification requests, house rule violations and warnings, home sales, etc.
 - B. Initially 4 candidates to fill board vacancy, 1 withdrew, 2 resumes received so far; all will be interviewed prior to next month's meeting
- IV. **REPORTS OF OFFICERS**
 - A. **PRESIDENT** – vandalism at Frank's shop repaired
 - B. **VICE PRESIDENT** – none
 - C. **TREASURER** – 2 homes in arrears settled with considerable amounts of money
 - D. **SECRETARY** – suggestion of a meeting for new homeowners, 5 years or less, date TBA
- V. **COMMITTEES**
 - A. **POOL** – suggestion of evening adult swim
 - B. **ARCHITECTURAL** – ongoing home improvements going well
 - C. **RECREATION** – rent a taco truck? Hire a company to do full barbecue, adults only? suggestions to be researched
- 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 section to be done in the fall
- C.** Driveway replacements – to be done in the fall
- D.** Clubhouse renovation – awaiting design plans from two different decorators; will be reviewed at August board meeting
- E.** Fobs – ongoing application process; Helene has done evening hours to facilitate distribution; new system including the gates will be fully activated as of August 1.
- F.** Trees – Anderson on site for days of work, list continually updated

VIII. OLD BUSINESS

- A.** Gym equipment proposals – ongoing
- B.** Playground – motion to approve addition of mulch/ground cover as well as repair/replace slide and replace swings – passed unanimously
- C.** Canal Road trees equipment proposals – Will be removed by Anderson, date TBA; awaiting bids for fence along Canal, and then arborvitae to be planted behind fence as buffer for homes
- D.** Remove islands in clubhouse parking lot – cannot be removed but need to be cleaned out and new plantings done

IX. NEW BUSINESS

- A.** Pool shade request – denied at this time
- B.** Ground cover/hydroseeding – improve grounds throughout community; motion to accept bid, passed unanimously
- C.** Proposal from resident, Don Longo, to offer a program for all interested residents on Anti-Crime Methods to Avoid Becoming a Victim and/or Active Shooter Incidents: Prevent, Prepare, Respond, Survive – date TBA

Respectfully submitted,

Helene Singer
SCHOA Secretary