

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

**Held on March 15, 2022**

In Attendance: John Romashka, Jr Eugene Dolinger Regina O'Donnell  
Charles Cangema Pat Cruz Ed Burger  
Carrie Treadwell Karen Maila Sharlene Iadanza

Gene - delinquencies/foreclosures - 9 of them  
- 8 of the foreclosures = 80% of money owed  
-some are going up for sale  
Regina - 2 more people paid in full

Pat - Can we revert back to if a person is not up to date by May 1st, they are unable to use pool or clubhouse?

John - If a person is not up to date, they are not allowed to vote in the election.

John - Bill Nolan sent a breakdown of this fund company that they have been using.

- Nolan is an investment company - in the past, made a much higher %
- Can invest portions of some of this money in bonds

Ed - buying mutual funds or individual bonds

John - individual bonds

-Bill Nolan suggested having a zoom meeting to discuss everything with us to answer any questions we have.

Gene - set up zoom meeting for our next meeting.

Charlie - working on fob system

- starting to enter fobs into the system.

-only working on the new readers

Regina - Should I include in the election mailing, clubhouse rentals will be allowed as of May 1st subject to a party monitor?

-annual meeting is April 5th 6pm

-no one is running for the election

-on website must pick a gender for the key fob for the sauna.

Gene - concrete list that didn't get done in the fall- 37 on the list

Regina -may be more added to the list, they ran out of time with the weather.

Gene - work on getting concrete scheduled. Get a start date.

- seal coating to be done in the fall
- driveway replacements to be done in the fall

Ed- cracks in the basketball court - can fit a person's foot - major liability

Gene - did we get a quote on that

- repair 2 full courts and shut down the other ones, take the poles out
- replace it with bocce and pickleball courts

Ed - can we sandblast the handball courts, paint is chipping off - looks terrible

Gene - no problem cleaning them up, find out who can sandblast and paint them

-As of 2/18/22 73 driveways need to be replaced, Regina needs the list to schedule

-List given to Regina in October only had 12 driveways on the list

-Spent \$40,000 on replacements in October - 9 single, 3 double driveways

Gene- shoot for the worst 20 driveways and schedule them

Gene - gym equipment - Regina is still waiting for them to send the new quotes

-waiting for paperwork on taking equipment back and leasing new machines

Gene- the community can't expect the board to sit in perpetuity, everyone complains but no one wants to step up and be on the board

Pat- PSEG trees

-2018 trees on Canal, town says trees are on our property

-PSEG hasn't changed status since 2018

-5 years into moratorium put on roads any digging

-FIOS came in without permission

Gene- if we want the trees down, we have to pay someone to take them down

Pat- the lines are not ours, if our trees go down on their lines, we are responsible

Gene- talking about \$60-80,000

John- complete it in sections

Pat- need to trim the trees around the wires

Gene- acknowledge the trees are ours, ask the town what it would cost for us to pay them to trim the trees around their wires.

Pat- will reach out to PSEG and the town

John- have \$15,000 in budget for bushes

Gene- take that money and redo the kiddie playground

-make the common area more beautiful

-make kiddie playground more user friendly

John - Canal road has drains

-they need to measure from the drains

-they are not measuring correctly

-ask the town if they are going to measure from the drains

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Pat- Florida association magazine  
- why are we getting it  
-we are getting billed for it  
-cancel the membership

Gene- Meeting adjourned

*Respectfully submitted by*

*Carrie Treadwell*