

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

Held on April 23, 2024

- I. **ATTENDANCE** – Pat Cruz, Helene Singer, Karen Maila, Sharlene Iadanza, Carrie Treadwell, Jenifer Porcelli, Janet Longo, Steven Cacciola, Regina O'Donnell (The Management Co.)
- II. **MINUTES** of the March and the Annual meetings were accepted unanimously.
- III. **REPORTS OF OFFICERS**
 - A. **PRESIDENT** – working with attorneys to receive as much money as possible from home sales with arrears attached; discussion of the institution of assessments for rule violations- discussion to continue next month with all members proposing items to create a comprehensive House Rules list to adopt and then submit to home-owners.
 - B. **VICE PRESIDENT** – still waiting for IRS confirmation of 501-C-4 status
 - C. **TREASURER** – funds for pool repairs will be taken from the operating account
 - D. **SECRETARY** – thank you note for sympathy card received from Romashko family
- IV. **MANAGEMENT REPORT**
 - A. reviewed and accepted, including financials, notices before liens, modification requests, house rule violations and warnings, home sales, Cohen and Warren report
- V. **COMMITTEES**
 - A. **ARCHITECTURAL** – ongoing; photos to be taken before and after modifications occur to document changes
 - B. **POOL** – volunteers will meet shortly to revise rules in time for publication before pool opening
 - C. **RECREATION** – handball courts to be power washed; playground is complete; will seek bids for repairs/replacement to basketball courts; Pickleball lines have been drawn on one tennis court, net to be installed shortly

VI. PROJECTS TO BE SCHEDULED IN 2024

- A. Concrete – on hold
- B. Driveway replacement – fall 2024, list to be updated, worst situations to receive priority
- C. Seal coating – on hold
- D. Hiring a new hydroseeding company

VII. CLUBHOUSE RENTALS

- A. April 20
- B. June 15
- C. June 22
- D. July 13
- E. Rental rules need revisions after remodel, such as no moving of furniture, eating only at tables not on upholstered furniture, cost of \$50 for each additional overtime hour of usage, increase to \$150 for party monitor, all to be codified shortly but not affecting current reservations.

VIII. OLD BUSINESS

- A. Clubhouse gate and asphalt to be repaired next week
- B. New IT equipment installed, all systems working including the key fob system

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IX. NEW BUSINESS

- A.** Selection of officers – President-Pat Cruz, VP-Sharlene Iadanza, Treasurer-Karen Maila, Secretary-Carrie Treadwell
- B.** Problems with Optimum service – create a Board liaison to communicate with them and also investigate wireless internet possibilities
- C.** Garbage cans – discussed as part of larger topic of House Rules, to be compiled at the next meeting
- D.** Fallen tree limbs – Anderson will be on site in May for tree removal, but more work to be done to clear up branches, etc. by Frank
- E.** Clean out offices – board members will work to sort and dispose of a great deal of old and unnecessary paper; hire a commercial shredder?

Respectfully submitted,

*Helene Singer
SCHOA Secretary*