

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

Held on April 22, 2025

- I. ATTENDANCE** – Sharlene Iadanza, Janet Longo, Karen Maila, Carrie Treadwell, Jenifer Ramos, Steve Cacciola, Doug Stolfi, Jennifer Keisner, Regina O'Donnell (The Management Company)

Scott from Big Splash – report was given about pool needs

Frank – report was given about community needs

- II. MINUTES** of the March meeting accepted unanimously.

III. REPORTS OF OFFICERS

A. PRESIDENT – discussion regarding replacing arborvitaes along Canal Road- will be addressed in the fall to give the bushes a better chance to thrive

B. VICE PRESIDENT – continuing to work with TOB regarding Maggio, occupants are allowed to sign the petition according to the TOB attorney

C. TREASURER – financials are in better condition this year than last year

D. SECRETARY – no report

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. ARCHITECTURE – ongoing; photos to be taken before and after modifications occur to document changes

B. MAINTENANCE – driveway lists reviewed, houses of priority will be completed

C. RECREATION – multiple events have been organized for the community, egg hunt was a huge success

D. POOL – Big Splash gave an update on the pool

VI. CLUBHOUSE RENTALS

- A.** May 3rd Sharlene
- B.** May 17th Karen
- C.** June 27th Karen

VII. PROJECTS TO BE SCHEDULED IN 2025

- A.** Concrete – to be revisited
- B.** Driveway replacement – to be revisited as waiting for another quote
- C.** Seal Coating – on hold

VIII. OLD BUSINESS

- A.** Open Board Seat – 1 year seat open

IX. NEW BUSINESS

- A.** Follow Up Annual meeting – grass sample being sent to Cornell Cooperative to see if the problem can be diagnosed
- B.** Website – homeowners that expressed interest in running the website will be contacted
- C.** Universal Fitness – quote was reviewed and new equipment will be ordered
- D.** Evan Gitter response to “Wine” events – was reviewed

Respectfully submitted,

Carrie Treadwell
SCHOA Secretary