

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

**Held on January 21, 2025**

- I. ATTENDANCE** – Sharlene Iadanza, Janet Longo, Karen Maila, Carrie Treadwell, Steve Cacciola, Doug Stolfi, Regina O’Donnell (The Management Company)
- II. MINUTES** of the November meeting accepted unanimously.
- III. REPORTS OF OFFICERS**
  - A. PRESIDENT** – met with Frank to review procedure manual, driveways and seal coating must be done, budget was reallocated to put towards other needs of the community, Frank will attend board meetings to update on community projects
  - B. VICE PRESIDENT** – continuing to work with TOB regarding Maggio
  - C. TREASURER** – continuing to work with the IRS, need to be removed as a 501C4, issue with the gates closing properly
  - 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** – driveways and seal coating will be prioritized
  - C. RECREATION** – Jennifer Keisner has organized many events for the community
  - D. POOL** – closed

**VI. CLUBHOUSE RENTALS**

- A. January 19<sup>th</sup> Jenifer
- B. January 26<sup>th</sup> Sharlene
- C. March 8<sup>th</sup> Sharlene
- D. May 3<sup>rd</sup> Sharlene

**VII. PROJECTS TO BE SCHEDULED IN 2025**

- A. Concrete – to be done in the spring
- B. Driveway Replacement – decisions will be prioritized by March
- C. Seal Coating – decisions will be prioritized by March

**VIII. OLD BUSINESS**

- A. Pool – quotes analyzed, staying with Big Splash
- B. Bamboo – quotes obtained, not financially feasible at this time, will revisit in the future
- C. 2025 Budget – reviewed and discussed

**IX. NEW BUSINESS**

- A. Frank – reviewed revisions made to the handbook
- B. Open Board of Directors' Seats – letter will be sent out in February regarding 2 open board seats - one spot is for 3 years, one spot for 1 year remaining in the term

*Respectfully submitted,*

*Carrie Treadwell*  
*SCHOA Secretary*