

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

**Held on August 20, 2019**

- I. **ATTENDANCE** – Pat Cruz, John Romashko, Helene Singer, Charles Congema, Karen Maila, John Hatgis (The Management Company/TMCo.)
- II. **MINUTES** of July meeting accepted unanimously
- III. **MANAGEMENT REPORT** reviewed and accepted, including financials, notices before liens, modification requests, house rule violations and warnings, home sales, etc.
- IV. **REPORTS OF OFFICER**
  - A. **VICE PRESIDENT** – dead/diseased trees on Monitor removed by Town as requested; notified Town of missing street sign on Federal and Str. Ct. Dr.
  - B. **TREASURER** – current account balances given; over \$200,000 still in arrears
- V. **COMMITTEES**
  - A. **ARCHITECTURAL** – business as usual
  - B. **RECREATION** – mahjong parties set for 8/23 and 9/27; Hot Dog Picnic was a success, but problem with people making reservations and not attending-perhaps charge a refundable deposit?; Defensive Driving class to be set up in the spring; November 10 - second annual Veterans Day Bagel Breakfast; Ice cream Sundaes on Sunday, October 6.
  - C. **POOL** – lifeguard Ryan rescued a child who was in distress; all new furniture and umbrellas in place
- VI. **PROJECTS**
  - A. Concrete – to be done within the next 2 weeks
  - B. Trees – one full day completed
  - C. Seal coating – completed
  - D. Driveway replacements – to be done within the next 2 weeks
  - E. Tennis Courts – done

- F. Basketball Courts – one complete court done
- G. L.I. Landscape project – done
- H. Sprinklers – work ongoing, many problems with our system

## **VII. OLD BUSINESS**

- A. Responses to letter re: volunteer committee and Board vacancy – individuals to be contacted
- B. Bulk trash – only picked up by Maggio's on Thursdays - fines may be assessed for items put out before Wednesday night
- C. Landscapers – beds and pruning done; treatment for nutedge grass done; revised watering schedule in the heat of the summer

## **VIII. NEW BUSINESS**

- A. Frank's vacation schedule – to be addressed for future in order to schedule projects appropriately
- B. For Sale signs – single sign which must be on homeowner property
- C. Julie and Francine, Realtors from Caldwell Banker, donated cookies for the picnic-thank you
- D. Issues often arise at house closing inspections when there are home modifications discovered that were never approved or addressed prior. All homeowner modifications must be applied for and approved before being implemented.

*Respectfully submitted,*

*Helene Singer*  
*SCHOA Secretary*