

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

Held on August 20, 2024

- I. **ATTENDANCE** – Sharlene Iadanza, Karen Maila, Carrie Treadwell, Jenifer Ramos, Steven Cacciola, Doug Stolfi, Regina O’Donnell (The Management Company)

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

- III. **REPORTS OF OFFICERS**
 - A. **PRESIDENT** – no report
 - B. **VICE PRESIDENT** – no report
 - C. **TREASURER** – still waiting on the IRS, July/August- most expensive months
 - D. **SECRETARY** – sympathy card sent to family on Shiloh

- 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** – rules will be modified to change lifeguards to pool attendants, covid sign will be removed, new signs were ordered for the pool
 - C. **RECREATION** – Jenifer will be working with residents to create activities. More information to follow (check the website)
 - D. **GYM** – new equipment will be ordered for the gym-dumbbells and radio

- VI. **PROJECTS TO BE SCHEDULED IN 2024**
 - A. Concrete – on hold
 - B. Driveway replacement – tentative fall 2024, list to be updated, worst situations to receive

VII. CLUBHOUSE RENTALS

September 21st

December 1st

January 19th

VIII. OLD BUSINESS

- A.** Investment account - waiting on response from IRS, follow up call will be made in September
- B.** Basketball net/backboard replacement - Frank working on quote
- C.** Pool can potentially be opened earlier for water aerobics pending a licensed swim instructor is present and participants complete a hold harmless form
- D.** Representation from Cohen and Warren will be in attendance at the October meeting
- E.** Verbiage was updated regarding the approved Rules and Regulations
- F.** Community members will be recruited to join the recreation committee
- G.** Clubhouse rental agreement was updated
- H.** Frank will take photos of completed jobs

IX. NEW BUSINESS

- A.** Revisit Clubhouse Rules?
- B.** Top off trees TOB
- C.** Employee handbook to be reviewed with Frank on 8.29.2024

Respectfully submitted,

Carrie Treadwell
SCHOA Secretary