

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

Held on February 21, 2023

- I. ATTENDANCE** – Gene Dolinger, Pat Cruz, Helene Singer, Karen Maila, John Romashko, Sharlene Iadanza, Ed Burger, Carrie Treadwell, Regina O'Donnell (The Management Company/TMC).
- II. MINUTES** of the December meeting accepted unanimously. There was no January meeting due to the clubhouse renovations.
- III. MANAGEMENT REPORT**
 - A.** reviewed and accepted, including financials, notices before liens, modification requests, house rule violations and warnings, home sales, etc.
- IV. REPORTS OF OFFICERS**
 - A. PRESIDENT** Clubhouse renovations ongoing:
 - i. April 1 target date to reopen
 - ii. furniture ordered, some in warehouse already
 - iii. blinds in gym replaced
 - iv. all areas to be painted
 - v. fireplace whitewashed
 - vi. old large living room tv to be mounted on gym wall
 - vii. new lighting throughout, including gym and fireplace sconces
 - viii. ceilings repaired
 - ix. new flooring, except for gym and offices
 - x. pool table to be moved to fireplace area and re-felted
 - xi. poker table to be moved to fireplace area
 - xii. need to postpone Open Meeting until May 2 due to renovations
 - xiii. combine Annual Meeting with clubhouse Open House to celebrate reopening?
 - B. VICE PRESIDENT** – no report
 - C. TREASURER** – review of financials, distribution of new 2023 budget spreadsheets; discussion of investments; requests for simplification of budget reporting; 2022 audit being processed; modify all checks to require two signatures
 - D. SECRETARY** – get well card for Frank Abela who is in the hospital; 2023 Board election: Pat, John, Ed are up for re-election.

V. COMMITTEES

A. ARCHITECTURAL – many ongoing projects, all up to date with requests

B. RECREATION – possible Open House when clubhouse renovations are completed

C. WEBSITE – Bob Pavlecka will continue as webmaster

VI. CLUBHOUSE RENTALS – on hold due to ongoing renovations

VII. PROJECTS

A. Concrete – spring 2023

B. Driveway seal coating – SHR homes, fall 2023

C. Driveway replacements – fall 2023, worst 10-12 will be replaced

D. Clubhouse remains closed

VIII. OLD BUSINESS

A. Basketball court renovation – on hold

B. Clubhouse renovation – ongoing, see above President's report

C. Clubhouse parking lot islands – spring plantings

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

IX. NEW BUSINESS

- A.** Storage pods/trailers on HOA property – may require application and permit – attorneys reviewing
- B.** Motion to purchase new 86” tv and wall mount for living room, total cost not to exceed \$2,000 – passed unanimously
- C.** Renewal/extension of contract with The Management Company for 10 more years at no increase in cost – awaiting paperwork
- D.** Charging stations for electric cars – need to create a community policy?
- E.** Problems with dog poop – message to be added to Facebook, additional signs to be purchased
- F.** All changes to exterior of homes, including new air conditioning channels, MUST be applied for and approved before any installations take place

Respectfully submitted,

*Helene Singer
SCHOA Secretary*