

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

Held on July 10, 2018

Before the start of the meeting, new Board member, Karen Maila, was introduced.

- I. **ATTENDANCE** – Gene Dolinger, John Romashko, Helene Singer, Charles Congema, Pat Cruz, Ed Burger, Sharlene Iadanza, Jong Hsu, Karen Maila, John Hatgis (for The Management Company/TMC)
- II. **MINUTES** – accepted unanimously
- III. **MANAGEMENT REPORT** – reviewed and accepted, including financials and arrears, Cohen and Warren status report, notices before liens, modification requests, house rule violations and warnings, home sales, etc.
- IV. **REPORTS OF OFFICERS**
 - A. **PRESIDENT** – will invite attorney Evan Gitter to next Board meeting
 - B. **VICE PRESIDENT** – keeping in touch with Town re:paving within community and on Canal Rd.; thanks to TMC for annual picnic
 - C. **TREASURER** – reported budget numbers; discussed large amount spent for seal coating, driveways and concrete; still +\$200,000 in arrears
 - D. **SECRETARY** – distributed updated list of board member phone numbers and emails

V. COMMITTEES

- A. **ARCHITECTURAL** – inspections ongoing; many home repairs/renovations underway; reminder that homeowners need to apply and get approvals for changes to homes in order to avoid fines/violations
- B. **RECREATION** – Picnic on 7/7 big success with over 100 people attending; Thank you to John Hatgis and The Management Co. for sponsoring the picnic; next Game Night is Friday 8/3
- C. **POOL** – Scott (Big Splash representative) reported on need for new pool pump and explained options; will try to get through whole season using current pump so as not to have to shut pool; Motion: To order and purchase new pool pump at a cost not to exceed \$10,000 – passed unanimously; after pool closes in September work will be done to repair and seal leaks

VI. PROJECTS

- A. Concrete – lots of work on sidewalks and driveways done simultaneously, throughout a two week period, representing at least two years of necessary repairs and replacements; more money spent than originally budgeted due to more issues at more homes
- B. Solar – Motion: to cancel the existing bid; Motion to table for future discussion, passed unanimously
- C. Landscaping – weeding continuing; pruning to start next week and continue throughout community
- D. Trees – all work on hold until fall
- E. Seal coats – done
- F. Driveways – done
- G. Sprinklers – being tested, many problems, some zones running twice daily due to dry weather

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

VII. OLD BUSINESS

- A. New outdoor signboard – more research and pricing required
- B. Lighting in clubhouse hallway, replaced with LEDs

VIII. NEW BUSINESS

- A. New sign for clubhouse lobby, listing current board members – will be purchased
- B. L.I. Landscape Masonry – hydroseeding in 18 areas of community. Motion to fund bid of \$5800 – passed unanimously
- C. Tennis Courts – in need of repair; Motion to scrape, powerwash, and resurface at a cost not to exceed \$17,000 – passed unanimously`
- D. Continuing issues with garbage pails and trash being left out at curbs, on lawns, etc.; homeowners must store items properly to avoid violations and fines
- E. Basketball courts – 2 courts in need of repair; Motion: to spend up to \$2000 to repair, passed unanimously
- F. Motion: to spend up to \$1500 to purchase an AED device for the clubhouse – passed unanimously
- G. New pool hours – Subject to the agreement of Big Splash, the pool hours will change on August 1 to be 11:00 am – 7:00 pm.
- H. Additional thanks to The Management Co. for sponsoring the Hot Dog Picnic

Respectfully submitted,

*Helene Singer
SCHOA Secretary*