

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

Held on July 18, 2023

- I. **ATTENDANCE** – Pat Cruz, Helene Singer, Karen Maila, Sharlene Iadanza, Carrie Treadwell, Jenifer Porcelli, Doug Stolfi, Regina O'Donnell (The Management Company/TMC).
 - A. The first order of business was to officially vote to appoint Doug Stolfi and welcome him as the newest board member, to complete the unexpired term of Gene Dolinger.
- II. **MINUTES** – of the June meeting were accepted unanimously
- III. **MANAGEMENT REPORT**
 - A. reviewed and accepted, including financials, notices before liens, modification requests, house rule violations and warnings, home sales, Cohen and Warren report, sprinkler work order review, letters sent to candidates for Board seat, etc.
- IV. **REPORTS OF OFFICERS**
 - A. **PRESIDENT** – discussion of several home rule violations, policy for PODS and other storage units, seeking rental agreements for all rentals (Regina will contact all off-site addresses), need to discuss Air B&B rentals with attorney to develop policy.
 - B. **VICE PRESIDENT** – new dog/waste signs have been delivered and will be put out; ones that were ordered in error will be returned
 - C. **TREASURER** – report presented
 - D. **SECRETARY** – card to Jenifer to congratulate her on her engagement; get well card sent to John Romashko, who had surgery

V. COMMITTEES

- A. POOL** – Lifeguards have the delinquent list and must use it when people sign in; temporary pool fix, splash pad gate, and splash pad sensor repair are done; new umbrellas have been set up; need to review pool surround landscaping
- B. RECREATION** – Island Taco event on 8/27/23, \$2000 funded by TMC, deadline for reservations 8/15, posted on Facebook, website, signboard; 7/3 ice pops were distributed at the pool
- C. ARCHITECTURAL** – no report
- D. MAINTENANCE** – no report
- E. AUDIT** – hope to meet in August to review financials, report done by auditor at end of each year

VI. CLUBHOUSE RENTALS

- A.** 8/13/23...Is there a party monitor?

VII. PROJECTS

- A.** Concrete – tentative start week of 8/7, new vendor, approx. \$100,000 to be allocated
- B.** Driveway seal coating – SHR homes, fall 2023
- C.** Driveway replacements – fall 2023
- D.** Pickleball Court – lines scheduled to be drawn mid-July

VIII. OLD BUSINESS

- A.** Basketball court renovation – nets and/or backboards to be examined
- B.** Clubhouse renovation – final decor choices to be done, perhaps form a homeowner committee to make recommendations to board
- C.** John unable to meet with new treasurer due to illness
- D.** Hydroseeding – done

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IX. NEW BUSINESS

- A. Contract with alarm company signed by new board member
- B. Floodlights to be repaired, set dusk to dawn
- C. Suffolk P.D. Insurance fee for fire alarms in case of false alarms to be paid
- D. Jenifer to set up meeting with All Tech and board members to review alarm system
- E. Proposal for fencing playground tabled
- F. Open Homeowner Meeting? October?
- G. Discussion of Frank's responsibilities and salary – Motion to give Frank a pay raise of 5% of his hourly salary, beginning 9/1/23 – passed 5-1; new Time clock to be installed; mileage to be paid at IRS rate of 65.5¢/mile; Frank will be on vacation 8/7-15 and 10/5-13;
- H. Creation of a bocce court – tabled, cost prohibitive
- I. Clubhouse islands...new plantings will be done when weather permits
- J. Tree work – one day recently completed; another day with Anderson will be scheduled when there is sufficient work to justify full day

Respectfully submitted,

*Helene Singer
SCHOA Secretary*