

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

**Held on June 12, 2018**

Before the start of the meeting, two candidates for the open Board seat were interviewed. A discussion followed, a vote was taken, and an announcement of the new member will be forthcoming.

- I. ATTENDANCE** – Gene Dolinger, John Romashko, Helene Singer, Charles Congema, Pat Cruz, 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** – discussion of letter to be sent to the entire community; discussion of conference call with attorneys regarding a monetary settlement with a homeowner in arrears
  - B. VICE PRESIDENT** – positive communication with the Town regarding the removal of large amount of debris following an eviction that took place on Hampton
  - C. TREASURER** – reported budget numbers
  - D. SECRETARY** – need for new sign listing Board members for clubhouse lobby; concerns about clubhouse office coverage; new tablecloths for clubhouse tables purchased
- V. COMMITTEES**
  - A. ARCHITECTURAL** – inspections ongoing; many home repairs/renovations underway
  - B. RECREATION** – Game Night 7/6 cancelled due to next day picnic; Hot Dog Picnic 7/7
  - C. POOL** – opening 6/16; committee chair will meet with pool company representatives; need to look at pool chairs that may need to be removed due to wear and tear

## **VI. PROJECTS**

- A. Concrete – bid accepted, and lots of work on sidewalks and driveways to be done simultaneously, through a two week period
- B. Solar – difficulty with loan financing requiring personal guarantees; further research needed
- C. Landscaping – weeding continuing; backed up because of weather; reminder for landscapers to cover areas surrounding pool and picnic area
- D. Trees – ongoing work

## **VII. OLD BUSINESS**

- A. Maintenance Guidelines and Rules Booklet – edited and included with upcoming mailing

## **VIII. NEW BUSINESS**

- A. Outdoor signboard – need for repair and/or replacement
- B. Realtor's sign damaged a sprinkler line
- C. Lighting in clubhouse hallway – replace with LEDs?
- D. Concerns with garbage pails

*Respectfully submitted,*

*Helene Singer*  
*SCHOA Secretary*