

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

Held on March 19, 2019

- I. ATTENDANCE** – Gene Dolinger, John Romashko, Helene Singer, Charles Congema, Sharlene Iadanza, Karen Maila, Ed Burger, John Hatgis (The Management Company/TMCo.), Lisa Albert (Cohen and Warren)

To start the meeting, Lisa Albert gave a detailed analysis of the attorneys' report, including Association Foreclosures, Bank Foreclosures, Non-Payment Lawsuits, Money Judgements, Payment Agreements, and recent legal/homeowner correspondence.

- II. MINUTES** – accepted as corrected

- III. MANAGEMENT REPORT** reviewed and accepted, including financials, notices before liens, modification requests, house rule violations and warnings, home sales, etc.

IV. REPORTS OF OFFICERS

- A. PRESIDENT** – discussion of homeowners who are in significant arrears; need to schedule a meeting for new homeowners (set for Tuesday April 9, 7:00 pm); in future, require every future new homeowner to meet with a board member and TMCo. to learn important facts about this community; possibility of coordinating community mailboxes; water fountain in clubhouse being repaired
- B. VICE PRESIDENT** – sent report reporting contact with Town and PSEG regarding wires intertwined with trees on Canal Rd.
- C. TREASURER** – current account balances given; copies of audit to be distributed at Annual Meeting on 4/2/19
- D. SECRETARY** – distributed list of board of directors and their election/re-election years

V. COMMITTEES

- A. ARCHITECTURAL** – new camera system is in place; need for additional funding in order to include camera coverage of the playground - Motion: to add camera coverage of the playground area, at a cost of no more than \$1500 - passed unanimously
- B. RECREATION** – Ice cream will be distributed at pool opening day, Saturday, 6/15; next Game Night Friday April 5; TMCo. will once again fund the annual Hot Dog Picnic this summer
- C. POOL** – pool furniture, umbrellas, etc. will be reviewed and report will be given to board

VI. CLUBHOUSE RENTALS – parties on 4/28 and 7/6

VII. PROJECTS

- A. Concrete – list of requests being compiled
- B. Sprinklers – will begin review of system
- C. Landscaping – spring cleanup to begin
- D. Trees – will monitor
- E. Seal coating – Levitt section to be done this year
- F. Driveway replacements – list of requests being compiled
- G. Tennis Courts – out for bids
- H. Basketball Courts – repairs will be done when weather permits
- I. AED – alarm has been installed
- J. LI Landscape Project – will seed where trees were removed

VIII. OLD BUSINESS

- A. New outdoor signage – replace new sign at clubhouse gate - see new business
- B. No Trespassing signs – tabled
- C. New treadmill in gym – purchased and installed

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IX. NEW BUSINESS

- A.** New outdoor signboard – Motion to purchase new electronic signboard from Alley Cat Signs in the amount of \$6919.41 - passed unanimously
- B.** All homeowner requests must be made in writing
- C.** L.I. Ducks event – not appropriate for board
- D.** Meet the Candidates Night – 4 candidates for three seats; procedure discussed for 3/27/19 meeting
- E.** Annual Meeting 4/2/19 – agenda and speakers discussed
- F.** New Homeowner Meeting – date set for 4/9/19 at 7:00 pm
- G.** Election Process – packets to be mailed, quorum requirement, voting ends 6:00 pm 4/2/19 prior to annual meeting at 7:00 pm
- H.** Motion – Purchase of \$100 of signs saying “clean up after your dog” to be posted along Federal Lane as pilot project – passed unanimously

Respectfully submitted,

*Helene Singer
SCHOA Secretary*