

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

Held on March 19, 2024

This meeting was held via Zoom, due to health concerns.

- I. **ATTENDANCE** – Pat Cruz, Helene Singer, Karen Maila, Carrie Treadwell, Jenifer Porcelli, Doug Stolfi, Janet Longo, Regina O'Donnell (The Management Co.)
- II. **MINUTES** – of the February meeting were accepted unanimously.
- III. **REPORTS OF OFFICERS**
 - A. **PRESIDENT** – update on legal, including escrow account for future fence removal; Verizon working in the community, and the 5 year moratorium preventing the digging up of our streets has expired; continuing to seek information from homeowners who rent, in order to conform to Town and HOA policies
 - B. **VICE PRESIDENT** – continuing to work on transfers of investment accounts and waiting on IRS for 501-C-4 designation
 - C. **TREASURER** – review latest financial report, including funding for pool repair
 - D. **SECRETARY** – sympathy card sent to Reinhart family; new billing system from TMC via email will easily accommodate those without computer access
- IV. **MANAGEMENT REPORT**
 - A. reviewed and accepted, including financials, notices before liens, modification requests, house rule violations and warnings, home sales, Cohen and Warren report
- V. **COMMITTEES**
 - A. **ARCHITECTURE** – ongoing; photos to be taken before and after modifications occur to document changes
 - B. **POOL** – discussion of recommended repairs as per Big Splash; Motion to accept their bid and fund necessary repairs in an amount not to exceed \$100,000, to be taken from designated reserve accounts – passed unanimously

VI. PROJECTS TO BE SCHEDULED IN 2024

- A. Concrete – on hold
- B. Driveway replacement – fall 2024, list to be updated, worst situations to receive priority
- C. Seal coating – on hold
- D. Pickleball – lines done on one tennis court, net to be installed in spring

VII. CLUBHOUSE RENTALS

- A. April 20
- B. June 15
- C. June 22

VIII. NEW BUSINESS

- A. Reminder that homeowners who access the clubhouse may bring 5 guest maximum
- B. IT work will be done this week to update computers
- C. Tree work – Anderson being scheduled for 2 days in May; HOA will reach out to Cornell Extension for an arborist and possible new tree plantings
- D. Motion to spend 3,313 for the front gate repair – passed unanimously
- E. Annual meeting – Tuesday, April 9 at 7 pm; requesting questions to be submitted ahead of time to ensure complete responses
- F. Elections – petitions must be in today, three board members re-running, Karen, Carrie, Doug
- G. Employee work – revisions ongoing

Respectfully submitted,

Helene Singer
SCHOA Secretary