

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

Held on March 18, 2025

- I. ATTENDANCE** – Sharlene Iadanza, Janet Longo, Karen Maila, Carrie Treadwell, Jenifer Ramos, Steve Cacciola, Doug Stolfi, Jennifer Keisner, Regina O'Donnell (The Management Company)

Jennifer Keisner appointed to the Board of Directors

- II. FRANK** – report was given about community needs
- III. MINUTES** of the February meeting accepted unanimously

IV. REPORTS OF OFFICERS

- A. PRESIDENT** – house on Federal will not be purchased by the HOA
- B. VICE PRESIDENT** – continuing to work with TOB regarding Maggio, letter will be sent to the Community containing the information, town is ready to change our zone status
- C. TREASURER** – following up with the accountant regarding year end adjustments
- D. SECRETARY** – no report

V. MANAGEMENT REPORT

- A.** Reviewed and accepted, including financials, notices before liens, modification requests, house rule violations and warnings, home sales, Cohen and Warren report

VI. COMMITTEES

- A. ARCHITECTURE** – ongoing; photos to be taken before and after modifications occur to document changes
- B. MAINTENANCE** – driveway lists reviewed, houses of priority will be completed
- C. RECREATION** – multiple events have been organized for the community
- D. POOL** – Big Splash will be asked to attend April's meeting

VII. CLUBHOUSE RENTALS

- A.** March 15th Karen
- B.** April 5th Sharlene's party
- C.** May 3rd Sharlene

VIII. PROJECTS TO BE SCHEDULED IN 2025

- A.** Concrete – the list was reviewed and prioritized
- B.** Driveway – replacement list was reviewed, and houses of priority will be completed
- C.** Seal Coating – Frank will review the seal coating list

IX. OLD BUSINESS

- A.** Open Board Seats – Jen Keisner filled 3-year position
- B.** Air BNB – not permitted as of TOB
- C.** Door handle leading to pool – fixed
- D.** Flood light quote for pool, clubhouse, shed – will be taken care of
- E.** Roof leak, sauna – will be repaired by Precision
- F.** Big Splash will attend April meeting

X. NEW BUSINESS

- A.** Frank – communication with The Management Company has improved
- B.** Clubhouse rental – hosts need to be informed of specific times for set up/clean up and restocking of supplies
- C.** Homeowner planting request – will be looked at by Mauricio, homeowner will pay the management company to install the bushes and is required to maintain as well
- D.** Shiloh Court planting request – at this time, it is not in the budget

Respectfully submitted,

Carrie Treadwell
SCHOA Secretary