

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

Held on May 21, 2024

I. **ATTENDANCE**...Pat Cruz, Helene Singer, Karen Maila, Sharlene Iadanza, Carrie Treadwell, Jenifer Porcelli, Doug Stolfi, Steven Cacciola, Regina O'Donnell (The Management Co.)

II. **MINUTES** of the April meeting were corrected and accepted unanimously.

III. REPORTS OF OFFICERS

A. **PRESIDENT**...initiated a discussion of creating a House Rules Violation Policy, especially focused on fences and usurping of common ground by homeowners

B. **VICE PRESIDENT**...SCHOA does not qualify for 501-C4 according to IRS report, now reviewing other investment opportunities

C. **TREASURER**...improvement in collection of arrears

D. **SECRETARY**...no report

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**...repairs ongoing; rules to be revised before 6/15 pool opening

VI. PROJECTS TO BE SCHEDULED IN 2024

A. **Concrete**...on hold

B. **Driveway replacement**...tentative fall 2024, list to be updated, worst situations to receive priority

C. **Seal coating**...on hold

VII. CLUBHOUSE RENTALS

- A. June 22
- B. July 13

VIII. OLD BUSINESS

- A. Clean out of offices...completed

IX. NEW BUSINESS

- A. Community garden...tabled
- B. Homeowner erecting a tent on common ground?
- C. Town rental inspections
- D. Need for handicapped accessible bathroom
- E. Rules and Regulations document...postponed until June meeting...board members send suggestions to Helene if not able
- F. Pat Cruz resigning as Board President, continuing as Board member; replacement to be determined at next meeting

Respectfully submitted,
Helene Singer, SCHOA Acting Secretary