

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

Held on November 21, 2023

- I. **ATTENDANCE** – Pat Cruz, Helene Singer, Karen Maila, Sharlene Iadanza, Carrie Treadwell, Janet Longo, Steven Cacciola, Regina O'Donnell (The Management Company/TMC)
- II. **MINUTES** of the October meeting were accepted unanimously.
- III. **REPORTS OF OFFICERS**
 - A. **PRESIDENT** – Review of letters to community re:common charge increase; pickleball net on back order; 12/5 court case, Steven will represent the Board
 - B. **VICE PRESIDENT** – met with Karen and 2 different local investment advisors/firms, and have scheduled one more; discussed options, fees, distribution of funds for maximum return, etc.; will formulate recommendations
 - C. **TREASURER** – deficits have improved; reviewed new budget for 2024
 - D. **SECRETARY** – sympathy card sent to Martin family; need to schedule thank you board dinner for recently retired board members
- IV. **MANAGEMENT REPORT**
 - A. A. reviewed and accepted, including financials, notices before liens, modification requests, house rule violations and warnings, home sales, Cohen and Warren report, which included several increased collections of payments of arrears
- V. **COMMITTEES**
 - A. **ARCHITECTURAL** – reviews and approvals ongoing by Ed Burger
 - B. **RECREATION** – budgeted amount reduced for 2024; will seek activities that are free to HOA
 - C. **WEBSITE** – problems with email solved
 - D. **POOL** – expensive and extensive repairs are needed; estimate is nearly \$100,000; seeking other bids and more in depth information

VI. CLUBHOUSE RENTALS

- A. 12/2/23 – Karen
- B. 12/27 or 28/23 – (to be confirmed) – Karen
- C. 1/27/24 – Sharlene
- D. 2/11/24 – Sharlene
- E. 2/17/24 – Sharlene

VII. PROJECTS

- A. Concrete – in progress
- B. Driveway replacements – on hold for 2023 – Board members and Frank will review requests to prioritize for 2024; only 2 covered in 2023 due to plumbing emergencies
- C. Seal coating – SHR homes on hold for 2023

VIII. OLD BUSINESS

- A. Review of upcoming increase in common charges (2024-\$220; 2025-\$240; 2025-\$260); second and third year increases are subject to review

IX. NEW BUSINESS

- A. Volunteers who signed up for various committees on 10/10 will be contacted after 1/1/24 (trees, recreation, decorating, gym, pool, etc.) for meetings
- B. Trees – No expenditure until 2024, Frank will continue to maintain list
- C. Board will meet on 12/12/23 to discuss investment recommendations and brief agenda items.

Respectfully submitted,

Helene Singer
SCHOA Secretary