

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

Held on November 19, 2024

- I. **ATTENDANCE** – Sharlene Iadanza, Janet Longo, Karen Maila, Carrie Treadwell, Jenifer Ramos, Pat Cruz, Steve Cacciola, Doug Stolfi, John Hatgis (The Management Company)
- II. Board spoke with Lisa Albert from Cohen and Warren regarding Maggios and TOB Refuse
- III. **MINUTES** of the October meeting accepted unanimously.
- IV. **REPORTS OF OFFICERS**
 - A. **PRESIDENT** – moved accounts to Fidelity, pool and sprinkler are goals, should Tea bills be considered, driveway list will be handed in by March
 - B. **VICE PRESIDENT** – continuing to work with TOB regarding Maggio
 - C. **TREASURER** – applied to get 501C4 – we don't qualify, still in dispute with civil penalty, refund check will be returned and credited to income taxes, working with the IRS
 - 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. **ARCHITECTURAL** – ongoing; photos to be taken before and after modifications occur to document changes
 - B. **MAINTENANCE** – sheds will be inspected to ensure they are not on common ground
 - C. **RECREATION** – Jennifer Keisner has organized many events for the community
 - D. **POOL** – Closed

VII. CLUBHOUSE RENTALS

- A. December 1st Sharlene
- B. January 19th Jenifer

VIII. PROJECTS TO BE SCHEDULED IN 2024

- A. Concrete – on hold
- B. Driveway replacement – on hold
- C. Seal Coating – on hold
- D. Hydroseeding – on hold

IX. OLD BUSINESS

- A. Response from IRS received
- B. Top off trees – list was sent to TOB- waiting on response
- C. Bamboo – tabled to January 2025
- D. Pool – tabled to January 2025
- E. New Homeowner meeting – to be addressed at January meeting

X. NEW BUSINESS

- A. 2025 Budget – everyone will receive a copy
- B. Clean up areas – Frank will be involved with assistance from landscaping company, Frank will work with The Management Company to handle those situations
- C. Open Board of Directors seat will be available in April as that is when term is up
- D. 2025 Common Charge increase letter approved and will be sent out to the community

Respectfully submitted,

Carrie Treadwell
SCHOA Secretary