

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

**Held on October 15, 2019**

Carrie Treadwell was appointed to the Board at the start of this meeting to fill the unexpired term of John Hsu.

- I. **ATTENDANCE** – Gene Dolinger, Pat Cruz, Helene Singer, Charles Congema, Karen Maila, Sharlene Iadanza, John Romashko, Ed Burger, Carrie Treadwell, John Hatgis (The Management Company/TMCo.)
  
- II. **MINUTES** of the September meeting accepted unanimously
  
- III. **MANAGEMENT REPORT** – reviewed and accepted, including financials, notices before liens, modification requests, house rule violations and warnings, home sales, etc.
  
- IV. **REPORTS OF OFFICERS**
  - A. **PRESIDENT** – Cohen and Warren attorneys will attend our November meeting
  - B. **VICE PRESIDENT** – wrote to Town regarding digging done at SCDr and Shiloh
  - C. **SECRETARY** – upcoming meeting on 10/24 regarding changes to STAR Program
  - D. **TREASURER** – current account balances given; currently \$248,000 in arrears
  
- V. **COMMITTEES**
  - A. **ARCHITECTURAL** – business as usual, many home inspections
  - B. **RECREATION** – Saturday, November 9, second annual Veterans Day Bagel Breakfast; Ice Cream Sundaes on 10/6 successful

## **VI. PROJECTS**

- A.** Concrete – done
- B.** Blacktop – done except for 3 doubles and clubhouse parking lot
- C.** Driveway replacements – in process
- D.** Sprinklers – work ongoing...system to be shutdown shortly
- E.** Tree work – one full day completed
- F.** L.I. Landscape project – complete
- G.** Any new requests are being compiled in a list, but there will be a moratorium next year due to finances, with only serious emergency needs addressed.

## **VII. OLD BUSINESS**

- A.** Common area brush removal – will begin as a pilot program, in attempt to regain encroached land
- B.** Food drive – ongoing

## **VIII. NEW BUSINESS**

- A.** Torn pool table cover – to be replaced
- B.** Clubhouse carpet to be cleaned – motion to expend \$550 – passed unanimously
- C.** Lighting in clubhouse parking lot – bid from Blue Line Electric – tabled
- D.** Code of Ethics for Board members – being revised – to be signed by all at next meeting

*Respectfully submitted,*

*Helene Singer*  
*SCHOA Secretary*