

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

**Held on October 19, 2021**

- I. **ATTENDANCE** – Gene Dolinger, Helene Singer, John Romashko, Karen Maila, Charles Congema, Sharlene Iadanza, Carrie Treadwell, John Hatgis (The Management Company/TMC)
  
- 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** – will be seeking proposals for renovation of clubhouse; problem with air conditioning in clubhouse
  
  - B. **TREASURER** – discussion of transfer of funds
  
  - C. **SECRETARY** – no report
  
- V. **COMMITTEES**
  - A. **POOL** – work on conversion to sprinkler pad will begin soon
  
  - B. **RECREATION** – activities suspended due to Covid safety concerns; seeking information/bids for creating pickleball lines on existing tennis court for dual usage
  
- VI. **CLUBHOUSE RENTALS** – on hold due to Covid safety concerns
  
- VII. **PROJECTS**
  - A. **Concrete** – Motion to transfer \$100,000 into concrete in order to fund all requested projects – passed 6-1; repairs to begin soon
  
  - B. **Driveways** – work to begin soon

## **VIII. OLD BUSINESS**

- A.** Key Fobs/Clubhouse access – system will be updated soon; key fob access will be added to ping pong room and saunas

## **IX. NEW BUSINESS**

- A.** Clubhouse renovation – Motion to spend up to \$1,500 to obtain renovation proposals from interior design professionals –passed unanimously
- B.** Discussion of use of the gym and clubhouse – Everyone using the gym **MUST** fill out and sign a HOLD HARMLESS form
- C.** Discussion of picking up dog waste
- D.** Discussion of homeowner fence
- E.** Clubhouse air conditioning – need bids for repair or replacement
- F.** Board election 2022 – 3 year terms of Charles, Sharlene, Helene will expire

*Respectfully submitted,*

*Helene Singer*  
*SCHOA Secretary*