

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

Held on October 15, 2024

- I. **ATTENDANCE** – Sharlene Iadanza, Janet Longo, Karen Maila, Carrie Treadwell, Jenifer Ramos, Pat Cruz, Steve Cacciola, Regina O’Donnell (The Management Company)
- II. Board met with Lisa Albert from Cohen and Warren
- III. **MINUTES** of the September meeting accepted unanimously.
- IV. **REPORTS OF OFFICERS**
 - A. **PRESIDENT** – Fidelity account was opened, think about areas that are most important to align for the budget, HOA reminder letter must be sent, Frank is on the email and will continue to monitor the community for issues
 - B. **VICE PRESIDENT** – list of trees was sent to the TOB regarding which ones need to be trimmed
 - C. **TREASURER** – the number of houses in arrears has increased and is affecting our balance
 - 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. **POOL** – closed
 - C. **RECREATION** –
 - D. **GYM** – swap out old elliptical with the one being donated

VII. PROJECTS TO BE SCHEDULED IN 2024

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

VIII. CLUBHOUSE RENTALS

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

IX. OLD BUSINESS

- A. IRS – response received
- B. Top off Trees – TOB will come and look at trees

X. NEW BUSINESS

- A. John Hatgis will be at November meeting – address irrigation and hydroseeding
- B. New Homeowner Meeting – In February have a meeting with brand new homeowners, not meet the Board night
- C. Quotes for Pool Company moved to November meeting
- D. Cornell Cooperative will be called to address bamboo in the community

Respectfully submitted,

*Carrie Treadwell
SCHOA Secretary*