

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

**Held on September 16, 2019**

Prior to the start of the meeting Carrie Treadwell was interviewed to fill the vacancy on the Board.

- I. ATTENDANCE** – Gene Dolinger, Pat Cruz, Helene Singer, Charles Congema, Karen Maila, Sharlene Iadanza, John Hatgis (The Management Company/TMCo.)
- II. MINUTES** of August 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** – average HOA common charges in Suffolk County are \$400+; disappointed that more residents haven't volunteered to fill the vacancy and serve on this board
  - B. VICE PRESIDENT** – will seek a traffic study from the Town in recognition of construction across Canal Rd.
  - C. SECRETARY** – changes in the STAR program are coming, therefore trying to set up a clubhouse meeting for residents with Tax Receiver and Tax Assessor; Maggio's has reclaimed some of their cans from homeowners who are not paying for service
- V. COMMITTEES**
  - A. ARCHITECTURAL** – business as usual
  - B. RECREATION** – mahjong party 9/27; Defensive Driving class to be set up in the spring; November 10 -second annual Veterans Day Bagel Breakfast; Ice cream Sundaes on Sunday, October 6

## **VI. PROJECTS**

- A.** Concrete – beginning this week
- B.** Trees – another full day of work authorized
- C.** Seal coating – completed
- D.** Driveway replacements – to be done soon
- E.** Sprinklers – work ongoing

## **VII. OLD BUSINESS**

- A.** Bulk trash – fines to be assessed for bulk items put out before Wednesday night

## **VIII. NEW BUSINESS**

- A.** Feeding of feral cats – is a dangerous health risk to all involved, (especially due to ticks that carry Lyme disease) and is against the law. The Board of Health may be contacted.
- B.** Brush Removal – A pilot program will begin, in attempt to reclaim some of our perimeter property from overgrowth.
- C.** Julie and Francine, Realtors from Caldwell Banker, who donated cookies for the picnic, will run a food drive at the clubhouse in October. Donations will go to a local food pantry.
- D.** Building across Canal Rd. is expected to be 100 condo units, to be built after farmland is remediated from chemicals, etc.
- E.** Replacement of faded sign at gate entrance – Motion to accept bid from Alley Cat Signs in Middle Island – passed unanimously
- F.** Replacement of parking lot area lights – bids received – need further information
- G.** Appointment of Carrie Treadwell to fill Board vacancy – Motion passed 4–1.

*Respectfully submitted,*

*Helene Singer*  
*SCHOA Secretary*