

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

Held on September 19, 2023

- I. **ATTENDANCE** – Pat Cruz, Helene Singer, Karen Maila, Sharlene Iadanza, Carrie Treadwell, Jenifer Porcelli, Doug Stolfi, Janet Longo, Steven Cacciola, Regina O'Donnell (The Management Company/TMC).
- II. **MINUTES** of the August meeting were accepted unanimously
- III. **REPORTS OF OFFICERS**
 - A. **PRESIDENT** – Attorney Evan Gitter will attend October board meeting; clarification of Frank's salary; need to get new fobs created and system repaired; landscaping concerns including mowing behind SHR homes;
 - B. **VICE PRESIDENT** – new dog waste signs distributed along Strathmore Ct.Dr.
 - C. **TREASURER** – on balances in various codes; discussion of special assessments vs. increasing common charges
 - D. **SECRETARY** – no report
- IV. **MANAGEMENT REPORT**
 - A. A. reviewed and accepted, including financials, notices before liens, modification requests, house rule violations and warnings, home sales, Cohen and Warren report; contacting off-site owners to establish rental agreements, current copies of leases, and registrations with the Town

V. COMMITTEES

- A. ARCHITECTURAL** – reviews and approvals ongoing by Ed Burger
- B. RECREATION** – Mahjong class scheduled for 10/18, 1-3 pm; proposal of Coffee/Cake/Conversation with the board
- C. WEBSITE** – Regina will speak to webmaster to clarify emails from homeowners not reaching board members as well as renewing contract with GoDaddy vs. Gmail
- D. POOL** – Carrie will research various issues as pool is now closed; committee to be formed to help revise the Pool Rules; thank you to Phil of Big Splash and Bob Bachmann for help in putting out a small fire that occurred on the pool patio
- E. AUDIT** – Karen and Sharlene will receive the first draft of the annual independent audit as soon as it is available in April

VI. CLUBHOUSE RENTALS

- A. 9/16** – Karen will monitor
- B. 10/21** – Karen will monitor

VII. PROJECTS

- A. Concrete** – need to seek new bids after original contractor backed out on his obligation, thus delaying work; amount increased, funds to be taken from Common Area Reserve; Doug and Sharlene volunteer to inspect along with Frank
- B. Driveway seal coating** – SHR homes, fall 2023, seeking bids
- C. Driveway replacements** – fall 2023, seeking bids
- D. Gate Entrance** – affected by electrical storm, seeking bids to repair
- E. Frank working with Precision** for clubhouse lighting, front and rear
- F. Frank working with IT** to get key fob system functional

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VIII. OLD BUSINESS

- A. Homeowner meeting – Coffee and cake on Tuesday 10/10 at 7:00 pm
- B. Decorating Committee – Janet will work with a group to finalize decor for the clubhouse remodel at an amount of approximately \$2000.

IX. NEW BUSINESS

- A. Proposed updated policy for homeowners and their property – passed unanimously (see attached)
- B. Trees – proposal to allow homeowners to plant a limited number of small trees on their own property at their own expense after getting approval from SCHOA. A committee will be formed to create an application form along with list of native, deer resistant, appropriate trees from which homeowners may choose. In addition, the HOA will create a budget line and a tree planting policy.
- C. Power washing homes – reminder letters will be sent to homeowners
- D. Charging Station – investigating the possibility of creating one or more in the clubhouse parking lot for homeowner use.

Respectfully submitted,

*Helene Singer
SCHOA Secretary*

~~Amendment~~ Amendment to Rules and Regulations

No building and/or alterations and/or changes shall be made, commenced, erected, replaced, repaired or maintained as to the exterior of the existing Homes, Lot and/or Common Areas (as defined in the Association's Declaration), unless and until the plans and specifications showing the nature, kind, shape, height, materials, color and location of the same shall be submitted to be approved in writing by the Board of Directors as to the safety, the harmony of the external design and location in relation to the surrounding structures and topography of the Association. The plans and specifications shall initially be submitted to the managing agent on behalf of the Association together with contractor licensing and insurance information in the form required by the Board of Directors. A majority of the Board of Directors shall be required for approval of the above items. All work done subject to any such approval must be done in accordance with the applicable rules, regulations, permits and zoning ordinances of any governmental agencies having jurisdiction thereof.