

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

Held on September 17, 2024

- I. **ATTENDANCE** – Sharlene Iadanza, Janet Longo, Carrie Treadwell, Jenifer Ramos, Doug Stolfi, Regina O’Donnell (The Management Company)
- II. **MINUTES** of the August meeting accepted unanimously with 1 change
- III. **REPORTS OF OFFICERS**
 - A. **PRESIDENT** – met with Frank, following up with IRS, start moving accounts on the 22nd, invited the town to come to a meeting regarding the trees
 - B. **VICE PRESIDENT** – no report
 - C. **TREASURER** – no report
 - D. **SECRETARY** – thank you card received from family on Shiloh
- IV. **MANAGEMENT REPORT**
 - A. Reviewed and accepted, including financials, notices before liens, modification requests, house rule violations and warnings, home sales, Cohen and Warren report
- V. **COMMITTEES**
 - A. **ARCHITECTURAL** – ongoing; photos to be taken before and after modifications occur to document changes
 - B. **MAINTENANCE** – driveways will be reviewed and prioritized
 - C. **POOL** – closed
 - D. **RECREATION** – email asking for volunteers and suggestions was well received.
- VI. **PROJECTS TO BE SCHEDULED IN 2024**
 - A. **Concrete** – on hold
 - B. **Driveway replacement** – tentative fall 2024, list to be updated, worst situations to receive priority
 - C. **Seal Coating** – on hold

VII. CLUBHOUSE RENTALS

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

VIII. OLD BUSINESS

- A. IRS – follow up call will be made in November

IX. NEW BUSINESS

- A. TOB top off trees - town needs to come and see which trees need to be trimmed.
- B. HOA is not in contract with Maggio's, TOB and Maggio's have to come to a decision regarding recycling
- C. Revisit Basketball hoop quote
- D. Homeowner would like to teach yoga at the clubhouse. Instructor needs to have individual insurance. Community members will need to sign a hold harmless agreement if yoga classes are offered at the clubhouse. Community members can sign one hold harmless agreement to be kept on file.
- E. Trunk or treat will be looked into by the recreation committee
- F. Sprinklers on Federal need to be looked at.
- G. Fence on Georgian needs to be addressed, it is covered in poison ivy and falling apart. Frank needs to observe for poison ivy in the community.

Respectfully submitted,

Carrie Treadwell
SCHOA Secretary