

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

Held on February 20, 2024

This meeting was held via Zoom, due to health concerns.

- I. **ATTENDANCE** – Pat Cruz, Helene Singer, Karen Maila, Sharlene Iadanza, Carrie Treadwell, Jenifer Porcelli, Doug Stolfi, Steven Cacciola, Regina O'Donnell (The Management Co.)
- II. **MINUTES** of the January meeting were accepted unanimously.
- III. **REPORTS OF OFFICERS**
 - A. **PRESIDENT** – success in court appearance re: money settlement; creation of escrow account for future removal of fence built on common ground as condition of new home sale; all requested home modifications will require photos before/after by Frank to maintain strict adherence to property lines and HOA regulations; contact legal and Town Code Enforcement for possible intervention in another homeowner fence dispute
 - B. **VICE PRESIDENT** – waiting for information on investment transfers after accountant meetings with TMC.; Regina has completed the initial paperwork
 - C. **TREASURER** – review latest financial report
 - D. **SECRETARY** – distributed list of board members' terms and future election years
- 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. **ARCHITECTURE** – ongoing
 - B. **POOL** – discussion of obtaining additional bids before pool season; repair costs to come from reserve account
- VI. **PROJECTS TO BE SCHEDULED IN 2024**
 - A. Concrete – none planned in 2024
 - B. Driveway replacement – fall 2024, list to be updated, worst situations to receive priority
 - C. Seal coating – on hold

VII. CLUBHOUSE RENTALS

- A.** April 20
- B.** June 15
- C.** June 22

VIII. NEW BUSINESS

- A.** IT clubhouse estimates – review of bids; Motion to hire Tech Specialist Solutions for \$2816.62 – passed unanimously
- B.** Shop heating – need roof repair and update to system, to be done when weather permits
- C.** Downed tree on Strathmore Ct. Dr. removed by homeowner – thank you but dangerous possibility, individual not covered by insurance, to be handled by Frank or tree company in the future
- D.** Trash cans – should be hidden/stored, not left at street; follow up with homeowners
- E.** ANNUAL MEETING – Tuesday April 9 – to be hosted by John Hatgis
- F.** Discussion of member/s serving on HOA board who may not reside in the community but still own home; legal opinion is that it is allowable
- G.** Landscaping – board recommendation to change to a later date for fall cleanup, possibly until end of December instead of Thanksgiving.

Respectfully submitted,

Helene Singer
SCHOA Secretary