

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

Held on July 16, 2024

I. ATTENDANCE – Sharlene Iadanza, Janet Longo, Karen Maila, Carrie Treadwell, Jenifer Ramos, Steven Cacciola, Regina O’Donnell (The Management Company)

II. MINUTES of the June meeting accepted unanimously.

***Officers**

- Pat Cruz stepped down as President.
- New officers were elected
- Sharlene Iadanza is President
- Janet Longo is Vice President

III. REPORTS OF OFFICERS

A. PRESIDENT – still waiting to hear from the town

B. VICE PRESIDENT – no report

C. TREASURER – all tree removal money is spent for 2024

D. SECRETARY – no report

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; photos to be taken before and after modifications occur to document changes

B. Pool – all issues addressed behavior, umbrella, etc.

C. Recreation – Jenifer will be working with residents to create activities. More information to follow (check the website).

D. Gym – requests for new equipment will be reviewed

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 – to be determined

VII. CLUBHOUSE RENTALS

- A. September 21
- B. September 28

VIII. OLD BUSINESS

- A. Residential homes must be in compliance with the property survey (fences, sheds, patios, etc.)
- B. Employee handbook will be reviewed with Frank
- C. Sprinklers...looking to address all reported issues

IX. NEW BUSINESS

- A. Reminder no pets allowed on tennis courts.
- B. Reminder no food or drink allowed in the living room of the clubhouse.
- C. Trees – will continue to work with the town-on-town trees. The Board will continue to review tree requests.
- D. Helene Singer – Thank you party on August 24th 2-4 pm

Respectfully submitted,

Carrie Treadwell
SCHOA Secretary