

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

Held on April 20, 2021*

- I. **ATTENDANCE** – Gene Dolinger, Pat Cruz, Helene Singer, John Romashko, Sharlene Iadanza, Ed Burger, Karen Maila, Carrie Treadwell, Charles Congema, John Hatgis (The Management Company/TMC)
* This meeting was held via Zoom
- II. **MINUTES** – of the March 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** –
 - i. Many people improving homes (siding, roofs, windows, etc.) without filing required paperwork and following guidelines
 - ii. Bid for tick and mosquito treatment – see new business
 - B. **VICE PRESIDENT** – ongoing discussions with Town re: garbage (see new business)
 - C. **TREASURER** – monthly financials reviewed
 - D. **SECRETARY** – report new emails to keep data base current
- V. **COMMITTEES** – no reports
- VI. **PROJECTS**
 - A. Concrete – to be done in 2021
 - B. Seal coating – most of the Carriage Homes in May, 2021. Complete list of homes is posted on the website
 - C. Driveway replacements – list being compiled
- VII. **OLD BUSINESS**
 - A. Brush removal – to continue in the fall
 - B. Clubhouse renovations – on hold

VIII. NEW BUSINESS

- A. Seeding of damaged areas – Motion: to approve \$16,500 bid – passed unanimously
- B. Outdoor Homeowner Meeting – at clubhouse – tentative date of 6/15 –questions must be submitted prior to meeting
- C. Third pool attendant? Not necessary
- D. Pool Guidelines 2021 – same as last year, will be on the community website and communicated to homeowners
- E. Tick and mosquito treatment –bid extremely expensive (\$45,000), unaffordable and not cost-effective; questions about its effectiveness
- F. Maggio's will remain our carter for the time being, with changes/improvements to service...no recycling separation will be needed as they will do all of it at their center, bulk pickup will be every Monday, no need for Wednesday recycle pickup
- G. Air B n' B in the community? Rentals must be listed with the Town – more research needed
- H. May board meeting will be in person at the clubhouse, as everyone will be vaccinated

Respectfully submitted,

Helene Singer
SCHOA Secretary