

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

Held on April 18, 2023

- I. ATTENDANCE** – Gene Dolinger, Pat Cruz, Helene Singer, Karen Maila, Sharlene Iadanza, Ed Burger, Carrie Treadwell, Regina O'Donnell (The Management Company/TMC).
- II. MINUTES** – of the March meeting accepted unanimously.
- III. MANAGEMENT REPORT**
 - A.** A. reviewed and accepted, including financials, notices before liens, modification requests, house rule violations and warnings, home sales, etc.
- IV. REPORTS OF OFFICERS**
 - A. PRESIDENT** – Gene Dolinger has sold his home and therefore has resigned from the board.
 - B. VICE PRESIDENT** – no report
 - C. TREASURER** – absent; discussion of replacement of investment advisor/broker due to lack of communication
 - D. SECRETARY** – no report
- V. COMMITTEES**
 - A. RECREATION** – Frank will look at and replace basketball nets if necessary; waiting for bid of cost to draw lines on tennis court for pickleball; will players of tennis, pickleball, etc. be required to submit a Hold Harmless form in case of injury?
 - B. POOL** – new umbrellas have been ordered; Frank will be checking all inventory of chairs, etc.; ice cream truck in parking lot on opening day 6/17
 - C. AUDIT** – report will be available at Annual meeting on 5/2/23.
- VI. CLUBHOUSE RENTALS** – 6/24 event scheduled.

VII. PROJECTS

- A. Concrete – spring 2023
- B. Driveway seal coating – SHR homes, fall 2023.
- C. Driveway replacements – fall 2023.

VIII. OLD BUSINESS

- A. Basketball court renovation – on hold
- B. Clubhouse renovation – ongoing.
- C. Clubhouse parking lot islands – spring plantings
- D. Clubhouse renovation – additional camera needed for fireplace area; area rugs ordered; shelving unit to be ordered; new desk for lifeguard to be ordered; new doors will be delivered and installed soon.

IX. NEW BUSINESS

- A. Election – Ed Burger chose not to run for the board again; 3 legal petitions were received (Pat Cruz, Jennifer Porcelli, John Romashko), one petition arrived too late, one submitted by a non-homeowner was ineligible to run
- B. Light pole/charging station for electric vehicle – homeowner to be contacted.
- C. Additional possible phases of renovations – gym equipment, making bathrooms ADA compliant, kitchen.
- D. Discussion of Frank's salary

Respectfully submitted,

Helene Singer
SCHOA Secretary