

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

**Held on August 8, 2017**

- I. **ATTENDANCE** – Gene Dolinger, Pat Cruz, John Romashko, Helene Singer, Bob Pavlecka, Charles Congema, Sharlene Iadanza, Jong Hsu, John Hatgis (for The Management Company/TMC), ( Arrival of new member Ed Burger after discussion and vote.)
- II. **MINUTES** – of 7/11/17 accepted unanimously
- III. **PRESENTATION** by Dan Whitson of Green Audit regarding financing of clubhouse solar installation. Due to downgrading of bond rating in Suffolk Cty., their funding will be unavailable. SCHOA can self-fund or take a loan to fully fund the \$125,000. Discussion and research to follow.
- IV. **MOTION** to appoint Edward Burger as new Board member, to serve for the remainder of a 3 year term, expiring in April, 2020. (Passed unanimously)
- V. **MANAGEMENT REPORT**
  - A. Welcomed Ed Burger to the meeting.
  - B. Reviewed and accepted, including financials and arrears, legal, modification requests, house rule violations, home sales, etc.
- VI. **REPORT OF OFFICERS**
  - A. **VICE PRESIDENT** – continuing communication with Town Highway Dept. includes repair of gate access barrier across from clubhouse and clarifications of recent mark outs. Throughout the community the Town was reviewing grade/elevation changes after re-paving aimed at alleviating large puddles after rainstorms. On Hampton: mark outs are electrical, PSEG, not requiring digging.
  - B. **TREASURER** – gave reserve balances; some monies from delinquencies have been recouped; work orders/billing for roofing repairs (maximum \$250 for minor roof repair in Carriage Homes only)

- C. **SECRETARY** – report of Hot Dog Picnic, attended by 100, thank you to TMC for sponsoring once again; sympathy cards sent to Licciardi and Galgano families after passing of two residents; draft letters to all 4 candidates interviewed for Board position

## VII. COMMITTEES

- A. **Architectural** – problems with parties on common grounds; homeowners are required to obtain closing letters when selling homes; problems are revealed at that time with such things as decks, fences, extensions to homes, etc. that were never permitted and/or approved.
- B. **WEBSITE** – will add rules about parties on common ground on website along with procedure for solar panel installation.
- C. **RECREATION** – next Game Night Friday, September 1; SUNDAES ON SUNDAY ice cream party to be held at pool picnic area with DJ music on Sunday, 9/3/17; Halloween Craft event to be held for resident children ages 5--10 years, details to follow
- D. **POOL** – Addition/Clarification to Pool Rules: Everyone using the pool MUST wear appropriate swimming attire. NO STREET CLOTHES are permitted in the pool.
- E. **MAINTENANCE** – need to power wash sidewalk around clubhouse and picnic area

- VIII. **Clubhouse Rentals** – upcoming dates 8/20, 8/27 need party monitors before dates can be confirmed

## IX. OLD BUSINESS

- A. Reviewed possibility of COPE visit, curb markings, ongoing fence survey, SCHOA information brochure
- B. solar temporarily on hold
- C. New benches installed at clubhouse front entrance; benches for rear picnic area still on order
- D. Full day of tree work completed by Anderson Tree Svc.

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**X. NEW BUSINESS**

- A. Fire alarm systems** – Adjoining homeowners have the responsibility to repair/update systems in both Levitt and Carriage homes. (SHR builder did not install conjoined fire alarm systems.) SCHOA is responsible only for paying the electric bill for those systems, and is continuing to do so.
  
- B. New House Rule** – Inflatable entertainment devices, bounce houses, tents, pop-ups, etc. are not permitted on common ground without the express explicit permission of the HOA. All violations of said rule will be subject to a mandatory fine of \$250. (Passed unanimously)
  
- C.** Adoption of procedure for installation of home solar systems passed unanimously posted on community website.
  
- D.** Clubhouse fire alarm system...bids/estimates being reviewed to replace broken an non-repairable current system – tabled until next meeting

*Respectfully submitted,*

*Helene Singer  
Secretary of The Strathmore Court Homeowners Association, Inc.*