

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

**Held on August 14, 2018**

- I. **ATTENDANCE** – Gene Dolinger, John Romashko, Helene Singer, Charles Congema, Ed Burger, Sharlene Iadanza, Karen Maila, John Hatgis (The Management Company/TMC), attorney Evan Gitter (Cohen and Warren)
  
- II. **MINUTES** – accepted unanimously
  
- III. **MANAGEMENT REPORT** – reviewed and accepted, including financials, notices before liens, modification requests, house rule violations and warnings, home sales, etc. Detailed report and discussion with attorney of their Status Report including arrears, foreclosures, non-payment lawsuits, money judgments, and payment agreements. Several large payments from delinquent homeowners have been received.
  
- IV. **REPORTS OF OFFICERS**
  - A. **PRESIDENT** – possible change in By-Laws re:sales procedures; on hold pending TMC enhancing existing procedure/form; Sales Report shows improvement as home sale prices have increased;
  
  - B. **VICE PRESIDENT** – none
  
  - C. **TREASURER** –.current account balances given; detailed report on Common Area Reserve Fund and Annual Budget, explaining spreadsheet categories and amounts.
  
  - D. **SECRETARY** – follow up to 6/15 letter?
  
- V. **COMMITTEES**
  - A. **ARCHITECTURAL** – difficulties with some home sales/clearance letters due to prior issues with home and/or time for inspections.
  
  - B. **RECREATION** – Popsicles at the pool successful; another on Labor Day weekend; looking into a Paint Nite party; next Game Night Friday 9/7
  
  - C. **POOL** – August hours of 11:00 am--7:00 pm successful; pool closes for the season on Labor Day; thank you to Charlotte Romashko for chairing pool committee this summer.

## **VI. PROJECTS**

- A. Concrete – done
- B. Solar – on hold
- C. Landscaping – `treatment for "nutedge grass" will be done in next two weeks
- D. Trees – ongoing
- E. Seal coats – done
- F. Driveways – done
- G. Sprinklers – reported problems being worked on
- H. Tennis Courts – revised total expenditure \$18,000 approved
- I. Basketball Courts....revised price very high, on hold until other bids are available
- J. Pool pump – not delivered yet
- K. AED – available now in clubhouse
- L. L.I Landscape Project – to occur soon

## **VII. OLD BUSINESS**

- A. New outdoor signboard – more research, on agenda next month
- B. Continuing problem with trash cans stored at homes improperly

## **VIII. NEW BUSINESS**

- A. Debris on Farragut – to be removed
- B. Letter to invite homeowners to join committees?

*Respectfully submitted,*

*Helene Singer*  
*SCHOA Secretary*