

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

Held on August 17, 2021

- I. **ATTENDANCE** – Gene Dolinger, Pat Cruz, Helene Singer, Karen Maila, Charles Congema, Ed Burger, John Hatgis (The Management Company/TMC)
- II. **MINUTES** of the July 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** – concerns with COVID-19 if an open meeting, rather send mailing asking for comments/questions/concerns which will each get a response
 - B. **VICE PRESIDENT** – Letter re:trash sent to Town on 7/23, no response yet, will follow up
 - C. **TREASURY** – balances growing, TMC recommends moving some funds
- V. **COMMITTEES**
 - A. **POOL** – still waiting for parts for kiddie pool installation; pool had to close during this week due to power failure; pool closes for the season Labor Day
- VI. **CLUBHOUSE RENTALS** on hold due to safety concerns
- VII. **PROJECTS**
 - A. **Concrete** – tentatively scheduled for 10/4/21
 - B. **Driveway replacements** – tentatively scheduled for 10/4/21
- VIII. **OLD BUSINESS**
 - A. **Brush removal** – to continue in the fall
 - B. **Key Fobs/Clubhouse access** – server here, waiting for additional parts; check website for completion of installation; for access, homeowners with fobs need to do nothing new; new homeowners will need to work with Frank once the system is fully functioning

IX. NEW BUSINESS

- A. **Homeowner Meeting** – Motion to send letters to homeowners instead of an in-person meeting: passed
- B. **Gym** – lease vs. purchase of electronic equipment? awaiting further details and bids
- C. **Motion** to transfer \$150,000 from general operating funds/checking to common area reserve account; passed unanimously
- D. **Clubhouse renovations** – discussion of vinyl vs. carpeting vs. wood flooring and need further bids and samples; seek a design consultant for updating and modernizing entire area; Committee to plan and research: Ed, Karen, Sharlene
- E. **Bathroom remodel** –waiting for Town to review for ADA compliance
- F. **Pickleball court** –prohibitively expensive
- G. **Bocce court** –at site of old shuffleboard court; awaiting bids; still under review

Respectfully submitted,

Helene Singer
SCHOA Secretary