

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

**Held on August 15,2023**

- I. **ATTENDANCE** – Pat Cruz, Helene Singer, Karen Maila, Sharlene Iadanza, Carrie Treadwell, Jenifer Porcelli, Doug Stolfi, Janet Longo, Regina O'Donnell (The Management Company/TMC).
  - A. The first order of business was to officially vote to appoint Steven Cacciola and welcome him as the newest board member, to complete the unexpired term of John Romashko.
  
- II. **MINUTES** of the July meeting were accepted unanimously
  
- III. **REPORTS OF OFFICERS**
  - A. **PRESIDENT** – working with attorney to clarify policies on many items (garbage pails, storage units, EV units, plantings, pavers, etc.); attorney to be invited to attend October board meeting
  
  - B. **VICE PRESIDENT** – more dog waste signs will be put out soon; enhancing community to evolve with changing times
  
  - C. **TREASURER** – working on creating spreadsheets to familiarize and clarify budget lines and streamline categories; bank card now current with new officers' signatures
  
  - D. **SECRETARY** – card to Karen to congratulate her on her retirement; homeowner request to donate exercise bike to gym
  
- IV. **MANAGEMENT REPORT**
  - A. reviewed and accepted, including financials, notices before liens, modification requests, house rule violations and warnings, home sales, Cohen and Warren report; now have over 300 email addresses for owners; contacting off-site owners to establish rental agreements, current copies of leases, and registrations with the Town

## **V. COMMITTEES**

- A. Architectural** – reviews and approvals ongoing by Ed Burger
- B. Recreation** – Taco truck on 8/27, more than 150 signed up, Jenifer will coordinate with Helene
- C. Website** – change in provider, may require changing email addresses, Regina will contact webmaster for more information
- D. Pool** – Carrie will work with others to update and revise pool rules and develop a better sign in sheet once the season is completed; residents will be required to show ID to sign in; looking into update of flood/solar lights around pool

## **VI. CLUBHOUSE RENTALS** – September 16 – Karen will monitor party

## **VII. PROJECTS**

- A. Concrete** – start date 8/28/23 – homeowners will be notified
- B. Driveway seal coating** – SHR homes, fall 2023
- C. Driveway replacements** – fall 2023
- D. Pickleball Court** – lines on one tennis court – completed

## **VIII. OLD BUSINESS**

- A. Basketball court renovation** – Is there a need to replace all poles and backboards?
- B. Open homeowner meeting** – to be scheduled in the fall

## **IX. NEW BUSINESS**

- A. Plantings** – to be done on clubhouse islands and near back door pool entrance to improve the appearance around the clubhouse
- B. Clubhouse alarm system** – Jen will follow up with company to schedule another meeting to include new board members
- C. Electrical problems** due to storms sometimes affect the gate, fob system, etc – repairs scheduled
- D. Seeking volunteers** to work on finalizing decor in clubhouse – Janet will coordinate

*Respectfully submitted,  
Helene Singer  
SCHOA Secretary*