

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

Held on December 13, 2022

- I. **ATTENDANCE** – Gene Dolinger, Pat Cruz, Helene Singer, Karen Maila, John Romashko, Sharlene Iadanza, Ed Burger, Carrie Treadwell, Janet Longo, Regina O'Donnell (The Management Company/TMC).
- II. **MINUTES** of the November meeting were accepted unanimously.
- III. **MANAGEMENT REPORT**
 - 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** – probably no January Board meeting as the clubhouse will be closed for renovations; no definite starting date yet; gym will be painted and new lighting will be installed as part of renovations, but two offices will remain as is; overhaul of old records? Attorney advises saving last 10 years is sufficient, all old paperwork can be discarded
 - B. **VICE PRESIDENT** – no report
 - C. **TREASURER** – review of financials, distribution of budget spreadsheets, lengthy discussion of various funds and budgeted vs. actual expenditures
 - D. **SECRETARY** – gift of holiday greetings and cookies delivered to Highway Dept.
- V. **COMMITTEES**
 - A. **ARCHITECTURAL** – many ongoing projects, all up to date with requests
 - B. **RECREATION** – pickleball lines on tennis court? On hold until spring; basketball court nets will be replaced
 - C. **WEBSITE** – webmaster will continue until further notice
- VI. **CLUBHOUSE RENTALS** – available, dependent on conformity with Suffolk County and Board of Health Covid-19 protocols.

VII. PROJECTS

- A. Concrete – work completed
- B. Driveway seal coating – completed
- C. Driveway replacements – completed

VIII. OLD BUSINESS

- A. Playground improvements – ongoing
- B. Clubhouse renovation – ongoing, see above President's report
- C. Clubhouse parking lot islands – spring plantings

IX. NEW BUSINESS

- A. Anderson's Tree Service – offer of 3 days of tree work at discounted rate as part of their training program – motion to accept – passed unanimously
- B. Lighting at front entrance – needs repairs and/or replacement estimated at \$2200 – motion to accept – passed unanimously
- C. Arborvitae at entrance – will be staked by installer if necessary
- D. Possibility of selling clubhouse furniture? One day “yard sale” to be scheduled

Respectfully submitted,

Helene Singer
SCHOA Secretary