

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

**Held on December 12, 2023**

- I. **ATTENDANCE** – Pat Cruz, Helene Singer, Karen Maila, Sharlene Iadanza, Carrie Treadwell, Doug Stolfi, Steven Cacciola
- II. **MINUTES** of the November meeting were accepted unanimously.
- III. **REPORTS OF OFFICERS**
  - A. **PRESIDENT** – called the meeting to order for the express purpose of discussing the long term investment strategies and financial advisor; question of short term rentals (see New Business below). The regular agenda was abbreviated for this month's meeting.
  - B. **VICE PRESIDENT** and **TREASURER** – reported on their substantive research; comprehensive interviews of 3 different firms; presented Board with chart of characteristics of each and recommendations based on intensive review.
  - C. **SECRETARY** – distributed list of 2024 board meeting dates
- 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, which included several increased collections of payments of arrears
- V. **NEW BUSINESS**
  - A. Motion to transfer investment accounts and checking account to JP Morgan Chase, pending their approval and acceptance. (If there is a denial, which is unlikely but possible, the funds will be transferred to Fidelity.) Motion passed unanimously.
  - B. Discussion of short term rentals, such as Air BnB, within the community; must conform to Town rental requirements; SCHOA requirement is a one year lease submitted to TMCo by landlord homeowners; Mgmt. Co. is in process of contacting homeowners who rent their homes in order to enforce the policy.

*Respectfully submitted,*

*Helene Singer  
SCHOA Secretary*