

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

Held on February 15,2022

In Attendance:

Eugene Dolinger, Sharlene Iadanza, Charles Congema, John Romashka, Jr, Pat Cruz, Karen Maila, Ed Burger, Carrie Treadwell, Regina O'Donnell - Property Manager

- Sending out letter for the election, last year's letter was sent 2/24.
- More informative packet
- Telling about cars being towed
- Signs are going to be put up that car will be towed by Elite towing
- Residents will have to pay the storage fees
- If car is registered and insured, it can be covered
- HOA is responsible to fix any damage done under the covers- will be posted on the website
- 18x24 hard sign will be posted
- Towing info will be put on the website

John - Nolan has investments he wants us to look at. Can get around 3%. He had a death in the family so he couldn't get the paperwork together. Paperwork will be brought to next meeting.

Concrete project still needs to get done - will cost about \$99,000

Ed - have Frank look for maintenance to see what can be trimmed

John - look at some of the big trees to see which big trees can be trimmed

Ed - refreshing the pine trees at the entrance. Give the entrance a refresher bc of the new houses being built.

-debate over who owns the trees

-Pat is going to research with the town to see who owns the trees

-Gene check with legal to see if we need to bring in a surveyor

Sharlene - asked about someone coming in and take a preliminary look and give some proposals

-person canceled bc of covid

Ed- moratorium for foreclosures has lapsed

Gym equipment proposals

-want it to be repropoed

-every 5years with fair market value- not the dollar buy out

Election's meeting won't be mentioned in this mail out. Will be sent in a second mailing.

In person meeting - all agreed in person, will require masks

-must have an annual meeting if no one runs no need for an election

-we are planning on having a meeting, questions must be sent in advance

-haven't has an annual meeting in 2 years

Frank

- hasn't had an increase in a long time
- agree he should get a raise
- the proposal 10% increase on base salary
- give \$150 a month toward his medical
- give \$100 toward his cell phone bill
- unanimous vote to pass everything for Frank
- management company will tell Frank about the increases, effective March 1st

Regina- clubhouse rentals - people have sent emails

Ed - no problem trying to schedule it - subject to the availability of a party monitor

Caveat- if covid rates goes up, we can cancel everything, deposits will be fully refundable

Rentals starting in May

Charlie - working on new fob access system

- everything is in
- new readers on the old doors don't read the old fobs
- company doesn't know why old fobs aren't working

3 options

1. Gen 4 readers won't read our fobs, Gen 3 readers can read but they are no longer made and will not be replace if fob breaks
2. Offered to replace all fobs, 1200-1300 fobs. We would have to start again with our database.
3. Offered to reprogram all our fobs, gives us the option to clean out our database

currently running 2 different systems

John - sounds like we should go completely new and start fresh

Ed agrees

Pat -new system will not break down

Charlie- new system will last about 10 years

New system is a lot of manual entry

Sharlene- clean out database and start over

Gene - consensus is start new

Regina - do we charge for another fob

Charlie- for whatever number of fobs people have - the same number gets replaced

Keep replacement fob price at \$15

-if someone doesn't turn in a fob, they will be charged the cost of a fob

Gene - Pool season - wants an update when kiddie pad will be complete, wants a date

Gene - motion to adjourn

Ed - yes