

Minutes of
The Strathmore Court Homeowners Association, Inc.
Annual Homeowners Meeting

Held on April 5, 2022

These topics were discussed at the meeting, which was attended by approximately 40 people out of 440 homes.

1. Need for community members to get involved - Several members of the board have served for many years and may be retiring or moving. Others need to step up.
2. Street lights - Outages and other issues were reported and will be passed to our Town contacts. Residents should notify The Management Co. of problems in order for the board to coordinate requests with the Town.
3. Finances / Arrears - Currently \$1.1 million in total assets. Arrears total \$131,000, with 8 homes representing 80% of that total.
4. Audit - Copies are available in the clubhouse lobby.
5. Concrete - \$100,000 in concrete work will be done this year
6. Driveways - The replacement program will continue. Seal Coating will also continue, with Levitt homes being done in 2022 as part of the three year rotation.
7. Trees - A list is maintained by TMCo and is regularly updated. We must schedule full days of work with Anderson's Tree Service to maximize our costs and their schedule is quite busy.
8. Pool - The pool will open on schedule.
9. Kiddie Pool splash pad - The conversion of the old kiddie pool to a fun splash pad is well under way and will be ready for opening day.
10. Key fobs/new system - The old system is being replaced. Old fobs will no longer work once the new system is in operation. Fill out an application for a new fob online (Strathmorecourt.com) or call TMCo. if there is an internet problem. Residents will be notified of the date of the changeover and details for picking up their new fobs. The saunas and ping pong room will now use fob access, along with the gate and front clubhouse door.
11. Dog waste not being picked up. If you walk your dog you are required to clean up after it!
12. Fire alarms - SCHOA pays for the electricity to power the joint alarms in attached homes, but maintenance is the responsibility of homeowners.
13. Playground - The entire area will be worked on, cleaned, updated, and landscaped.

Respectfully submitted,

Helene Singer
SCHOA Secretary