

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

Held on May 2, 2023

Members of the Board were introduced to the approximately 70 people present by Regina O'Donnell of The Management Co., who provided answers and information regarding many issues.: Pat Cruz, Sharlene Iadanza, Janet Longo, Karen Maila, Helene Singer, Carrie Treadwell, newly elected trustee Jennifer Porcelli, and Gene Dolinger (who has sold his home and moved) and Ed Burger (who chose not to run) for whom this would be their final meeting. John Romashko, treasurer, was absent and plans to retire from his position sometime during this year, once the transition to a new treasurer has occurred.

Minutes of the 2022 Annual Meeting can be found online at the community website.

Several questions were submitted before the meeting and many came from the assembled residents. The items covered are detailed below.

Snow removal/decrease budget amount? The budget is based on full year accounting, so the annual cost is spread over 12 months. Our roads are cleared by the Town. Our budgeted item covers only the clubhouse parking lot.

Facebook page? It is not an official arm of the HOA. It is administered and monitored by a community resident. It is a public social media site.

Gate our community/hire security guards? This cannot be done due to the Town ownership of the roads. If we took them over, the cost would be prohibitive and the Town does not permit private security to patrol town streets.

Voting? There were three candidates for three positions. Hence, no vote was necessary.

Website? More efforts will be made to keep it current. Much important information can be found there.

Landscapers? Their schedule is from spring through fall. Mowing and spring cleaning has begun. As with snow, their cost is budgeted across a 12 month calendar.

Spraying for ticks? Much research has been done by the board. The conclusion is that it is ineffective unless repeated very often and is cost prohibitive for a community of our size. Those who feed the deer that roam our property are part of the problem, because the deer spread the ticks.

Following rules/same for all? Whenever TMCo receives notice of violations they are followed up.

Dog poop? Pet owners MUST clean up after their pets. If TMCo receives a photo or the identity of someone who is not cleaning up, fines can be issued. Additional reminder signs are to be placed around our streets.

Trash cans? They must be put away or hidden in some fashion in between pickups.

Block parties? These are allowed as long as no tents or bounce houses are used. (Stakes can damage underground sprinkler or other lines.) A permit from the Town must be gotten in order to close a street.

Change school district from Longwood to Mt Sinai? This would require much legal and community support, and is unlikely to occur.

Maggio's/ change to Town carting? Although there is great upset about their pricing, the Town Attorney has determined that we are not eligible to go onto the Town system. Much research has been done on this, but it seems impossible to change. Alternate private trash companies charge just as much as Maggio.

Clubhouse renovation? Much has been completed, but fire doors, area rugs, wall art, and a few other items remain to be done. The decision to renovate was made by the board based on the need to update, the deterioration of the old furniture, ceiling, lighting, and doors, the observation that it was last done over 25 years ago, and the fact that funds for the project have been accruing for many years.

Pool? New additional pool umbrellas and stands have been ordered and the pool officially opens on Fathers' Day weekend (June 17). Opening earlier would be extremely costly. There are plans to have an ice cream truck in the parking lot to celebrate on opening day.

Additional open meetings? The board is considering the possible of open quarterly meeting and will notify the community of the schedule once a decision is made.

PODS/storage units in driveways? There is a 2 week limit to these units, but that can be extended by notifying TMCo. Storage units may not be parked on driveways for very long extended times.

Renters? There are fewer than 10% of our homes that are rented.

Playground? Renovations there continue and landscapers will be notified to improve service there.

Copies of the annual Audit and Budget are available at the clubhouse.

Thank you to all who attended and participated!

Respectfully submitted,

Helene Singer
SCHOA Secretary