

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

Held on January 21, 2020

- I. ATTENDANCE** – Gene Dolinger, Pat Cruz, Helene Singer, Charles Congema, Sharlene Iadanza, Ed Burger, Karen Maila, Carrie Treadwell, John Hatgis (The Management Company/TMCo.), Attorney Evan Gitter
- II. MINUTES** of the November meeting accepted unanimously
- III. MANAGEMENT REPORT** – reviewed and accepted, including financials, notices before liens, modification requests, house rule violations and warnings, home sales, etc.
- IV. REPORTS OF OFFICERS**
 - A. VICE PRESIDENT** – will continue communication with the Town
 - B. TREASURER** – ill. Report delivered by John Hatgis.. Current account balances given; new CPA hired; request for board to receive new spreadsheet for 2020 budget
 - C. SECRETARY** – new signs listing board members posted in lobby and ping pong room
- V. COMMITTEES**
 - A. ARCHITECTURAL** – discussion of homeowner's new door proposal...motion to approve...carried 6-1
 - B. RECREATION** – new poker table to be purchased
 - C. WEBSITE** – create section particularly for new homeowners
 - D. POOL** – In order to use the pool homeowners' COMMON CHARGES MUST BE FULLY PAID UP AND CURRENT 90 DAYS BEFORE POOL OPENING IN JUNE.
- VI. PROJECTS (to be scheduled in 2020)**
 - A. Concrete**
 - B. Seal Coating** – SHR homes
 - C. Driveway replacement**
 - D. Brush removal** – one day budgeted in 2020; front entrance grasses to be trimmed this week

VII. OLD BUSINESS

- A. Leaf cleanup – was complicated by weather, but was completed by Christmas
- B. Replacement sign for clubhouse gate entrance

VIII. NEW BUSINESS

- A. The Management Company has moved to 81 Old Dock Rd., Yaphank, NY 11980
- B. Discussion of Board members' duties and responsibilities
- C. Gift to be sent to Jong Hsu's family in his memory
- D. Electric signboard to be handled by Frank at direction of the board
- E. Suggestions of new items to be considered within 2020 budget

IX. ATTORNEY – Discussed full legal report including foreclosures, liens, payment agreements, etc.

X. CLUBHOUSE PARTIES

1/26/20 – Karen Maila party monitor

Respectfully submitted,

Helene Singer
SCHOA Secretary