

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

Held on January 16, 2024

This meeting was held via Zoom, due to weather conditions.

- I. **ATTENDANCE** – Pat Cruz, Helene Singer, Karen Maila, Sharlene Iadanza, Carrie Treadwell, Janet Longo, Jenifer Porcelli, Doug Stolfi, Steven Cacciola, Regina O'Donnell (The Management Co.)
- II. **MINUTES** of the December meeting were accepted unanimously.
- III. **REPORTS OF OFFICERS**
 - A. **PRESIDENT** – still investigating short term rental policies
 - B. **VICE PRESIDENT** – working on the transfer of investment accounts; required paperwork to qualify for a 501-C-4
 - C. **TREASURER** – discussion of several budget line items to clarify, including propane, telephone, travel, fingerprint, electric bills, snow removal, pool, water/sprinklers, etc.
 - D. **SECRETARY** –sympathy card sent to Romashko family; holiday cookies delivered to Highway Dept.
- IV. **MANAGEMENT REPORT**
 - A. A. reviewed and accepted, including financials, notices before liens, modification requests, house rule violations and warnings, home sales, Cohen and Warren report
- V. **COMMITTEES**
 - A. **ARCHITECTURAL** – ongoing
 - B. **POOL** – rules to be revised by volunteer committee

VI. PROJECTS TO BE SCHEDULED IN 2024

- A. Concrete
- B. Driveway replacement – tentative fall
- C. Seal coating
- D. Pickleball net – spring

VII. NEW BUSINESS

- A. Gym weights – will seek further information
- B. Shop heating – need roof repair and update to system, to be done when weather permits
- C. Future tree work
- D. IRS mileage for reimbursement – 67¢ per mile in 2024
- E. Trash cans – should be hidden/stored, not left at street; follow up with homeowners
- F. Board member qualifications
- G. Landscaping – possibly extend contract dates for work later in fall season?

Respectfully submitted,

Helene Singer
SCHOA Secretary