

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

Held on June 18, 2019

- I. **ATTENDANCE** – Gene Dolinger, Pat Cruz, John Romashko, Helene Singer, Charles Congema, Karen Maila, Ed Burger, Sharlene Iadanza, John Hatgis (The Management Company/TMCo.), Lisa Albert (attorney)
- II. **MINUTES** of May 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. **PRESIDENT** – establishing a more stringent policy for payment arrangements and short-term debts....Motion passed unanimously; continuing to monitor budget and spending
 - B. **VICE PRESIDENT** – Town will be removing trees on their property near Hampton, Monitor, Merrimac
 - C. **TREASURER** – current account balances given, arrears total more than \$250,000
 - D. **SECRETARY** – no report
- V. **COMMITTEES**
 - A. **ARCHITECTURAL** – discussion of issuance of closing letters
 - B. **RECREATION** – mahjong party successful, next one in July; pool opened 6/15 - hero sandwiches at noon, approx. 40 participants; Hot Dog Picnic will be Saturday, August 3
 - C. **POOL** – new umbrellas have arrived, new chairs and lounges arriving soon
- VI. **Clubhouse Rentals** – party 7/6

VII. PROJECTS

- A.** Concrete – maintaining list
- B.** Trees – maintaining list
- C.** Seal coating – Levitt section to be done this year, rain forced postponement
- D.** Driveway replacements – maintaining list
- E.** Tennis Courts – done
- F.** Basketball Courts

VIII. OLD BUSINESS

- A.** New outdoor sign – partially installed, awaiting top section, Frank and others will be trained in programming it; suggestions of turning it off at night and moderating brightness will be looked into.

IX. NEW BUSINESS

- A.** Financials – Current approved projects will utilize Projects Fund monies. Further required monies (concrete, driveway replacements, etc.) will be taken from operating funds. Motion to establish a two year moratorium on driveway replacements and concrete repair and parking lot, with the exception of emergency situations. Motion passed unanimously. TMCo will draft a letter to inform the community of these developments.
- B.** Anderson Tree Company will be on site for a full day of work at their day rate of \$4800.
- C.** Landscapers will address weeds, etc. in playground and equipment there will be power washed.
- D.** The Board will be seeking a new member to replace Jong Hsu when he relocates. Other volunteers will be sought in order to assist in ongoing community activities and responsibilities.

Respectfully submitted,

Helene Singer
SCHOA Secretary

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