

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

**Held on June 20, 2023**

- I. **ATTENDANCE** – Pat Cruz, Helene Singer, Karen Maila, Sharlene Iadanza, Carrie Treadwell, Janet Longo, Jenifer Porcelli, John Romashko, Regina O'Donnell (The Management Company/TMC).
  - A. Before the start of the meeting, a representative from All Tech met with the board members to discuss the alarm systems, new cameras, codes, etc. He will have further discussions with Jenifer, who volunteered to be the Alarm Master, and others.
  
- II. **MINUTES** of the May meeting were accepted unanimously
  
- III. **MANAGEMENT REPORT**
  - A. Reviewed and accepted, including financials, notices before liens, modification requests, house rule violations and warnings, home sales, Cohen and Warren report, sprinkler work order review, etc. Regina will send the updated list of members' emails and phone numbers. One candidate for the board position cannot attend interview due to vacation. Alternate options will be explored.
  
- IV. **REPORTS OF OFFICERS**
  - A. **PRESIDENT** – discuss issues of mold on houses, various other violations, possible need for additional sprinkler repair people/time on site
  
  - B. **VICE PRESIDENT** – offered a home power washing contact; dog poop signs need to be installed
  
  - C. **TREASURER** – review of balances; new check signing cards for officers; John distributed budget spreadsheets to new treasurer; will set meeting to discuss transition and will meet with TMC bookkeeper
  
  - D. **SECRETARY** – proposed questions and procedures for upcoming board position interviews; set date of 7/6/23 at 6 pm for interviews; need for new keys to new clubhouse doors

## V. COMMITTEES

- A. **Pool** – repairs needed due to leak – Motion to spend \$1800 now and wait until the end of pool season to address other serious issue after seeking other bids – passed unanimously; need to address problem of children jumping the fence to enter pool area
- B. **Recreation** – Mr Softee truck was successful, serving 100 ice creams, cost \$600; Motion to bring in Taco Island food truck near end of summer for community gathering – cost of approximately \$2000 – passed unanimously
- C. **Website** – Bob P. being paid as webmaster
- D. **Architecture** – need additional members?

## VI. CLUBHOUSE RENTALS

- A. June 24 – Karen monitoring

## VII. PROJECTS

- A. **Concrete** – awaiting one more bid from new vendor; many requests keep being filed
- B. **Driveway seal coating** – SHR homes, fall 2023
- C. **Driveway replacements** – fall 2023

## VIII. OLD BUSINESS

- A. Basketball nets – done
- B. Playground cameras – done, but need adjusting by All Tech
- C. Gift card sent to A. Greenberg for Memorial Day
- D. Renewal of The Management Co. contract for 10 years with no increase in cost

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**IX. NEW BUSINESS**

- A.** New Time Clock card system instituted for Frank; review of Frank's contract; he will be taking vacation during the busy summer season
- B.** Need for new lights at pool area discussed
- C.** Code of Ethics signed by all board members
- D.** Additional arborvitae at entrance and kiddie pool discussed, but no purchase at this time
- E.** Plantings for parking lot islands? Regina will discuss with Mauricio/ landscapers
- F.** Motion to authorize \$5800 for a day of tree work by Anderson, passed unanimously
- G.** Motion to pay Wood Kingdom \$461 to repair playground vandalism, passed unanimously
- H.** Motion to spend \$22,500 in two payments for approximately 90,000 sq. ft. of hydro-seeding throughout the community, passed unanimously
- I.** Postpone dinner for outgoing board members until the fall
- J.** New clubhouse doors to be painted, a new pediment installed, and all trim finished as soon as possible
- K.** Change of school district lines, Longwood/Mt. Sinai? This was settled legally many years ago with both districts and the Town.
- L.** Letters to be sent to parents of boys who jumped the pool fence, listing consequences for their actions.

*Respectfully submitted,*

*Helene Singer  
SCHOA Secretary*