

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

Held on March 21, 2023

- I. **ATTENDANCE** – Gene Dolinger, Pat Cruz, Helene Singer, Karen Maila, Sharlene Iadanza, Carrie Treadwell, Janet Longo, Regina O'Donnell (The Management Company/TMC).
- II. **MINUTES** of the February meeting accepted unanimously.
- III. **MANAGEMENT REPORT**
 - A. reviewed and accepted, including financials, notices before liens, modification requests, house rule violations and warnings, home sales, etc.
- IV. **REPORTS OF OFFICERS**
 - A. **PRESIDENT** – Clubhouse renovations ongoing; will reopen 4/1/23, but furniture and new fire doors will be delayed; all should be done for Annual Meeting on 5/2/23; new kitchen table and chairs and new desk chair for office to be purchased
 - B. **VICE PRESIDENT** – will communicate with Town regarding remaining tree stump
 - C. **TREASURER** – report by telephone: up to date budget information in packet,; audit ongoing, to be presented at Annual Meeting; paperwork required to amend required signatory on all checks; percentage of bad debt adjusted; report of conversation with investment advisor
 - D. **SECRETARY** – no report
- V. **COMMITTEES**
 - A. No reports
- VI. **CLUBHOUSE RENTALS** – 6/24/23 event
- VII. **PROJECTS**
 - A. Concrete – spring 2023
 - B. Driveway seal coating – SHR homes, fall 2023
 - C. Driveway replacements – fall 2023, worst 10-12 will be replaced
 - D. Open Annual Meeting – on 5/2/23, delayed due to clubhouse renovations

VIII. OLD BUSINESS

- A. Basketball court renovation – on hold
- B. Clubhouse renovation – ongoing, see above President's report
- C. Clubhouse parking lot islands – spring plantings

IX. NEW BUSINESS

- A. Charging station for electric vehicles – policy to be created by attorney, homeowner applications will be required
- B. Additional arborvitae to be installed at entrance and pool area
- C. Playground area requires a dry well installation; Motion: to install at a cost not to exceed \$2500, passed unanimously
- D. Clubhouse thermostats need to be replaced; Motion: to replace at a cost not to exceed \$1200, passed unanimously
- E. Pool table to be moved and re-felted in charcoal gray; Motion: to move and re-felt, purchase new cues, at a cost of \$1490, passed unanimously
- F. Purchase of additional signs reminding dog owners to clean up – approved
- G. Discussion of turkeys roosting in community trees
- H. Policy to be developed by attorneys regarding PODS and other storage containers on driveways
- I. Policy to be developed by attorneys regarding installation of air conditioning “channels” on exterior of homes; all changes must be applied for
- J. Discussion of Frank's responsibilities and hours
- K. Reminder to homeowners to remove/stow garbage cans once pickups have been made and not leave them in front of homes all the time

Respectfully submitted,

Helene Singer
SCHOA Secretary