

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

Held on May 17,2022

- I. **ATTENDANCE** – Gene Dolinger, Pat Cruz, Helene Singer, Karen Maila, Sharlene Iadanza, Carrie Treadwell, Ed Burger, Regina O'Donnell (The Management Company/TMC)
- II. **MINUTES** of the April board meeting, amended and 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** – plantings around the pool to be removed and/or trimmed and/ or replaced; currently there are 6 homes that were sent notices before lien and 15 in foreclosure
 - B. **VICE PRESIDENT** – Town is following up with removal of the handicapped parking spot on Delaware
 - C. **TREASURER** – none
 - D. **SECRETARY** – Charles Congema has resigned his position on the board and we thank him for his many years of services to the community
- V. **COMMITTEES**
 - A. **POOL** – opening Saturday June 18; New Splash Pad that replaces the kiddie pool will open at the same time; pool may remain open after Labor Day if weather, staff, and costs permit; need for update of safety and rules signs around the pool?; new chair of Pool Committee: Carrie Treadwell
 - B. **ARCHITECTURAL** – Ed Burger will chair and work with Frank Abela on this committee
- VI. **CLUBHOUSE RENTALS** – available, dependent on conformity with Suffolk County and Board of Health Covid-19 protocols.

VII. PROJECTS

- A. Concrete – bid approved for \$135,000+ and work will begin on June 13, weather permitting
- B. Driveways – seal coating of Levitt section to be done in the fall
- C. Driveway replacements – to be done in the fall
- D. Fobs – ongoing application process by community; systems will be switched and new fobs distributed once all new info is entered; entire shutdown will be required for switchover

VIII. OLD BUSINESS

- A. Gym equipment proposals – ongoing
- B. Clubhouse renovation – ongoing

IX. NEW BUSINESS

- A. Playground – bids for upgrades and additional equipment are very expensive, seeking new bidders
- B. Powerwashing – done at clubhouse; front Canal Rd. entrance cannot be power washed but will be repainted
- C. New landscaping upgrades around clubhouse and pool area to be scheduled; possible removal of “islands” in clubhouse parking lot
- D. TAPS ACROSS AMERICA – Monday, May 30 at 3 pm at the clubhouse, featuring Aliza Greenberg (small gift to be sent to her), all community invited
- E. Trees on Canal Rd – trimmed by PSEG, were diseased and/or dead, now not salvageable; will be removed as special project by Anderson, awaiting bid; concerns with providing a buffer for homes on Georgian and Cornwallis; replace with fencing or smaller trees that would be maintenance-free?
- F. Procedure to fill board seat vacated by Charles Congema

Respectfully submitted,

Helene Singer
SCHOA Secretary