

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

Held on May 16, 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).
- II. MINUTES** of the April meeting and the Annual Meeting accepted unanimously
- III. ELECTION OF NEW OFFICERS**
 - A. PRESIDENT** – Pat Cruz
 - B. VICE PRESIDENT** – Sharlene Iadanza
 - C. SECRETARY** – Helene Singer
 - D. TREASURER** – Karen Maila
- IV. MANAGEMENT REPORT**
 - A.** reviewed and accepted, including financials, notices before liens, modification requests, house rule violations and warnings, home sales, Cohen and Warren report, etc.
- V. REPORTS OF OFFICERS**
 - A. PRESIDENT** – will follow up with Town and Suffolk PD regarding parking in center of Hampton cul-de-sac
 - B. VICE PRESIDENT** – additional signs regarding dog waste to be installed shortly on Federal and Strathmore
 - C. TREASURER** – will work with John to facilitate transition; new officers' names must be filed with banks for check signing privileges
 - D. SECRETARY** – several new volunteers for committees; will compile list of board members' election dates and terms

VI. COMMITTEES

- A. RECREATION** – Motion to spend \$1100 to paint lines on one tennis court to accommodate pickleball games – passed unanimously; new nets for basketball courts are ordered and will be installed as soon as possible.
- B. POOL** – will open 6/17, daily hours will be noon until 8:00 pm; trying to find ice cream truck/vendor for opening day
- C. MAINTENANCE** – need for lists to be maintained for homes that need powerwashing, fence repairs, etc. so that letters can be sent to homeowners; discussion of pavers installed by individual homeowners without permission
- D. ARCHITECTURAL** – Ed Burger will continue to help Frank with these applications

VII. CLUBHOUSE RENTALS

- A.** 6/24 event scheduled
- B.** Add clause to Rental Agreement: No food or drinks in upholstered seating area, confined to tables and chairs

VIII. PROJECTS

- A. Concrete** – spring 2023; \$75,000 budgeted but much more needed to fill all requests; awaiting one more bid
- B. Driveway seal coating** – SHR homes, fall 2023
- C. Driveway replacements** – fall 2023

IX. OLD BUSINESS

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X. NEW BUSINESS

- A.** Request for applications and resumés to fill board vacancy – TMC will send letters to homeowners, deadline to apply 6/15
- B.** Work orders – board members will receive follow up information
- C.** Gym equipment – Motion to spend \$1330 for treadmill repair – passed unanimously
- D.** TMC changing to emailing system – still need many homeowner emails, so implementation delayed
- E.** Fire Alarm Systems – information needed, tabled to next board meeting
- F.** Security camera needed for fireplace area – tabled
- G.** Sprinklers – system problems are being addressed as soon as possible

Respectfully submitted,

*Helene Singer
SCHOA Secretary*