

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

Held on November 15, 2022

- I. **ATTENDANCE** – Gene Dolinger, Helene Singer, Karen Maila, John Romashko, Sharlene Iadanza, Ed Burger, Janet Longo, John Hatgis (The Management Company/TMC).

- II. **MINUTES** – of the October 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, etc.

- IV. **REPORTS OF OFFICERS**
 - A. **PRESIDENT** – contacts with Ethan Allen furniture and contractor for clubhouse remodeling
 - B. **VICE PRESIDENT** – no report
 - C. **TREASURER** – review of financials with John H.; will furnish copies of current budget balances to board members
 - D. **SECRETARY** – necessary to have December meeting?

- V. **COMMITTEES**
 - A. **ARCHITECTURE** – many ongoing projects; discussion of homeowner proposal for concrete at front door
 - B. **RECREATION** – 11/12 breakfast/brunch for Bob Pavlecka was attended by approx. 35 people and cost was \$400; seeking bids to enhance one tennis court for pickleball play; new nets for basketball courts;
 - C. **WEBSITE** – webmaster will continue until further notice

- VI. **CLUBHOUSE RENTALS** – available, dependent on conformity with Suffolk County and Board of Health Covid-19 protocols.

VII. PROJECTS

- A.** Concrete – work completed
- B.** Driveway seal coating – completed
- C.** Driveway replacements – completed

VIII. OLD BUSINESS

- A.** Gym equipment proposals – still awaiting appropriate bids
- B.** Playground – improvements ongoing
- C.** Clubhouse renovation – ongoing; approximately \$150,000 required; furniture selected by board at recent Ethan Allen visit; floors, doors, repairs, and painting to be done first; gym floor will not be replaced; both offices will be included; Motion: to move forward with renovations and pay deposits to Ethan Allen and contractor (R and J Remodeling) passed
- D.** Clubhouse parking lot islands – ongoing

IX. NEW BUSINESS

- A.** Premature at this time to sell any old clubhouse furnishings
- B.** How much of the old files and papers in both offices and attic need to be saved? Need to review with attorney before clean out can take place
- C.** Goal is to have renovations completed in time for April's Annual Meeting

Respectfully submitted,

Helene Singer
SCHOA Secretary