

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

Held on October 9, 2018

Before the start of the regular meeting, the Board heard a presentation by Frank Maffucci of All-Tech regarding an update to the clubhouse alarm system, including new cameras, playground surveillance, AED alarm and more.

- I. **ATTENDANCE** – Gene Dolinger, John Romashko, Helene Singer, Charles Congema, Sharlene Iadanza, Jong Hsu, Karen Maila, John Hatgis (The Management Company/TMC)
- II. **MINUTES** – 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** – discussion of police activity this week, possible changes to community By Laws, and status of several specific home situations
 - B. **TREASURER** – current account balances given
 - C. **SECRETARY** – reminder that common charges will increase \$10/month, for total of \$200, effective January 1, 2019
- V. **COMMITTEES**
 - A. **ARCHITECTURAL** – many people doing lots of work within the community
 - B. **RECREATION** – Veterans Day Bagel Breakfast at the clubhouse on 11/11; next Game Night Friday 11/2
 - C. **POOL** – additional chairs and umbrellas to be purchased if necessary
 - D. **WEBSITE** – will post information on common charge increase to \$200/month as of 1/1/19
- VI. **PROJECTS**
 - A. Concrete – completed
 - B. Sprinklers – shutdown of the system will begin 10/15; two major breaks in the system recently

- C. Landscaping – mowing will now take place every other week
- D. Trees – one full day of work completed, second full day to be scheduled shortly
- E. Seal coating – completed
- F. Driveway replacements – completed
- G. Pruning – ongoing
- H. Tennis Courts – waiting for bids
- I. Basketball Courts – waiting for bids
- J. Pool pump – completed
- K. AED – will be installed after alarm contract is finalized
- L. L.I Landscape – completed
- M. Leaf Cleanup – will occur in a timely fashion, depending on the weather

VII. OLD BUSINESS

- A. New outdoor signboard – more research, on agenda next month
- B. Removal of debris on Farragut – completed
- C. AED – signs to be posted at gym and pool entrance directing location of AED

VIII. NEW BUSINESS

- A. Update video camera and security system at clubhouse – motion to expend up to \$7,500 for comprehensive All Tech system, carried 5-0-1
- B. Need to update clubhouse fingerprint system – more discussion needed
- C. Copy machine – motion to accept new contract on new machine, at reduced rate, from Elgar Duplicator Corp., carried unanimously

Respectfully submitted,

Helene Singer
SCHOA Secretary