

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

**Held on October 18, 2022**

- I. **ATTENDANCE** – Helene Singer, Karen Maila, John Romashko, Sharlene Iadanza, Ed Burger, Carrie Treadwell, Janet Longo\*, Regina O'Donnell (The Management Company/TMC).  
\*Janet Longo was welcomed as a new Board member, appointed to fill the vacancy.
- II. **MINUTES** – of the September meeting were accepted with one abstention (Longo)
- 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** – no report
  - B. **VICE PRESIDENT** – no report
  - C. **TREASURER** – discussion of spending for various projects
  - D. **SECRETARY** – review of Board members phone numbers, etc.
- V. **COMMITTEES**
  - A. **ARCHITECTURAL** – many ongoing projects
  - B. **RECREATION** – 11/12 breakfast/brunch for Bob Pavlecka, former board member who is leaving the community
  - C. **WEBSITE** – Regina perhaps able to take on the responsibility for updating
- VI. **CLUBHOUSE RENTALS** – available, dependent on conformity with Suffolk County and Board of Health Covid-19 protocols.
  - A. Tentative date in May scheduled
- VII. **PROJECTS**
  - A. Concrete – work completed
  - B. Driveway seal coating – completed
  - C. Driveway replacements – date to be announced
  - D. Fobs – gate repaired and functional

**VIII. OLD BUSINESS**

- A. Gym equipment proposals – awaiting appropriate bids
- B. Playground – improvements ongoing
- C. Clubhouse renovation – ongoing
- D. Clubhouse parking lot islands – old vegetation to be removed and replaced

**IX. NEW BUSINESS**

- A. Board members will visit Ethan Allen store on Tuesday, 10/25 to review proposed furniture and make initial decisions for flooring, etc.

*Respectfully submitted,*

*Helene Singer*  
*SCHOA Secretary*