

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

**Held on October 17, 2023**

- I. ATTENDANCE** – Pat Cruz, Helene Singer, Karen Maila, Sharlene Iadanza, Jenifer Porcelli, Doug Stolfi, Janet Longo, Steven Cacciola, Regina O'Donnell (The Management Company/TMC), Evan Gitter, Attorney

To begin the meeting Evan Gitter was introduced to new Board members. He then discussed the collection process, including liens, bankruptcy, and foreclosures, and answered specific questions about various homeowner situations, EV charging stations, and the recently approved amendment to the rules and regulations. (see September board minutes)

- II. MINUTES** of the September meeting were accepted unanimously. After the September meeting an email vote was taken and it passed, in order to repair the clubhouse gate that had been damaged by the electrical storm.

**III. REPORTS OF OFFICERS**

- A. PRESIDENT** – seeking help to rewrite the employee handbook, Doug volunteered
- B. VICE PRESIDENT** – collecting information for new financial advisor; possible special board meeting on 12/12 to discuss and hear presentations from candidates
- C. TREASURER** – deficit increasing, therefore serious concerns with expenditures, need to postpone all non-emergency spending
- D. SECRETARY** – no report

**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; contacting off-site owners to establish rental agreements, current copies of leases, and registrations with the Town, hiring additional staff assistant for Regina
- B.** A letter from John Hatgis, president of The Management Co. was read into the minutes. (See attached)

**V. COMMITTEES**

**A. ARCHITECTURAL** – reviews and approvals ongoing by Ed Burger

**B. RECREATION** – coffee and cake on 10/10 was a success and there will be follow up with all volunteer lists, probably after the holiday season

**C. WEBSITE** – renewing contract with Go Daddy, which will solve board email issues

**VI. CLUBHOUSE RENTALS**

**A.** 10/21/23 – Karen will monitor

**VII. PROJECTS**

**A.** Concrete – starting Monday, 10/13

**B.** Driveway replacements – bids over \$50,000 – possible to postpone?

**C.** Seal coating – can they be postponed until next year? Ask attorney for advice.

**VIII. OLD BUSINESS**

**IX. NEW BUSINESS**

**A.** Motion – Raise common charges by \$20 in 2024 (\$220 per month), \$20 in 2025 (\$240 per month), and \$20 in 2026 (\$260 per month), with the numbers to be reviewed annually to determine necessity – motion passed.

*Respectfully submitted,*

*Helene Singer*  
*SCHOA Secretary*

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Attachment:

While it is our pleasure to serve the community and stabilize the cost of the lawn maintenance, I want to acknowledge issues with this year's program.

First, we were short of several crew members, we were also plagued with rain. We have corrected the staffing issues and have purchased several new pieces of equipment, which will make the crew more effective.

Again, I apologize for this season's issues.

You may be aware that The Management Company cleaned out and landscaped the 2 clubhouse islands. We also repaired the sprinkler systems in both.

*There will be no charge for the labor, mulch, plants, or trees.*

Once more, thank you for the opportunity to serve Strathmore Court HOA community.

Regards,  
John Hatgis