

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

Held on September 20, 2022

- I. **ATTENDANCE** – Gene Dolinger, Pat Cruz, Helene Singer, Karen Maila, John Romashko, Sharlene Iadanza, Regina O'Donnell (The Management Company/TMC)

- II. **MINUTES** of the August 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.

 - B. Reviewed the schedule for Canal Rd. project (Anderson removes trees 9/30, 10/3, 10/4; Hydroseeding on 10/5; Fence installed week of 10/10; Arborvitae planted after that)

- IV. **REPORTS OF OFFICERS**
 - A. **PRESIDENT** – discussion of proposals for clubhouse renovations; Ethan Allen selected and further meeting with them will be scheduled

 - B. **VICE PRESIDENT** – awaiting further response from Town regarding dog electricity injury

 - C. **TREASURER** – approx. \$150,000 is available for clubhouse renovations

 - D. **SECRETARY** – 9/14 Anti Crime presentation by Don Longo was attended by approximately 20 residents and was well received

- V. **COMMITTEES**
 - A. **POOL** – additional umbrellas and stands are on order for next year

 - B. **ARCHITECTURAL** – no report

 - C. **WEBSITE** – Webmaster Bob Pavlecka is moving to NC, questioning continuation of the website

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

VII. PROJECTS

- A. **Concrete** – work completed
- B. **Driveways** – seal coating of Levitt and Carriage Homes not done in 2021 to be done in the fall
- C. **Driveway replacements** – to be done in the fall, obtaining bids
- D. **Fobs** – full activation delayed due to mechanical difficulties with the gate

VIII. OLD BUSINESS

- A. **Gym** – equipment proposals – awaiting appropriate bids
- B. **Playground** – old swings being removed, new structure ordered

IX. NEW BUSINESS

- A. **Vacant board position** – to be filled by Janet Longo; thank you to all candidates for volunteering
- B. **Clubhouse renovations** – discussion of furniture, flooring, new doors, painting, etc.

Respectfully submitted,

Helene Singer
SCHOA Secretary