

Minutes of
The Strathmore Court Homeowners Association, Inc.
Board of Director's Meeting

Held on: August 14, 2012

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In attendance were Gene Dolinger, John Romashko, Jr., Charlotte Romashko, Charles Congema, Bob Pavlecka, Sharlene Iadanza, Helene Singer, Pat Cruz and Phyllis Krilovich.

Also, in attendance was John Hatgis representing **THE MANAGEMENT COMPANY.**

1. The Meeting Minutes of July 2012 were approved.
2. The Management Report, including the **July 30, 2012** Financials were reviewed and accepted unanimously.

The following sections were included:

- A. Financials
- B. Delinquents
- C. Legal-Cohen and Warren status report
- D. Chase Collections Agency
- E. House Rule Violations
- F. Property inspection letters
- G. Clubhouse Rental, July 2012
- H. Modifications
- I. Community mailings
- J. Homeowner Correspondence
- K. Service Request Log

Report of Officers occurred:

- A. President: None
- B. Vice President: None
- C. Treasurer: Presented Reserve balance
- D. Secretary: None
- E. Other: None

3. **The following Committee reports occurred:**

- A. Architectural: Various violations discussed
- B. Maintenance: None
- C. Recreation: Picnic report
- D. Website: Email list approved
- E. Audit: November budget meeting
- F. Pool: Lifeguard issues reviewed.

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4. Projects (Discussed):

- A. Concrete repairs completed
- B. Limited driveway repairs for the fall.

5. The following Old Business was discussed:

- A. Detail reserve review in process
- B. Re-sale information for broker breakfast on hold
- C. Future post card usage
- D. Vandals in pool- no activity

6. The following New Business was discussed:

- A. New House Rule approved unanimously NOT permit bamboo planting in the common area.
- B. Pool clock needed
- C. Repair/replace gym carpet with Rubber pad
- D. New pool signs needed for 2013
- E. DJ approved for \$350.00 for Labor Day community event.
- F. Oil truck damage to 8 Yorktown-front lawn
 - 1. \$500.00 fine
 - 2. \$200.00- lawn damage approved unanimously

Respectfully submitted,

John Hatgis, as Managing Agent and Assistant Secretary of
The Strathmore Court Homeowners Association, Inc.