

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

Held on: December 11, 2012

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

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

1. The Meeting Minutes of November, 2012 were accepted with minor changes.
2. The Management Report, including the November 30, 2012 Financials were reviewed and accepted unanimously.

The following sections were included:

- A. Financials
- B. Legal-Cohen and Warren status report
- C. Sales
- D. Modifications
- E. Property inspections
- F. Rentals
- G. Clubhouse rentals

Report of Officers occurred:

- A. President: Miscellaneous report
- B. Vice President: Gave balances
- C. Treasurer: Gave reserve balances.
- D. Secretary: None
- E. Other: None

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

- A. Architectural: None
- B. Maintenance: None
- C. Recreation: None
- D. Website: None
- E. Audit: None
- F. Pool: None.

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4. **Projects (Discussed):** Hurricane clean up in process- discussed

5. **The following Old Business was discussed:**
 - A. Re-sale brokers breakfast to be rescheduled
 - B. Detailed reserve review- in process.
 - C. 8 Yorktown- status-reviewed
 - D. Discussion concerning future projects. Possibly, placing driveway and concrete on hold in favor of a tree project, subject to Budget Committee recommendation.

6. **The following New Business was discussed:**
 - E. Planning hurricane tree work and cost discussion.
 - F. Obtaining community survey from the Town of Brookhaven, as requested by Pat Cruz. No expenditures at this time. Board to look for site plans which may be available.
 - G. Motion-unanimously to accept \$7,500 settlement for Rafferty with the stipulation that if they become delinquent again the credited amount will be reinstated.
 - H. Motion-unanimously 2% increase for Frank, \$400.00 Christmas bonus approved.

Respectfully submitted,

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