

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

Held on: July 10, 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 June 2012 were approved.
2. The Management Report, including the **June 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. Sales
- E. Property inspection letters
- F. Modifications
- G. Clubhouse Rental, June 2012
- H. Service request Log

Report of Officers occurred:

- A. President: Police raid on Gettysburg discussed.
- B. Vice President: None
- C. Treasurer: Presented Reserve balance and delinquents reviewed.
- D. Secretary: None
- E. Other: None

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

- A. Architectural: Closing inspections must include Charles.
- B. Maintenance: None
- C. Recreation: None
- D. Website: None
- E. Audit: Budget committee and meeting- to be scheduled.
- F. Pool: Lifeguard issues reviewed.

4. **Projects (Discussed):**

- A. Extensive discussion and review of concrete replacement bids. Three bids received for the project.

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5. **The following Old Business was discussed:**

- A. Homeowner V HOA responsibility final comments-approval to mail received.
- B. Vandals in pool, 21-23 years old, trespassers being processed-one release received, Gene handling.
- C. New sign-ordered.
- D. 3 Gettysburg repairs- homeowner must clean up rear of home.

6. **The following New Business was discussed:**

- A. Extensive review of concrete replacement bids. Several variations of Board motions discussed. Final motion approved unanimously- to approve contractor Alex Concrete- maximum \$27,500 with additions. Funds to come from common area replacement funds. Clubhouse pavers NOT approved.
- B. Broker breakfast discussed and scheduled.
- C. New house rule approved concerning party tents, they are not permitted on the common area.
- D. It was agreed that John Romashko is to provide fund and reserve spread sheets to Charles who will distribute to the Board.

Respectfully submitted,

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