

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

Held on: June 12, 2012

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

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

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

**The following sections were included:**

- A. Financials
- B. Delinquents
- C. Chase Collection Agency
- D. Notice of Lien
- E. Legal
- F. Sales
- G. Alleged slip and fall
- H. Manero small claims case dismissed
- I. Property inspection letter
- J. House Rule Violations
- K. Modifications
- L. Clubhouse Rentals
- M. Proposals
- N. Service request Log

**Report of Officers occurred:**

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

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

- A. Architectural: General comments from Charles Congema
- B. Maintenance: None
- C. Recreation: None
- D. Website: None
- E. Audit: None
- F. Pool: None

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4. **Projects (Discussed):**

- A. 2012- Concrete program delayed, Management obtaining new bids.

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

- A. Homeowner V HOA responsibility final comments-ready to go.
- B. Vandals in pool, 21-23 years old, trespassers being processed-one release received, Gene handling.
- C. Pool Co. replacement of rug- pool co. to pay 60% of cost approved unanimously.
- D. Mold on homes- many homes in process of clean up.
- E. Broker education- John H and Gene to meet on this topic.

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

- A. Post cards for mailings- Management to look into "sheet post cards".
- B. Pool deck project estimate from Stardust- tabled.
- C. Paver issue for Clubhouse and homes-
  - a. 5 Federal and 2 Farragut modification requests-both rejected.
- D. Repair or replace faded sections of signs leading into Clubhouse parking lot- approved unanimously.
- E. Alleged slip and fall between 6 and 7 Farragut Ct.- no action.
- F. 3 Gettysburg tree removal, damage to cement patio caused by roots- HOA responsible for repair cost, below insurance deductible.
- G. Opening pool date: June 16,2012
- H. Mallia- 11 Farragut- Architectural violation etc.-general discussion
- I. Clubhouse hosting issues-put rental dates on agenda.
- J. The Board of Directors unanimously approved the following house rule:
  - All gatherings involving eating/drinking must be confined to backyard and/or personal home patio areas in the rear of the property. Driveways and street-side areas may not be used for barbecues, family parties, etc.

Respectfully submitted,

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