

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

Held on: May 8, 2012

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

Also, in attendance was Brian Arellano representing **THE MANAGEMENT COMPANY**.

1. The Meeting Minutes of March 13th and April 10th, 2012 were approved.
2. The Management Report, including the **April, 2012** Financials were reviewed and accepted unanimously.

The following sections were included:

- A. Financials
- B. Delinquents
- C. Sales
- D. Legal
- E. Notice of Lien
- F. Property Inspection Letters
- G. Modification Requests
- H. Service Request log
- I. Proposals
- J. Clubhouse Rentals

Report of Officers occurred:

- A. President: Foreclosure proceedings with various legal issues were discussed.
- B. Vice President: Town Of Brookhaven sidewalk and asphalt repairs were discussed.
- C. Treasurer: Presented reserve balance. In addition, the irrigation budget with the various expenses associated with the irrigation system were discussed. The bad debit is now at \$139 K.
- D. Secretary: None
- E. Other: None

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

- A. Architectural: None
- B. Maintenance: None
- C. Recreation: Helene spoke about creating a committee to help with community gatherings, i.e. game night.
- D. Website: None
- E. Audit: None
- F. Pool: None

4. **Projects (Discussed):**

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- A. Concrete work to start by the end of May.
- B. Driveway repairs, inspection to be performed later in the season.

5. The following Old Business was discussed:

- A. The Maintenance Guide was amended and approved. Helene will forward the revised document to TMC.
- B. Vandals and trespassers within the pool area were discussed.
- C. The damage to the rug in the clubhouse, created by the pool company was discussed. The replacement cost and measurements were also discussed. TMC will contact the pool company to solidify this repair.
- D. With regard to mold/algae staining of the homes, Frank will compile a list of homes that need to be cleaned. TMC will then send out appropriate letters advising the homeowners to clean the siding.
- E. SCHOA Broker education was discussed. John H and Gene are collectively working on this matter.

6. The following New Business was discussed:

- a. The outdoor pool awning quotes were reviewed. The Board would rather spend money on repairing the concrete patio deck. TMC will obtain a quote for refurbishing a small section of concrete near the pergolas.
- b. The walkway leading up to the clubhouse was discussed. TMC will obtain quotes for pavers to be installed in this area.
- c. The letters that TMC mailed (Notice of Lien) were discussed. TMC will continue with this approach as it appears to be more effective than the collection agency.
- d. The A& L Blacktop proposal to sealcoat/stripe the clubhouse parking lot was approved.
- e. The fading clubhouse parking lot signs were discussed. New signs will cost approximately \$240.00 each. TMC will inquire as to the cost of refurbishing the existing ones (cost effective).
- f. The outdoor pool chlorine storage (Article 12) was discussed. The chlorine containment will be moved into the garage area to satisfy the new requirements.
- g. TMC will have the concrete inspected around the dumpster area. And will inquire as to the warranty of this work.
- h. Motion A050812: Made by Gene Dolinger, 2nd by John Romashko, Jr., unanimously approved to put a moratorium on all foreclosure proceedings.
- i. Motion B050812: Made by John Romashko, Jr., 2nd by Charles Congema, unanimously approved to allocate \$6k to have an exhaust fan with corrosive preventive lighting installed in the clubhouse pool pump room.
- j. THE MANAGEMENT COMPANY contract renewal was discussed. TMC will send additional particulars to the association's attorney for review.

Respectfully submitted,
Brian Arellano, as Managing Agent and Assistant Secretary of
The Strathmore Court Homeowners Association, Inc.