

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

Held on: November 13, 2012

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

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

1. The Meeting Minutes of October, 2012 were approved.
2. The Management Report, including the October 31, 2012 Financials were reviewed and accepted unanimously.

**The following sections were included:**

- A. Financials
- B. Legal-Cohen and Warren status report
- C. Sales
- D. House rule violations correspondence
- E. Modifications
- F. Community mailings
- G. Service request log

**Report of Officers occurred:**

- A. President: Tree work needed-reported by THE MANAGEMENT COMPANY for Gene
- B. Vice President: None
- 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):** None
  
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
  - D. Change the wording on the house rules regarding party tents?
  - E. Cost of living increase-open.
  - F. Gym floor- no action at this time. Need mat cost information
  
6. **The following New Business was discussed:**
  - A. No credits for house rule violations on pages 43 and 47.
  - B. 117 Strathmore Court Dr. - fence request approved.
  - C. No wireless password access for Clubhouse.
  - D. Discussion concerning future projects. Placing driveway and concrete on hold in favor of a tree project, subject to Budget Committee recommendation.
  - E. Gym pads replacement discussed.
  - F. Budget meeting scheduled.

Respectfully submitted,

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