

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.