

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

Held on: October 9, 2012

Page I of II

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

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

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

**The following sections were included:**

- A. Financials
- B. Delinquents
- C. Sales
- D. Final notice preceding lien
- E. Legal-Cohen and Warren status report
- F. Sales
- G. House Rule Violations
- H. Property inspections
- I. Modifications
- J. American Pool Management
- K. DEC rules and regulations
- L. Service Request Log

**Report of Officers occurred:**

- A. President: None
- B. Vice President: None
- C. Treasurer: Gave reserve balances. Discussed funding reserves.
- 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.

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

Held on: October 9, 2012

Page II of II

**4. Projects (Discussed):**

- A. All completed except Clubhouse new walkway.

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

- A. Possible usage of post cards-being investigated.
- B. Re-sale brokers breakfast-to be re-scheduled.
- C. Detailed reserve review-in process.
- D. Pool signage-awaiting final list.

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

- A. No change needed on wording of Party tent rule.
- B. Tabled cost of living increase
- C. No replacement of 2<sup>nd</sup> golf cart.
- D. Discussion Re: 8 Yorktown Ct.
- E. Rejected-replacement of gym flooring and equipment.
- F. Cleaning service discussion-may need to replace the company.
- G. Page 59, 5 Federal Lane approved replacement of 2 slabs and installation of pavers in front of the two columns.

Respectfully submitted,

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