

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

Held on: October 9, 2012

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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.

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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 2nd 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.