

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

Held on: September 11, 2012

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

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

1. The Meeting Minutes of August 14, 2012 were accepted with changes.
2. The Management Report, including the August, 2012 Financials were reviewed and accepted unanimously.

The following sections were included:

- A. Financials
- B. Delinquents
- C. Sales
- D. Legal-Cohen and Warren status report
- E. Rental Agreement
- F. House Rule Violations
- G. Modifications
- H. Homeowner Correspondence
- I. Community Mailings
- J. Service Request Log

Report of Officers occurred:

- A. President: Gave status on Frank's health condition.
- B. Vice President: None
- C. Treasurer: Presented Reserve balance, handed out common area reserve report.
- D. Secretary: None
- E. Other: None

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

- A. Architectural: Various violations discussed.
- B. Maintenance: None
- C. Recreation: Formulate a get together for the new homeowners.
- D. Website:
- E. Audit:
- F. Pool: Lifeguard issues were discussed.

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4. **Projects (Discussed):**

- A. TMC will inspect driveways this week for the replacement program in the fall.

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

- A. The common area reserve study report was perused.
- B. Various pool signage and pool depth markers were discussed. In addition, TMC will have the pool company inspect the rust staining coming from the gutter system.
- C. The rubber flooring for the gym room was discussed; proposals are forthcoming.
- D. The DJ for the Labor Day community event was not utilized; therefore, \$350- was not spent.

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

- A. The tennis court benches were installed.
- B. TMC will obtain a copy of the engineering report for the outdoor pool.
- C. A/C unit is leaking in the gym. TMC will have this issue inspected.
- D. TMC will again contact the town with regard to the damaged service walk at #50 Federal.
- E. The September and November Clubhouse rental dates were discussed.
- F. The #9 Appomattox walkway repair will be inspected; as there may be a tree on the homeowner's property that needs to be removed before the concrete repair could be made.
- G. The paver request at #5 Federal was discussed. The homeowner is only permitted to use pavers on the property they own.
- H. The feeding of deer is not permitted within the town of Brookhaven. TMC will send out letters to those on Gettysburg and Charleston informing them of this policy.
- I. **Motion #091112A**- Made by John Romashko, Jr., 2nd by Helene Singer, unanimously approved, to have Alex Concrete remove and replace walkway (48'x 6') and front slab (30'x 7') at the Clubhouse (including the ramp). In addition, (2) cement flags on the south side will be replaced for a total cost of \$5,525.00

Respectfully submitted,

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