

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

Held on: February 20, 2013

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

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

1. The Meeting Minutes of January 2013 were approved.
2. The Management Report, including the January 31, 2013 Financials were reviewed and accepted unanimously.

The following sections were included:

- A. Legal-Cohen and Warren status report
- B. Legal- 6 Cornwallis Ct
- C. Legal- 6 Gettysburg Ct
- D. Sales
- E. American Pool Mgt. 2013 proposal
- F. Property inspections
- G. House Rule Violations
- D. Clubhouse rentals February 2013
- E. Homeowner Correspondence
- E. Service request log

Financials were given out at the meeting.

Report of Officers occurred:

- A. President: Discussed the lack of Town Snow Clearance and emergencies.
- B. Vice President: Town letter of responsibilities reviewed
- C. Treasurer: Gave reserve balances and comments.
- D. Secretary: None

3. The following Committee reports occurred:

- A. Architectural: None
- B. Maintenance: A meeting is to be scheduled
- C. Recreation: None
- D. Website: None
- E. Audit: None
- F. Pool: None.

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4. Projects (Discussed):

- A. Tree removal work scheduled for March 15, 2013

5. The following Old Business was discussed:

- A. Re-sale brokers breakfast on hold.
- B. Rafferty settlement pending

6. The following New Business was discussed:

- A. Discusses Hurricane tree work and the 2nd list from recent storm.
- B. Proposed Emergency Policy-tabled
- C. Shorter pool hours scheduled. Quotation received-on hold.
- D. Use of credit cards to pay Common Charges discussed=- on hold.
- E. Frank situation reviewed.
- F. Cohen and Warren letter Re: Human Rights issue discussed.

Respectfully submitted,

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