

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

Held on: January 8, 2013

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

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

1. The Meeting Minutes of December, 2012 were approved.
2. The Management Report, including the November 30, 2012 Financials were reviewed and accepted unanimously.

The following sections were included:

- A. Legal-Cohen and Warren status report
- B. Modifications
- C. Property inspections
- D. Clubhouse rentals
- E. Service request log

Financials were given out at the meeting.

Report of Officers occurred:

- A. President: gave report on Rafferty report
- B. Vice President: Discussed Town Election for Highway Supervisor
- C. Treasurer: Gave reserve numbers and present various budget comments.
- D. Secretary: 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.

4. Projects (Discussed):

- A. Hurricane clean up completed
- B. Tree removal project discussed. See new business

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5. The following Old Business was discussed:

- A. Re-sale brokers breakfast to be rescheduled.
- B. 8 Yorktown- status reviewed.
- C. Rafferty settlement discussed.
- D. Management Contract extension approved, including labor rate to \$40/hour from \$35/hour. 6-Yes 2-No.
- E. Sprinkler rain sensor operation –explained by the Managing Agent. New sensors will cost \$1,200.00 (parts).

6. The following New Business was discussed:

- A. Hurricane tree work project discussed.
 - 1. 4 bids received including summary sheets. Board reviewed “spec.” also.
 - 2. Anderson-approved unanimously at a cost of +/- \$8,000.00.
- B. 2013-budget was passed unanimously. Extensive comments by the Treasurer. Need for common charge increase obvious.
- C. Tree roots at 6 Gettysburg- ok'd if tree is on common area.
- D. 34 Federal- Sale pending. Fence and patio on common area which must be moved by Homeowner prior to the sale or post \$2,000.00 in order to get common charge release letter. (Subsequent to the meeting the work was completed and verified).

Respectfully submitted,

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