

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

Held on: July 9, 2013

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In attendance were Gene Doliner, John Romashko, Jr., Bob Pavlecka, Helene Singer, Charles Congema, Sharlene Iadanza and Charlotte Romashko.

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

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

The following sections were included:

- a. Financials
- b. Legal- Cohen and Warren Status Report
- c. Sales Report
- d. Homeowner Correspondence
- e. Modifications
- f. Clubhouse Rentals
- g. Service Request Logs

Report of Officers occurred:

- A. President: Discussed need t take a "Leave of Absence"
- B. Vice President: None
- C. Treasurer: Gave reserve balances
- D. Secretary: None

3. The following Committee reports occurred:

- A. Architectural: Discussed certain violations
- B. Maintenance: None
- C. Recreation: None
- D. Website: None
- E. Audit: None
- F. Pool: Reviewed many complaints and pool operation

4. Projects (Discussed):

- A. Driveway sealing-not complete.
Problems with A-1

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5. The following Old Business was discussed:

- A. Re-sale brokers breakfast-on hold
- B. Rafferty settlement completed
- C. Soler issue
- D. Use of credit cards-on hold
- E. Common Charge increase-on hold
- F. Golf cart-need for replacement- looking for good buy

6. The following New Business was discussed:

- A. Pool- many issues reviewed
- B. Frank to be out due to surgery- Labor replacement discussed
- C. New copy machine for Clubhouse-on hold
- D. Camera system purchase- no decision
- E. Barry Warren retirement- Cohen and Warren will be at the August Board meeting to review procedures.
- F. John Romashko discussed concerns relative to collections.
- G. Miscellaneous violations were discussed.

Respectfully submitted,

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