

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

Held on: June 11, 2013

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

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

1. The Meeting Minutes of May 2013 were approved.
2. The Management Report, including the May 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. Property Inspections
- e. Modifications
- g. Homeowner Correspondence
- h. Clubhouse Rentals
- i. Service Request Logs

Report of Officers occurred:

- | | | |
|----|-----------------|--|
| A. | President: | None |
| B. | Vice President: | None |
| C. | Treasurer: | Gave reserve balances, discussed liens |
| D. | Secretary: | Presented draft of modified rules |

3. The following Committee reports occurred:

- | | | |
|----|----------------|-----------------------------------|
| A. | Architectural: | Storm damage on your home |
| B. | Maintenance: | None |
| C. | Recreation: | None |
| D. | Website: | None |
| E. | Audit: | None |
| F. | Pool: | Pool Company, brief meeting held. |

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4. Projects (Discussed):

- A. Levitt Homes- driveway sealing not completed

5. The following Old Business was discussed:

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

6. The following New Business was discussed:

- A. No tree planting on Common Area- new rule approved
- B. Pool opening June 15, 2013
- C. Frank to be out for surgery
- D. Open- new copy machine, discussed lease expires at year end, 90 day notice required to cancel (by August 31, 2013).
- E. Security cameras discussed, bid received for \$12,000.00
- F. Unanimously approved to purchase three (3) new fans for main room.

Respectfully submitted,

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