

**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.