

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

Held on: March 12, 2013

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

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

1. The Meeting Minutes of February 2013 were approved.
2. The Management Report, including the February 28, 2013 Financials were reviewed and accepted unanimously.

The following sections were included:

- a. Financials
- b. Legal-Cohen and Warren Status Report
- c. Legal- Soler 8 Yorktown
- d. Sales
- e. Modifications
- f. February Clubhouse rentals
- g. Service request log

Report of Officers occurred:

- A. President: Bad debt discussed
- B. Vice President: None
- C. Treasurer: Gave reserve balances, discussed bad debt write offs.
- D. Secretary: Emergency policy delivered

3. **The following Committee reports occurred:**

- A. Architectural: None
- B. Maintenance: None
- 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 27, 2013

5. The following Old Business was discussed:

- A. Re-sale brokers breakfast
- B. Detailed reserve review- in process.
- C. 2013 Budget
- D. Rafferty settlement

6. The following New Business was discussed:

- A. Review of Annual meeting agenda. It was agreed that there would be NO Q&A at the meeting. However, Homeowners could submit questions in writing for possible response at the meeting. The monthly Board meeting, will be held after the Annual Meeting - passed unanimously.
- B. Association Attorney, Barry Warren to retire June 28, 2013.
- C. Delinquent balances and write off guidelines reviewed.
- D. Issues at 31 Hampton Ct. and 29 Hampton Ct reviewed.
- E. Key Span to attend Annual Meeting at 8:00 pm.

Respectfully submitted,

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