

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

Held on: November 12, 2013

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

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

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

The following sections were included:

- a. Financials
- b. Legal- Cohen and Warren Status Report
- c. 29 Hampton Proposals
- d. Sales
- e. Sales
- f. House Rule Violations
- g. Property Inspections
- h. Modification Requests
- i. Service Request Log

Report of Officers occurred:

- | | |
|--------------------|--|
| A. President: | None |
| B. Vice President: | Delivered information from the President |
| C. Treasurer: | Gave reserve balances |
| D. Secretary: | None |

3. The following Committee reports occurred:

- | | |
|-------------------|-------------------|
| A. Architectural: | No major activity |
| B. Maintenance: | None |
| C. Recreation: | None |
| D. Website: | None |
| E. Audit: | None |
| F. Pool: | None |

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4. Clubhouse Rentals:

A. None

5. Projects (Discussed):

A. All concrete repairs completed

6. The following Old Business was discussed:

- A. Re-sale brokers breakfast to be scheduled
- B. January Common Charges increase on hold
- C. Need to purchase golf cart

7. The following New Business was discussed:

- A. New toilets and urinals for the Clubhouse approved at a cost of approximately \$3,500.00
- B. New copier quotes discussed office solution selected- unanimously
- C. Report on 29 Hampton Ct mold clean up discussed- not approved pending bank (various proposals reviewed)
- D. National Grid gas lines and its Common area installation discussed-no action.
- E. Community events are for Homeowners only, no guests.
- F. Posting of all delinquents names in January tabled pending Legal opinion by Evan Gitter, (at the January meeting).

Respectfully submitted,

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