

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

Held on: October 8, 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 September 2013 were approved.
2. The Management Report, including the September 30, 2013 Financials were reviewed and accepted unanimously.

The following sections were included:

- a. Financials
- b. Legal- Cohen and Warren Status Report
- c. Foreclosures
- d. NYS Human Rights
- e. Sales
- f. Property Inspections
- g. House Rule Violations
- h. 15 Hancock HRV Response
- i. Homeowner Correspondence
- j. Proposals
- k. Clubhouse Rentals
- l. Service Request Logs

Report of Officers occurred:

- | | |
|--------------------|-----------------------|
| A. President: | Out |
| B. Vice President: | None |
| C. Treasurer: | Gave reserve balances |
| D. Secretary: | None |

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

- | | |
|-------------------|--|
| A. Architectural: | Some modifications, need for new roofs |
| B. Maintenance: | None |
| C. Recreation: | None |
| D. Website: | Post foreclosure list |
| E. Audit: | None |
| F. Pool: | Gets bids for 2014 operation |

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4. Clubhouse Rentals:

- A. Form to be modified

5. Projects (Discussed):

- A. Concrete repairs in process
- B. Frank still out

6. The following Old Business was discussed:

- A. Re-sale brokers breakfast-on hold
- B. Soler issue-open
- C. Need for Common Charge increase
- D. Need for 2nd golf cart
- E. Mold in several HOA owned units

7. The following New Business was discussed:

- A. Use of HOA Street Board to post event dates discussed.
- B. Removal of dead pine in front of 101 Strathmore Court Drive discussed
- C. 15 Hancock- approved unanimously a credit of \$500.00 Dog Violation Fine
- D. Need for new Clubhouse toilets and urinals
- E. Lawn chemicals, again discussed

Respectfully submitted,

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