

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

Held on: September 10, 2013

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In attendance were, John Romashko, Jr., Bob Pavlecka, Helene Singer, Charles Congema and Charlotte Romashko.

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

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

The following sections were included:

- a. Financials
- b. Legal- Cohen and Warren Status Report
- c. Legal
- d. House Rule Violations
- e. Property Inspections
- f. Homeowner Correspondence
- g. Modifications
- h. Clubhouse Rentals
- i. Service Request Log

Report of Officers occurred:

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

3. The following Committee reports occurred:

- | | | |
|----|----------------|--|
| A. | Architectural: | New camera quotes submitted |
| B. | Maintenance: | None |
| C. | Recreation: | None |
| D. | Website: | None |
| E. | Audit: | None |
| F. | Pool: | Poor pool service this year from American Pool |

4. Projects (Discussed):

- A. Concrete replacements to begin in September

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5. 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 new golf cart
- E. Frank is still out

6. The following New Business was discussed:

- A. Results of Legal meeting reviewed
- B. Discussion concerning limits on roof repairs *
- C. Mold on HOA unit- 10 Gettysburg
- D. Need for Frank's keys and combination to alarms
- E. Unanimous approval for new Clubhouse camera system- cost \$12,425.00 plus \$400.00 for updates on the fingerprint system.

*\$250.00 maximum, roof condition must be satisfactory. Over \$250.00, need for formal quote. Bills are to have more detail included. Absolutely no plywood or frame work.

Respectfully submitted,

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