

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

Held on: July 8, 2014

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

Also, in attendance was John Hatgis representing **THE MANAGEMENT COMPANY**. Also in attendance was Attorney Evan Gitter of Cohen and Warren

Evan Gitter reviewed the community delinquent list status and generally discussed other issues.

1. The Meeting Minutes of June 2014 were approved.
2. The Management Report, including the June, 2014 Financials were reviewed and accepted unanimously.

**The following sections were included:**

- a. Financials
- b. Legal-Cohen and Warren Status Report
- c. Notice preceding lien
- d. Sales
- e. House Rule Violations
- f. SCDOH Pool Permit
- g. SCDOH Pool Attendant requirements
- h. Modifications
- i. Clubhouse rentals
- j. Service request log

**Report of Officers occurred:**

- |                    |                            |
|--------------------|----------------------------|
| A. President:      | Met with Town- gave report |
| B. Vice President: | Met with Town- gave report |
| C. Treasurer:      | Gave Reserve balances      |
| D. Secretary:      | Gave party report          |

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

- |                   |                     |
|-------------------|---------------------|
| A. Architectural: | New computer needed |
| B. Maintenance:   | None                |
| C. Recreation:    | None                |
| D. Website:       | None                |
| E. Audit:         | None                |
| F. Pool:          | None                |

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**4. Clubhouse Rentals:**

- A. Upcoming rental dates provided.

**5. Projects (Discussed):**

- A. Driveway Seal Coating- Complete
- B. Concrete repairs- Complete
- C. Driveway replacements- week of July 14

**6. The following Old Business was discussed:**

- A. Conversion updates
- B. Brush area clean up
- C. Levitt and SHR roofs

**7. The following New Business was discussed:**

- A. Pool issues update
- B. New umbrellas purchased
- C. Clubhouse gate to consider replacement
- D. Email addresses- \$5.00 common charge credit for receipt- management to send letter

Respectfully submitted,

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