

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

Held on: June 10, 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.**

1. The Meeting Minutes of May 2014 were approved.
2. The Management Report, including the May, 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. Homeowner Correspondence
- f. American Pool Releases
- g. Conversion correspondence
- h. Modifications
- i. Clubhouse rentals
- j. Service request log

Report of Officers occurred:

- | | |
|--------------------|----------------------|
| A. President: | Yard sale issues |
| B. Vice President: | Made Town visits |
| C. Treasurer: | Gave Reserve balance |
| D. Secretary: | None |

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. Clubhouse Rentals:

- A. Upcoming rental dates provided.

5. Projects (Discussed):

- A. Driveway Seal Coating- Complete
- B. Concrete repairs- week of June 23
- C. Driveway replacements- June 18

6. The following Old Business was discussed:

- A. Conversion- no discussion
- B. Brush area clean up by Anderson Tree for \$6,000.00 (7 man crew 12 hours onsite) Approved unanimously as per list submitted.
- C. Pool Contract signed. Copy of Pool Rules to be at admittance desk with Homeowners List.

7. The following New Business was discussed:

- A. General Discussion on "Safe Group"
- B. Levitt and SHR Homes- letter to Homeowners need Re: condition of roofs and limited possible repairs
- C. Community projects and how approved discussed.
- D. Yard sales on Homeowner's driveway only, not on the common area. None

Respectfully submitted,

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