

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

Held on: November 11, 2014

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

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

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

The following sections were included:

- a. Financials
- b. Legal-Cohen and Warren Status Report
- c. Legal
- d. Sales report
- e. 106 Strathmore Court Dr.
- f. Property Inspections
- g. Homeowner Correspondence
- h. Modification Requests
- i. Service Request Log

3. Report of Officers occurred:

- | | |
|--------------------|--------------------------|
| A. President: | Gave legal status report |
| B. Vice President: | None |
| C. Treasurer: | Gave Reserve balances |
| D. Secretary: | None |

4. The following Committee reports occurred:

- | | |
|-------------------|---------------------------------|
| A. Architectural: | Inspections for sales discussed |
| 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. Tree and brush clean up scheduled for December

6. The following New Business was discussed:

- A. It was agreed that there would be No December meeting.
- B. Emergency preparedness- discussed possible Homeowner meeting needed.
- C. 106 Strathmore Court Drive Re: violations discussed
- D. Motion- after discussion: by Pat Cruz 2nd by Charlotte Romashko. Approved unanimously, to have Association foreclosures, for outstanding common charges, for owner occupied homes only (not vacant).
- E. Fall clean up in process to be completed early December.

8. The following Old Business was discussed:

- A. Snow services for Homeowners at their expense- bids received, homeowners to be notified
- B. Pool reports- none
- C. New picnic tables selected
- D. 35 Homeowners in attendance at Pot Luck Dinner

Respectfully submitted,

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