

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

Held on: October 14, 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 September 2014 were approved.
2. The Management Report, including the September, 2014 Financials were reviewed and accepted unanimously.

The following sections were included:

- a. Financials
- b. Legal-Cohen and Warren
- c. Legal- Cohen and Warren Status Report
- d. Notice preceding lien
- e. Sales report
- f. Revised Sales Procedure
- g. Snow removal proposal
- h. House Rule Violations
- i. Property Inspections
- j. Modification requests
- k. Service Request Log

Report of Officers occurred:

- | | |
|--------------------|---|
| A. President: | None |
| B. Vice President: | Reported on Town discussion concerning removal of islands |
| C. Treasurer: | Gave Reserve balances, discussed delinquent accounts |
| D. Secretary: | Gave report on Pot Luck Dinner Sent sympathy card to Frank |

3. The following Committee reports occurred:

- | | |
|-------------------|--|
| A. Architectural: | None |
| B. Maintenance: | None |
| C. Recreation: | Pot Luck Dinner was discussed |
| D. Website: | None |
| E. Audit: | None |
| F. Pool: | Awaiting concrete deck work proposal from The Big Splash and schedule for a meeting. |

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4. Clubhouse Rentals:

A. None

5. Projects (Discussed):

- A. Blacktop driveways and concrete work scheduled for 2014- completed.
- B. Awaiting new parking lot gate.
- C. Tree and brush removal cleanup project to be scheduled.

6. The following was discussed:

- A. Evan Gitter of Cohen and Warren reported on status of delinquent homeowner collections. He also discussed pending legal action status. He then discussed the minute taking procedure. According to NYS Corporate Law, the HOA minutes of Board meeting activity exceed the legal requirements. He reviewed the six years of minutes found in the web site. He stated that they were a reasonable summary of the Board meetings and accordingly appropriate.

7. The following Old Business was discussed:

- A. Snow services for homeowners. One bid received, will attempt to obtain other proposals. All members will be advised of this available service at their expense (for driveways and walkways).

8. The following New Business was discussed:

- A. Strathmore Court HOA re-sale procedure reviewed.
- B. Food drive scheduled for Nov. 1-15, 2014- a list of suggestions to be put on web site.
- C. Board will inspect playground to determine if budgeting is requires for 2015.
- D. New picnic tables- prices reviewed. It was agreed to purchase 3 round, 2 square, 1 oblong table (total 6) at a cost of approximately \$6,000. Motion by Phyllis Krilovich and 2nd by John Romashko, approved unanimously.

Respectfully submitted,

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