

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

Held on: August 11, 2015

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

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

The Meeting Minutes of July 2015 minutes were approved, as amended.

1. The Management Report, including the July 2015 Financials were reviewed and accepted unanimously.

The following sections were included:

- A. Financials
- B. Legal-Cohen and Warren Status Report
- C. Legal correspondence
- D. House Rule Violations
- E. Homeowner Correspondence
- F. Modification requests
- G. Frank correspondence
- H. Service request log

2. **Report of Officers occurred:**

- A. President: None
- B. Vice President: Reviewed letter from Romaine, awaiting Town responsibility position letter
- C. Treasurer: Gave reserve balances and reviewed delinquent report
- D. Secretary: Discussed the possibility of outdoor community movies
Gave picnic report- final numbers

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

- A. Architectural: Discussed need for new playground equip. & gas conversion paperwork finalization
- B. Maintenance: None
- C. Recreation: None
- D. Website: None
- E. Audit: None
- F. Pool: None

4. **Projects:**

- A. Driveway replacements to be scheduled

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5. The following Old Business was discussed:

- A. Fence survey in process
- B. Clubhouse renovations, bidding in process
- C. COPE visit to be scheduled

6. The following New Business was discussed:

- A. Gas conversion procedure finalized- to be placed on website
- B. The Big Splash pool cover bid reviewed. Motion Helene Singer 2nd Bob Pavlecka, passed unanimously to buy a new loop lock pool cover for \$15, 317.00.
- C. Board discussed homeowner social meeting on September 8th at 7:30 pm.
- D. Garage sale- limit to four per year per home.

Respectfully submitted,

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