

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

Held on: February 10, 2015

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

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

1. The Meeting Minutes of January 2015 minutes were approved.
2. The Management Report, including the January, 2015 Financials were reviewed and accepted unanimously.

The following sections were included:

- A. Financials
- B. Legal-Cohen and Warren Status Report
- C. Legal
- D. Final notice preceding lien response
- E. Sales report
- F. Homeowner correspondence

3. Report of Officers occurred:

- A. President: Discussed various issues
- B. Vice President: Signs down due to storms, reported to the Town.
- C. Treasurer: Gave reserve report and various account balances
- D. Secretary: None

4. 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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5. Projects (Discussed): RE: The Big Splash

The Board of Directors received multiple proposals for the pool system, pool deck repairs, kiddie pool and filtration repairs, as well as a proposal for conversion to a salt water filtration system. Decisions were not finalized.

6. The following New Business was discussed:

- A. Visitor- Evan Gitter of Cohen and Warren reviewed the status of various delinquent accounts and its collection results. Mr. Gitter also reviewed various other legal issues.
- B. Lawn chemical bids were reviewed in detail. Motion by John Romashko- 2nd by Phyllis Krilovich to select Lawn Pro as the 2015 contractor.
- C. Rental list and procedures reviewed.
- D. The Board is researching the use of the Clubhouse as an emergency shelter.
- E. The Board reviewed a request by a delinquent homeowner to use the gym for physical therapy. The Board is concerned with the possible liability created.

9. The following Old Business was discussed:

- A. The HVAC contract to be signed ASAP.

Respectfully submitted,

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