

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

Held on: January 13, 2015

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

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

1. The Meeting Minutes of November 2014 minutes were approved.
2. The Management Report, including the November, 2014 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
- e. Sales report
- f. 106 Strathmore Court Dr.
- g. Property inspections
- h. Homeowner correspondence
- i. Modification requests
- j. Service request log

**3. Report of Officers occurred:**

- |                    |  |
|--------------------|--|
| A. President:      | None   |
| B. Vice President: | Trying to discuss issues with the Town of Brookhaven.  |
| C. Treasurer:      | 1. Gave Reserve balances<br>2. 2015 Budget to remain the same<br>3. Delinquency policy discussed |
| D. Secretary:      | None   |

4. **Clubhouse rentals:** Only one supervisor per party may be assigned. No "split shifts".

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

- |                   |  |
|-------------------|--|
| A. Architectural: | 1.Renter fobs to be voided pending following HOA rental procedures<br>2.Sales- pending list to Frank |
| B. Maintenance:   | None   |
| C. Recreation:    | None   |
| D. Website:       | None   |
| E. Audit:         | None   |
| F. Pool:          | None   |

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**6. Projects (Discussed):**

- A. Final tree and brush clean up completed

**7. The following New Business was discussed:**

- A. 2015 meeting schedule distributed
- B. Clubhouse parties- control by one supervisor discussed
- C. Approved unanimously- Motion John R. 2<sup>nd</sup>- Pat Cruz. A \$10,000 escrow deposit shall be required for last minute sales processing (48hrs. or less).

**9. The following Old Business was discussed:**

- A. Pool – various project quotations received- to be received next meeting.

Respectfully submitted,

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