

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

Held on: July 14, 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 June 2015 minutes were approved, as amended.

1. The Management Report, including the June 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. Service request log

2. **Report of Officers occurred:**

- A. President: None
- B. Vice President: Report on meeting with Town on responsibilities
- C. Treasurer: Gave reserve balances
- D. Secretary: Picnic report- very successful

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

- A. Architectural: House rule enforcement discussed
- B. Maintenance: None
- C. Recreation: None
- D. Website: None
- E. Audit: None
- F. Pool: No major issues

4. **Projects:**

- A. Soil and seed in process
- B. Blacktop sealing scheduled for July.

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5. Clubhouse rental issue with Juan Sanchez's party. He was not in attendance at the party and the party fees were not paid until the end. In addition, clean up was terrible. TMC to send a letter.

6. The following Old Business was discussed:

- A. Playground cleanup
- B. Fence survey in process
- C. Pool issues discussed
- D. September COPE visit
- E. Gas conversion procedures

7. The following New Business was discussed:

- A. No major pool issues
- B. Rock salt concrete damage- flyers to be handed out by vendor
- C. Large scale homeowner modifications discussed. Need to keep community architectural character.
- D. Quotation for additional new playground equipment was reviewed. Motion by Charles Congema and Phyllis Krilovich to purchase \$16,701 of new equipment approved unanimously.
- E. Feral cats discussed. Homeowner must go to Animal Control
- F. The employment of Frank's son was declined, 4 "NO" votes 1 "YES" vote and 3 abstained.
- G. Tennis lessons by a homeowner were approved. 5 "YES" votes 3 "NO" votes- no use of Association web site.
- H. Another tree removal day will be scheduled for the fall.
- I. 4 Charleston must remove garden and orange fence, to receive \$100.00 fine.
- J. Clubhouse rental rules to be amended relating to deposits and procedures.
- K. Extensive discussion concerning if warning letters should no longer be used regarding house rule enforcement. Motion by Pat Cruz, 2nd by Charles Congema to correct house rule violation warning letters. Motion passed, 5 "YES" votes and 3 "NO" votes.

Respectfully submitted,

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