

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

Held on: May 12, 2015

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

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

1. The Meeting Minutes of April 2015 minutes were approved.
2. The Management Report, including the April 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. Duct cleaning proposals
- E. Universal Fitness proposals
- F. Homeowner Correspondence
- G. Norfolk response to commercial vehicle letters
- H. Service request log

**3. Report of Officers occurred:**

- A. President: None
- B. Vice President: Wrote to Town concerning meeting
- C. Treasurer: Gave reserve balances
- D. Secretary: Hot dog picnic July 18

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

- A. Architectural: gave Spring report, need to survey damaged fences.
- B. Maintenance: None
- C. Recreation: None
- D. Website: None
- E. Audit: None
- F. Pool: None

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5. **Projects:** Blacktop and concrete repairs discussed.  
Final bids in process

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

- A. COPE visit to be scheduled for September
- B. National Guard- meeting confirmed.
- C. Kiddie pool repairs reviewed
- D. Yard sale in Clubhouse parking lot cancelled
- E. Pool concrete work scheduled (note: finalized at a later date)

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

- A. Clubhouse interior and exterior renovations discussed- bids needed
- B. Rock salt damage to concrete- Contractor to give letter when doing repair for homeowner
- C. TMC to begin seeding program maximum cost \$10,000
- D. The Board of Directors, unanimously approved \$4,000 for additional tree work- Motion John Romashko 2<sup>nd</sup> Charles Congema unanimously
- E. Concrete work scheduled for June
- F. Playground clean-up to start with spraying weed and adding sand
- G. Gas conversion procedure discussed. Awaiting final signed agreement from National Grid. The following motion by Pat Cruz 2<sup>nd</sup> John Romashko approved 6 to 2 with one abstention

The Motion:

- 1. Conversion to gas shall be the responsibility of the homeowner and at their expense.
- 2. Homeowners, who wish to convert, must fill out the Modification form and hold harmless agreement.
- 3. Mark outs- must be done at the Homeowner expense, when required.
- 4. The Vendor doing the conversion must supply an insurance certificate naming the Association as additional insured.
- 5. Interior explosive gas alarm must be installed.
- 6. A \$250.00 one-time deposit is required from each homeowner who converts to gas service. This deposit will be returned, 30 days after satisfactory completion of the installation and receipt of C of O.

Respectfully submitted,

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