

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

Held on: November 10, 2015

Page I of II

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

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

Also in attendance was a representative from Green Home Solutions

The Meeting Minutes of October 2015 minutes were approved, unanimously.

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

The following sections were included:

- A. Financials
- B. Cohen and Warren Status Report
- C. Legal correspondence
- D. National Grid
- E. Modifications

2. **Report of Officers occurred:**

- A. President: None
- B. Vice President: Town budget has considerable funds for work in the community
- C. Treasurer: Commented on budget items and gave reserve balance
- D. Secretary: Pot Luck dinner a success. Would like to have "socks" for holiday program.

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

- A. Architectural: buying chemical sprayer
- B. Maintenance: None
- C. Recreation: None
- D. Website: None
- E. Audit: None
- F. Pool: None

4. **Projects:**

- A. Driveway replacements - completed
- B. Clubhouse seal coating – completed
- C. Fall clean up - completed

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Page II of II

5. The following Old Business was discussed:

- A. COPE visit – curb markings
- B. Clubhouse renovations to be done in 2016
- C. Fence survey in process
- D. Islands – add Frank to do inspections
- E. Soil and Seed: Hydro seeding being investigated

6. The following New Business was discussed:

- A. 29 Homeowners signed up for gas conversion
- B. New legal activity to be placed on 3 month hold
- C. Board meeting schedule for 2016 discussed – not finalized
- D. Information flier in process
- E. Real estate signs – permitted in various locations depending on the unit type. (not clear in the house rules).
- F. Clubhouse renovations to begin in January.

Respectfully submitted,

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