

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

Held on: October 13, 2015

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In attendance were: John Romashko, Jr., Charles Congema, John Hsu, Phyllis Krilovich, Bob Pavlecka, Sharlene Iadanza 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 September 2015 minutes were approved, unanimously.

1. The Management Report, including the September 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: None
- C. Treasurer: Gave reserve balances and announced he was working on 2016 budget
- D. Secretary: Pot Luck Dinner in November. Also, disappointed that a homeowner meeting with National Grid was not approved.

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

- A. Architectural: None
- B. Maintenance: None
- C. Recreation: None
- D. Website: None
- E. Audit: None
- F. Pool: Met with the The Big Splash prior to the Board meeting to discuss the past season etc...

4. **Projects:**

- A. Clubhouse parking lot seal coating completed
- B. Driveway replacement in process: cost +/- \$22,000

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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

6. The following New Business was discussed:

- A. No new gas conversion information
- B. Roof repair policy for Levitt and SHR confirmed NO minor repairs.
- C. Soil and Seed program – need quotes for spray on seeding (hydro seeding).
- D. Islands- program discussed, not finalized. All islands need to be inspected.
- E. Legal fees vs. collections discussed. Dollars collected may justify “lien only” policy to save money.

Meeting adjourned in order for the Board of Directors to attend a community social.

Respectfully submitted,

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