

**Minutes of
The Strathmore Court Homeowners Association, Inc.
Board of Directors Meeting**

Held on April 12, 2016

I. Attendance: Gene Dolinger, Pat Cruz, John Romashko, Helene Singer, Charles Congema, John Hsu, Sharlene Iadanza, Phyllis Krilovich, Bob Pavlecka, John Hatgis (for The Management Co./TMC)

II. Minutes of March, 2016 meeting - approved unanimously

III. Management Report - discussed

IV. Reports of Officers

A. President -Requested putting the entire recording of SCHOA board meetings with National Grid representatives on the website - will check to see if the site can support the postings-Board approved posting if technology can support it

B. Vice President - Report from the Town was well received at the 4/5 meeting; we need more info from homeowners re: streetlights that are not working, Town trees that are problematic, etc., and would like Frank to work on creating a list to submit as well.

C. Treasurer - We must watch our expenditures very carefully; a common charge increase or a special assessment (for such things as tree work and/or irrigation) are both options that must be considered seriously;

D. Secretary/Recreation - information Packet for Homeowners Draft #2 distributed for Board members to review and edit; Next First Friday/Game Night will be on Friday, 5/6/16; Date set for TMC-sponsored Annual Hot Dog Picnic on Saturday, July 9, 2016.

V. Committees

Pool- need to refresh/repaint the pergola; 2016 contract finalized

Website - will investigate ability to post recording of National Grid meetings with Board

VI. Clubhouse Rental - 4/16 party to be covered by Board member/s since TMC not available

VII. Projects - Fence Survey will resume once weather improves; seeding and hydro-seeding will occur when weather permits; sprinklers are not turned on yet but are being readied; first chemical application is completed; tree work continuing; new signs being made for front entrance to replace the ones with misspelling.

VIII. Homeowner Correspondence - discussed

IX. New Business

A. Annual Meeting - Disruptive members must be quieted and/or removed so meetings can be orderly and continue with required business; rudeness and disruptions as occurred on 4/5 are unacceptable; Shall we create a position of Sgt. at Arms for this purpose? Should meetings be adjourned when disruptions prevent business? Further discussion at next month's Board meeting.

B. Election - after much discussion and specific recommendations of attorney Evan Gitter, Motion by Bob Pavlecka, second by Phyllis Krilovich, that there be a new mailing for a new election among the five (5) candidates. Carried 5-0-4 abstain (Charles, Helene, Sharlene, John R. Abstain); Election information will be mailed to all homeowners with explanations and details of procedures for voting and meeting.

C. Improving communication - Open forums? Board and/or TMC available one hour before regular Board meeting begins?

Respectfully submitted,

Helene Singer

Secretary of The Strathmore Court Homeowners Association, Inc.