

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

Held on July 12, 2016

I. ATTENDANCE – Gene Dolinger, Pat Cruz, John Romashko, Jr., Helene Singer, Sharlene Iadanza, Bob Pavlecka, Charles Congema, Phyllis Krilovich, John Hatgis (for The Management Company-TMC)

II. MINUTES – 6/14/16 minutes adopted unanimously

III. MANAGEMENT REPORT – Reviewed and accepted, including financials, homeowner correspondence, legal.

IV. REPORT OF OFFICERS

A. President – continuing to work with attorneys on homes in foreclosure, in attempts to increase funds paid to HOA.

B. Vice President – 5 islands removed as of today, more to follow, communication with Town Hwy. Dept. is ongoing.

C. Treasurer – reported on current financial situation with emphasis on the problem of homes in arrears; discussed desire to meet with "judiciary board" to attempt to get judges rather than arbitrators in court negotiations; need for community meeting to inform homeowners about finances and need for common charge increase.

D. Secretary – Thank you to TMC for sponsoring, since over 100 people attended 7/9 Hot Dog Picnic; next First Friday Game Night is 8/5; continuing to work on Info Packet.

V. COMMITTEES

A. Architecture – fence and other survey/inspections are ongoing

B. Website – Domain renewed for 5 years; discussion of the creation of an "Ask the Board" on the website...will review options and submit proposal at next month's meeting

C. Pool – discussion of creating an ID system for residents for admittance to pool...will review options and proposals and costs at next month's meeting

VI. CLUBHOUSE RENTALS – July 10 and 16

VII. PROJECTS – all driveway sealing in Levitt section completed; future mailings will list streets to be sealed along with section of community; areas where hydro-seeding takes place need to have sprinkler/watering coverage

VIII. OLD BUSINESS – discussion of bulk mailing; possibility of phone notifications to homeowners, in addition to emails

IX. NEW BUSINESS

A. Homeowner Meetings – *Tuesday, August 9, 7:00 pm, Board Social*, coffee and cake and conversation...*Tuesday, September 13, 7:30 pm, Community Meeting* with focus on finances, rationale/needs for common charge increase

B. Rentals – Board requested list of rentals in community and collaboration with Town of Brookhaven, since all legal rentals MUST be registered with the Town; TMC to make sure that homeowners follow all rental guidelines

C. Informational Brochure – discussion of designing and distributing to realtors, linking to website, explaining the community...to be reviewed at next month's meeting

D. Motorcycle – guidelines being developed

E. Camera for front parking lot – will get estimate and discuss next month

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F. Trees – After discussion, Motion: Congema, second Singer, to hire Anderson Tree Co. to remove the 2 trees on Monitor and Georgian for partial day rate (\$2800) but if time permits, add other tree work on prioritized basis, as much as possible, for full day rate (\$4500) - passed unanimously

G. Need to remove brush and undergrowth at Canal Rd. entrance

H. New information poster for front clubhouse lobby

Respectfully submitted,

Helene Singer

Secretary of The Strathmore Court Homeowners Association, Inc.