

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

Held on March 8, 2016

I Attendance – Eugene Dolinger, Sharlene Iadanza, Charles Congema, John Hsu, Pat Cruz, Helene Singer, Bob Pavlecka, John Romashko, Jr., Phyllis Krilovich, John Hatgis (for The Management Co.)

II Minutes of February, 2016 – Adopted unanimously as corrected

* **Attorney Evan Gitter** was in attendance. Legal Status Report reviewed, including updates on Current Payment Agreements, Non-Payment Actions Resulting in Money Judgments, Pre-Litigation, Bank Foreclosures, Non-Payment Lawsuits, Bankruptcies, Association Foreclosures, Mortgage Searches, and several items of legal correspondence.

III Management Report – Reviewed Homeowner Correspondence, Modification Requests, and Monaco Electrical Contractors (indoor/outdoor clubhouse outlets, light poles)

IV Reports of Officers

President-Seeking ways for us to save money, as delinquencies increase

Vice President- Attending State of the Town address and will have full report for 4/5 homeowner meeting

Treasurer- over \$200,000 in arrears and approximately 15 homes account for much of that amount; expressed concern with new people being able to obtain mortgages

Secretary/Recreation - Scheduling monthly Game Nights on First Fridays, choosing a date for a spring Pot Luck Dinner and the summer Hot Dog Picnic-no money in Recreation budget line – What impact?

V Committees

Pool-New 2016 contract for committee to review

Architectural – Homeowners need to inform TMC of problems early to keep costs down;

VI Clubhouse Rentals- 4/16 and 4/30

VII Projects-indoor clubhouse repairs and electrical completed; driveway, hydro-seeding, tree work all projected for spring

VII Old Business-Fence survey in progress; COPE visit being sought

VII New Business-no increase of numbers on gas conversion; new signs at front entrance installed; Lawn Chemical proposal approved –no cost increase from last year-notice to be mailed to homeowners; Large amount of Storm Cleanup required-Motion to pay Anderson Tree Service for 2 full days as well as TMC for its crews for a Total expenditure not to exceed \$17,000 -- Passed unanimously; Format for Annual Meeting and its agenda discussed; Election Mailing #1 is in the mail, petitions and instructions for candidates available in the clubhouse; 2016 Hot Dog Picnic will be sponsored by The Management Co. since no money in SCHOA budget

Respectfully submitted,

Helene Singer

Secretary of The Strathmore Court Homeowners Association, Inc.