

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

Held on May 10, 2016

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

II. Minutes of April, 2016 meeting - approved unanimously

III. Management Report - discussed, including attorney reports, and John H. informed the Board that a letter is being sent, at TMC expense, regarding quorum and voting by 5/24.

IV. Reports of Officers

A. President - no quorum of proxy votes yet; deadline 5/24/16

B. Treasurer - Investigating a future special assessment or possible common charge increase in order to keep services at their present level and maintain our fiscal solvency; need to base predictions on number of homeowners who are actually paying; a special Board meeting may be held to deal only with our finances.

C. Secretary/Recreation - Management-sponsored Hot Dog Picnic will be 7/9/16; DJ and caterer already reserved; First Friday Game Night held on 5/6; the next one will be Friday 6/3/16; still compiling list of trees, broken streetlights, potholes, etc. for reporting to the Town.

V. Committees

Pool- 2016 contract with Big Splash finalized and signed

Architecture - many homes for sale, must get inspection and clearance letter and follow the sales procedure outlined by HOA; doing inspections to several homes where homeowners requested repairs.

VI. Projects - Sealcoating will be done this year to Levitt homes; sprinklers being monitored; clubhouse renovations will be postponed till summer; hydro seeding will take place in summer, list of areas being prepared; fence survey is ongoing; old red signs at Canal Rd. entrance will be removed; green signs at that entrance have corrected spelling of "homeowners"; one faded sign at clubhouse gate entrance will be removed; requests for concrete and/or blacktop and/or driveway replacements are collected by TMC and are done annually, in order to maintain lowest costs; serious budget limitations may impact projects in the future;

VII. Homeowner Correspondence - discussed

VIII. New Business - two bushes were stolen from front entrance garden; discussion of work order procedures and communication; fines and suspensions of privileges of specific homeowners discussed;

Respectfully submitted,

Helene Singer

Secretary of The Strathmore Court Homeowners Association, Inc.