

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

Held on October 18, 2016

- I. **ATTENDANCE** – Gene Dolinger, Pat Cruz, John Romashko, Helene Singer, Bob Pavlecka, Phyllis Krilovich, Sharlene Iadanza, Charles Congema, Jong Hsu, John Hatgis (for The Management Co./TMC), Attorney Evan Gitter.
- II. **MINUTES** – of 9/6/16 approved unanimously.
- III. **ATTORNEY EVAN GITTER** – detailed discussions of the status of many delinquencies, foreclosures (current and potential), homeowners with payment agreements, boundary line disputes and possible agreements (Motion made and tabled), recouped monies from various homeowners, proposed common charge increase, and individual homeowner issues.
- IV. **MANAGEMENT REPORT** – reviewed and accepted, including financials, legal, modification requests, house rule violations, home sales, etc.; report of individual homeowner concerns from earlier in the evening
- V. **REPORTS OF OFFICERS**
 - A. **PRESIDENT** – none
 - B. **VICE PRESIDENT** – continued communication with the Town Highway Dept., including information that over 2/3 of the initial \$1M commitment has already been spent, with focus on drainage systems and island removal; ongoing concern with curbs, aprons, nails and other debris in the streets; letter detailing concerns to be created and sent to Hwy. Supt.
 - C. **SECRETARY** – next Game Night will be 11/4, Pot Luck Dinner will be 10/22.
 - D. **TREASURER** – account balances; set date of December 13 for Board budget committee meeting.
- VI. **COMMITTEES**
 - A. **ARCHITECTURAL** – fence survey ongoing; scheduling interview with a solar company to discuss solar for the clubhouse at the November Board meeting; possible survey of homes with exterior mold issues.
 - B. **WEBSITE** – "Ask the Board" feature is up and running; new/revised management section now available to Board and TMC.
- VII. **CLUBHOUSE RENTALS** – 11/26/16

VIII. PROJECTS

- A. **PLAYGROUND** – continued discussion, looking into bids for lights, fencing, motion detectors, etc.
- B. **E-BLAST TELEPHONE SYSTEM** – TMC. will create survey and begin to collect data to determine usefulness

IX. NEW BUSINESS

- A. **MOTION** (by Cruz, second Iadanza) – to raise the monthly common charges for calendar year 2017 by \$15 per month, bringing the monthly charge to \$175, effective 1/1/17 – .passed unanimously – .official notification will be made to all homeowners by TMC.
- B. Discussion of on-site maintenance

Respectfully submitted,

Helene Singer

Secretary of The Strathmore Court Homeowners Association, Inc.