

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

Held on September 6, 2016

- I. **ATTENDANCE** — Gene Dolinger, Pat Cruz, John Romashko, Helene Singer, Phyllis Krilovich, Charles Congema, Sharlene Iadanza, Bob Pavlecka, John Hatgis (for The Management Co./TMC)
- II. **MINUTES** — of 8/9/16 approved unanimously
- III. **MANAGEMENT REPORT** — reviewed and accepted, including financials, legal, delinquencies, modification requests, house rule violations, etc.
- IV. **REPORTS OF OFFICERS**
 - A. **President** — discussion of timing of House Rule warnings and violation notices, cars in driveways without plates and/or expired registrations that impede driveway sealing, employing a car towing service.
 - B. **Vice President** — ongoing communication with the Town Highway and Supervisor regarding drainage, streetlights, concrete, curbs, etc.; need for homeowners to bear with the inconveniences that may arise from the projects until they're completed; complete road resurfacing to take place in spring, 2017.
 - C. **Secretary** — request to shampoo rugs in clubhouse (approved), reminder that next Board meeting is 10/18/16, request for meeting of Budget Committee meeting in Oct./Nov.
 - D. **Treasurer** — account balances, budget overages exist in areas of storm cleanup and driveways, planning for budget presentation to community on 9/13/16; homeowner request for removal of fine.
- V. **COMMITTEES**
 - A. **Architectural** — fence survey continuing, reviews of homeowner modification requests ongoing
 - B. **Pool** — diving board steps must be professionally replaced/repared; service dogs wearing appropriate identifying vest are permitted on pool deck, but not in pool.
 - C. **Recreation** — next Game Nights are Friday, 10/7/16 and 11/4/16; Pot Luck Dinner will be held Saturday, 10/22/16, reservations required.

- D. **Website** — new feature added of ASK THE BOARD, which enables residents to obtain information directly from the Board

VI. **CLUBHOUSE RENTALS** — 9/11, 9/24, 9/25/16

VII. **PROJECTS**

- A. Driveway sealing — completed
- B. Playground lights — obtaining quotes for lighting and possibility of fencing discussed, but both are quite expensive options; no decision at this time
- C. Poison ivy — homeowner responsibility on homeowner property
- D. Motorcycle Guidelines — approved and listed on website

VIII. **NEW BUSINESS**

- A. Community Yard Sale — in clubhouse parking lot on 9/10/16, Phyllis Krilovich will be Board Liaison
- B. Creation of E-Blast Telephone System — enables informational and emergency telephone communication to homeowners; saves money from mailings; requires homeowners and tenants to provide contact information; TMC will begin to collect data
- C. Preparation and development of agenda for 9/13/16 Community meeting which will focus on finances

Respectfully submitted,

Helene Singer

Secretary of The Strathmore Court Homeowners Association, Inc.