

Minutes of
The Strathmore Court Homeowners Association, Inc.
Board of Director's Meeting

Held on: February 21, 2017

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In attendance were: Gene Dolinger, John Romashko, Jr., Charles Congema, Sharlene Iadanza and Bob Pavlecka

Also, in attendance was John Hatgis representing **THE MANAGEMENT COMPANY**.

1. The Meeting Minutes of January 2017 were approved, unanimously.
2. The Management report including the January 31, 2017 financials was reviewed and accepted.
3. Treasurer, John Romashko presented the reserve balances.
4. John Hatgis reported that he was able to obtain a \$10,000.00 reduction in insurance premiums. He requested this savings be applied to a 2nd leaf clean-up, which was not accepted.
5. General discussion concerning a Board member's excessive absences from Board meetings.
6. Charles Congema discussed various house rule violations.
7. Old business was reviewed as follows:
 - A. COPE- visit- curb markings
 - B. Fence survey in process
 - C. Strathmore Court- information brochure
 - D. Lights at playground
8. The following new business was discussed:
 - A. Discussion- April 2017 Annual Meeting
 - B. Pool contract for 2017 was referred to committee
 - C. Community calendar in process
 - D. Superintendent Losquadro and Deputy Superintendent Tricario will attend an Association meeting on May 10, 2017 at 7:00 pm.
 - E. Motion to approve First Choice Electric for clubhouse parking lot lighting repairs, passed unanimously.
 - F. Extensive discussion concerning clubhouse siding and solar:
 1. Motion to pass a siding replacement project for \$50,000.00. The Board will meet with the contractor. 8 Yes (with proxies).
 2. Motion to approve Solar project for \$130,000.00, 50% to be financed. \$65,000.00 to come from reserve. (Full payback from savings will occur) 4 No 4 Yes, tie broken by President.

Respectfully submitted,

John Hatgis, as Managing Agent and Assistant Secretary of
The Strathmore Court Homeowners Association, Inc.