

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

Held on April 4, 2017

After introducing all of the Board members, **John Hatgis** (The Management Co.) reported that there will not be an election this year, as only 2 candidates (Patricia Cruz and John Romashko) filed timely and complete petitions. There was no quorum present, as only approximately 40 homes were represented in the audience.

The following reports were given:

Pat Cruz.....Last year lots of Town work was done, especially removal of the islands and repairs of curbs and aprons. Street paving will begin soon and should be completed by the end of May. The gate to access town property across from the clubhouse will be repaired soon. The Highway Superintendent and his Deputy will be here for a meeting with all homeowners on May 17 at 7:00 pm.

Charles Congema.....Solar panel work at the clubhouse will begin soon and should produce monetary savings. Homeowners can schedule home free energy audits. Work on the exterior of the clubhouse is underway.

Helene Singer....A list of upcoming activities was made available, including Recreation Committee on 4/6, First Friday Game Night on 4/7, a Pot Luck Dinner on 4/22, and the annual Hot Dog Picnic on 7/22, which will once again be generously sponsored and funded by The Mgt. Co. A Defensive Driving class will take place on Saturday 5/13 and sign-up sheets are available in the clubhouse. The community Crochet Club has provided winter hats to soup kitchen clients and lap blankets to local veterans and patients at Mather.

John Romashko.....John provided reserve balance information, as well as statistics regarding homes in arrears, foreclosures, and bankruptcies. Several have been turned over to collection agencies. The annual Audit report is available at the clubhouse. He discussed the solar project as the board's fiduciary responsibility to save money for the community in the long term.

Gene Dolinger.....All of the Town work along with the clubhouse upgrades are all part of the board's ongoing attempts to increase home values and help everyone to maximize their investments.

John Hatgis...Open discussions throughout the year between the Board members and the community will continue. He thanked outgoing board member Phyllis Krilovich for her 10 years of service to the community. The vacancy on the board will be filled by appointment, following a mailing to solicit interested parties, and board interviews

There is a continuation of the extension of TMC contract, including landscaping, with no cost increases.

Questions and Answers

....gym treadmill? The board will look into repair and/or replacement; there is money accrued for that purpose

....insurance savings not put toward additional maintenance? These monies are being used to offset arrears/delinquencies.

....change in pool hours? This will be put on a future board agenda.

....drug activity in the community? Contact COPE or non-emergency police number.

....playground? Lights, fencing, etc. are being reviewed by the board but all are expensive items.

....solar? There is \$60,000 upfront, and \$65,000 in low interest loan, we will own the panels, there is a 25 year guarantee, and they are commercial grade. It will affect all electric at the clubhouse and pool.

Respectfully submitted,

Helene Singer

Secretary of The Strathmore Court Homeowners Association, Inc.