

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

Held on May 9, 2017

- I. **ATTENDANCE** – Gene Dolinger, Pat Cruz, John Romashko, Helene Singer, Bob Pavlecka, Charles Congema, John Hatgis (for The Management Company/TMC)
- II. **MINUTES** of 3/21/17 and 4/11/17 approved unanimously as amended.
- III. **MANAGEMENT REPORT** – reviewed and accepted, including financials and arrears, legal, modification requests, house rule violations, home sales, etc.; information report on spring landscaping issues distributed, to be posted on website and Facebook; letter regarding candidates for open Board seat to be sent shortly
- IV. **REPORTS OF OFFICERS**
 - A. **PRESIDENT** – reviewed conversation with attorney Gitter re: specific homeowners who are significantly in arrears---Board will proceed with several foreclosures; discussion of fines to homeowners for various infractions including driving cars on common ground, dog poop, parking improperly; need to continue to obtain complete information from landlords re: tenants, along with copy of required Town home rental permit; board is trying to improve the community as an overall goal
 - B. **VICE PRESIDENT** – Town Highway Supt. and Town Supervisor will be here to meet with residents on May 17; fence across from clubhouse repaired
 - C. **SECRETARY** – Defensive Driving class set for 5/13
 - D. **TREASURER** – gave reserve balances and further discussed arrears

V. COMMITTEES

- A. **ARCHITECTURAL** – report of legal seminar attended
- B. **WEBSITE** – discussion of "advertising" on the website
- C. **RECREATION** – Pot Luck Dinner held, next Game Night June 2
- D. **POOL** – purchase of new diving board approved

VI. **CLUBHOUSE RENTALS** – Alcoholic beverages are not permitted at any party, due to insurance and liability concerns; No party date can be confirmed by TMC unless/until a Party Monitor can be confirmed; upcoming dates 5/20, 6/4, 7/9

VII. OLD BUSINESS

Reviewed possibility of COPE visit, curb markings, ongoing fence survey, SCHOA information brochure; bids for lights/fence at playground discussed, tabled pending more information

VIII. NEW BUSINESS

- A. Clubhouse renovation nearly completed
- B. Clubhouse solar project will begin
- C. Community Calendar in progress
- D. Fence Guidelines adopted, to be distributed
- E. New poker table purchased
- F. Seeking bids for new clubhouse doors, including re-wiring for security system

Respectfully submitted,

Helene Singer

Secretary of The Strathmore Court Homeowners Association, Inc.