

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

Held on November 14, 2017

Before the meeting, Board members met once again with representatives of Maggio's Carting to clarify the remaining issues related to the proposed new garbage cans. In conclusion, Maggio's program will move forward, with letters being sent to all customers/homeowners allowing for individual choice of sizes of both trash (green) and recycling (blue) cans.

- I. **ATTENDANCE** – Gene Dolinger, Pat Cruz, John Romashko, Helene Singer, Bob Pavlecka, Charles Congema, Jong Hsu, Ed Burger, Sharlene Iadanza, John Hatgis (for The Management Company/TMC)
- II. **MINUTES** – accepted unanimously
- III. **MANAGEMENT REPORT** – reviewed and accepted, including financials and arrears, Cohen and Warren status report, notices before liens, modification requests, house rule violations and warnings, home sales, etc.
- IV. **REPORTS OF OFFICERS**
 - A. **VICE PRESIDENT** – Town Public Hearing to be held 11/15 regarding the property opposite our entrance on Canal Rd.; our request for No Thru Truck signs will require a traffic study to be done in the future
 - B. **TREASURER** – reports of accounts; more funds needed for additional requested and required concrete work; 3 driveways to be done because of mushrooms growing through asphalt
 - C. **SECRETARY** – No December Board meeting; plan for a breakfast for "new" homeowners (purchases within the last 2 years) in the spring
- V. **CLUBHOUSE RENTALS** – 11/25, Sharlene monitor; 12/10, Helene monitor

VI. COMMITTEES

A. ARCHITECTURAL – discussion of recent homeowner violations of house rules

B. RECREATION – 11/3 Pot Luck dinner held; next Game Night 12/1 will include pizza

VII. PROJECTS

A. Concrete – will begin 11/15, weather permitting

B. Driveway replacement – will begin soon; Board request to begin this work much earlier next fall

C. Trees – work will take place December 5 and 6

VIII. OLD BUSINESS

A. Solar – discussion of current rates for potential \$62,500 loan and predictions of potential total costs, along with time predicted to recoup investment; further discussion and possible motions to occur at January meeting

B. Alarm system – report of All Tech review of system and requirement for further system upgrades at additional cost of \$2070. Motion passed unanimously.

IX. NEW BUSINESS

A. Fall clean up – will be completed by end of November

B. Review of two specific homeowner violations...request for attorney communication with both. Motion to uphold fines as currently assessed, passed unanimously

C. Congratulations to Regina on her recent engagement

Respectfully submitted,

Helene Singer

Secretary of The Strathmore Court Homeowners Association, Inc.