

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

**Held on September 12, 2017**

- I. ATTENDANCE** – Gene Dolinger, Pat Cruz, John Romashko, Helene Singer, Bob Pavlecka, Charles Congema, Sharlene Iadanza, Jong Hsu, Ed Burger, John Hatgis (for The Management Company/TMC)
- II. MINUTES** – of 8/8/17 corrected and approved unanimously. Letters have been sent to Board applicants Mary Bruckenstein, Roger Flye, Karen Malia to thank them for their interest in applying for the open seat.
- III. ATTORNEYS EVAN GITTER AND AIMEE FOX** attended this meeting to discuss, in detail, their monthly reports on Bank Foreclosures, Association Foreclosures, New Collection Matters, Non-Payment Lawsuits, Payment Agreements, and Non-Payment Actions Resulting in Money Judgments. Further discussion of collections and monitoring homeowners in arrears followed, along with attorneys scheduling a return visit to the Board meeting in January, 2018.
- IV.** Discussion, followed by **MOTION** to hire AllTech to replace clubhouse fire and burglar alarm systems, at a cost not to exceed \$9650. (Passed unanimously.)
- V. MANAGEMENT REPORT** – reviewed and accepted, including financials and arrears, legal, modification requests, house rule violations, home sales, etc
- VI. REPORT OF OFFICERS**
  - A. VICE PRESIDENT** – communication with Town ongoing. Road repair at SCDr/Norfolk will be monitored for complete re-paving, waiting for “deer crossing” and “no thru truck” signs, and for report on leveling roads to alleviate large water puddles after rainstorms.
  - B. SECRETARY** – report of Ice Cream sundae party on 9/3/17, attended by 60+ despite poor weather.

## **VII. COMMITTEES**

**A. ARCHITECTURAL** – PSEG is in the community replacing feeder lines

**B. RECREATION** –

- i. Upcoming events: Game Night – Friday, October 6,  
Pot Luck Dinner/Game Night – Friday, November 3,  
Children's Halloween Crafts – Saturday, October 21.
  
- ii. Knitters/crocheters have recently donated lap blankets to Mather Hospital and purple baby hats to a charity working to bring awareness to shaken baby syndrome. John Hatgis (TMCo.) is donating \$100 to the group for supplies.

**C. MAINTENANCE** – need for more tree work to be done re: vines that seem to be strangling otherwise healthy trees

## **VIII. OLD BUSINESS**

**A.** New benches at clubhouse installed, front and rear

**B.** Solar project – Discussion of SCHOA taking a \$125,000 loan over 5 years to fully fund installation. Vote tabled until October meeting when company representatives will attend.

## **IX. NEW BUSINESS**

**A.** Discussion and many concerns re:proposed changes with Maggio Carting. Representatives from that company will attend October Board meeting.

*Respectfully submitted,*

*Helene Singer  
Secretary of The Strathmore Court Homeowners Association, Inc.*