# 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 -

- 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.