

Strathmore Court Homeowners Association, Inc.
70 Strathmore Court Drive
Coram, NY 11727

Minutes of the
Annual Meeting - April 2, 2013:

- ❖ INTRODUCTION BY JOHN HATGIS- MANAGING AGENT
- ❖ ATTENDANCE- VERIFICATION OF A QUORUM OF HOMEOWNERS- 60 Homeowners were represented by Proxy or in person. Thus, a Quorum was not received.
- ❖ PROOF OF NOTICE OF MEETING- Submitted by John Hatgis- Managing Agent
- ❖ READING OF LAST YEAR'S ANNUAL MEETING MINUTES – **WAIVED**, as they were mailed to all Homeowners.
- ❖ RATIFICATION OF CANDIDATES- Charles Congema, Sharlene Iadanza and Helene Singer will continue on the Board of Directors for a new 3 year term.
- ❖ REPORT OF COMMITTEE – NONE
- ❖ REPORT OF OFFICERS – DETAIL REVIEW BY THE BOARD OF DIRECTORS OF THE FINANCIAL CONDITION OF THE COMMUNITY.
 - A. **Helene Singer**-Secretary-requested email addresses and explained why the Clubhouse cannot have Wi-Fi.
 - B. **Pat Cruz**-Vice President-Town of Brookhaven- contact information and problems relating to the blizzard.
 - C. **John Hatgis**-Managing Agent-explained financial procedures used by the Board for obtaining quotations and invoice payments. Also explained, in detail were the legal procedures and steps concerning the collection of Common Charges.
 - D. **John Romashko**-Treasurer- presented the financial condition of the Association. He discussed in detail the “Bad Debt” write offs totaling \$ 177,531.38. The 2012 Audit was briefly reviewed, as was the status of the various reserve funds. Mr. Romashko also discussed the need for a \$10-\$15 dollar per month maintenance increase. The last increase was in 2008 (\$130 to \$160).
- ❖ All Homeowner questions were submitted in advance, in writing and responded to at the meeting.