

Minutes of
The Strathmore Court Homeowners Association, Inc.
Board of Director's Meeting

Held on: May 14, 2013

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In attendance were Gene Dolinger, John Romashko, Jr., Bob Pavlecka, Helene Singer, Phyllis Krilovich, Pat Cruz, Charles Congema and Charlotte Romashko.

Also, in attendance was John Hatgis representing **THE MANAGEMENT COMPANY**.

1. The Meeting Minutes of April 2013 were approved.
2. The Management Report, including the April 30, 2013 Financials were reviewed and accepted unanimously.

The following sections were included:

- a. Financials
- b. Legal-Cohen and Warren Status Report
- c. Sales
- d. Proposals
- e. House Rule Violations
- f. Property Inspections
- g. Modifications
- h. Homeowner Correspondence
- i. Clubhouse Rentals April 2013
- j. Service Request Log

Report of Officers occurred:

- | | |
|--------------------|-----------------------------------|
| A. President: | Legal lien updates, mold in unit. |
| B. Vice President: | Town of Brookhaven items |
| C. Treasurer: | Gave reserve balances |
| D. Secretary: | 150 Homeowners on email list |

3. The following Committee reports occurred:

- | | |
|-------------------|--|
| A. Architectural: | discussed questions on damaged homes caused by Homeowner lack of maintenance |
| B. Maintenance: | None |
| C. Recreation: | None |
| D. Website: | None |
| E. Audit: | None |
| F. Pool: | Committee to meet |

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4. Projects (Discussed):

- A. Driveway sealing of Levitt homes in process

5. The following Old Business was discussed:

- A. Re-sale brokers breakfast
- B. Rafferty settlement completed
- C. Soler issue
- D. Large Tree work
- E. Use of credit cards on hold
- F. No Q and A at Annual Meetings

6. The following New Business was discussed:

- A. Common charge increase discussed
- B. New golf cart needed
- C. Approved \$800.00 unanimously for new gym mats.
- D. 1 Federal Lane- house rule violation
- E. Legal review of liens
- F. Tree planting will no longer be permitted in the community.

Respectfully submitted,

John Hatgis, as Managing Agent and Assistant Secretary of
The Strathmore Court Homeowners Association, Inc.