

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

Held on: August 12, 2014

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

Also, in attendance was John Hatgis representing **THE MANAGEMENT COMPANY**. Also in attendance was Attorney Evan Gitter of Cohen and Warren

1. The Meeting Minutes of July 2014 were approved.
2. The Management Report, including the July, 2014 Financials were reviewed and accepted unanimously.

The following sections were included:

- a. Financials
- b. Legal-Cohen and Warren Status Report
- c. Notice preceding lien
- d. Sales
- e. Modification requests
- f. Property inspections
- g. Community notifications
- h. Service Request Log
- i. Clubhouse rentals

Report of Officers occurred:

- A. President: Gave position on issues
- B. Vice President: Will contact the Town regarding Federal and curb issues
- C. Treasurer: Gave Reserve balances
- D. Secretary: Also called Town on street conditions.
Gave picnic report (120 attended)

3. The following Committee reports occurred:

- A. Architectural: Gave report about new members
- B. Maintenance: None
- C. Recreation: None
- D. Website: None
- E. Audit: None
- F. Pool: Met with Pool Contractor

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4. Clubhouse Rentals:

- A. Upcoming rental dates provided.

5. Projects (Discussed):

- A. Driveway Seal Coating- Complete
- B. Concrete repairs- Complete
- C. Driveway replacements- Complete
- D. OPEN: Additional Anderson's Tree work

6. The following Old Business was discussed:

- A. Conversion updates
- B. Pool operation meeting
- C. Anderson's Tree work
- D. 50 emails received

7. The following New Business was discussed:

- A. Scott and Jordan from The Big Splash Pool Company attended the meeting to review new options and their current program.
- B. Motion to hire Cohen and Warren Esq. to commence action against Juan Sanchez for various legal issues discussed. By: 1st John Romashko, 2nd Helene Singer 8- in favor 1- against
- C. Purchase of new iron gate from Reliable Fence CO. for approx. \$5,500 approved unanimously.
- D. The Board agreed that new picnic tables are needed. TMC to obtain quotes.

Respectfully submitted,

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