

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

Held on: January 14, 2014

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

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

1. The Meeting Minutes of November 2013 were approved.
2. The Management Report, including the November 31, 2013 Financials were reviewed and accepted unanimously.

The following sections were included:

- a. Financials
- b. Legal- Cohen and Warren Status Report
- c. 29 Hampton Proposals
- d. Sales
- f. House Rule Violations
- g. Property Inspections
- h. Modification Requests
- i. Service Request Log

Report of Officers occurred:

- | | |
|--------------------|---------------------------------------|
| A. President: | None |
| B. Vice President: | Sent letter to the Town of Brookhaven |
| C. Treasurer: | Gave reserve balances |
| D. Secretary: | None |

3. The following Committee reports occurred:

- | | |
|-------------------|------|
| A. Architectural: | None |
| B. Maintenance: | None |
| C. Recreation: | None |
| D. Website: | None |
| E. Audit: | None |
| F. Pool: | None |

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4. Clubhouse Rentals:

- A. New Clubhouse Rental Agreement RE: Host is being revised by the Secretary

5. Projects (Discussed):

- A. All concrete repairs completed
- B. Bathroom upgrades- completed

6. The following Old Business was discussed:

- A. Re-sale brokers breakfast to be scheduled- Spring
- B. January Common Charges increase on hold- on hold
- C. Need to purchase golf cart
- D. Facebook discussed

7. The following New Business was discussed:

- A. Visit from Evan Gitter- went over various delinquent actions
- B. Posting of delinquent Homeowners discussed
- C. Report 29 Hampton – on hold
- D. Clubhouse gas conversion discussed
- E. Insurance cancellation- noted- out to bid

Respectfully submitted,

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