

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

Held on: January 13, 2015

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

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

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

The following sections were included:

- a. Financials
- b. Legal-Cohen and Warren Status Report
- c. Legal
- d. Final notice preceding lien
- e. Sales report
- f. 106 Strathmore Court Dr.
- g. Property inspections
- h. Homeowner correspondence
- i. Modification requests
- j. Service request log

3. Report of Officers occurred:

- | | |
|--------------------|--|
| A. President: | None |
| B. Vice President: | Trying to discuss issues with the Town of Brookhaven. |
| C. Treasurer: | 1. Gave Reserve balances
2. 2015 Budget to remain the same
3. Delinquency policy discussed |
| D. Secretary: | None |

4. **Clubhouse rentals:** Only one supervisor per party may be assigned. No "split shifts".

5. The following Committee reports occurred:

- | | |
|-------------------|--|
| A. Architectural: | 1. Renter fobs to be voided pending following HOA rental procedures
2. Sales- pending list to Frank |
| B. Maintenance: | None |
| C. Recreation: | None |
| D. Website: | None |
| E. Audit: | None |
| F. Pool: | None |

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6. Projects (Discussed):

- A. Final tree and brush clean up completed

7. The following New Business was discussed:

- A. 2015 meeting schedule distributed
- B. Clubhouse parties- control by one supervisor discussed
- C. Approved unanimously- Motion John R. 2nd- Pat Cruz. A \$10,000 escrow deposit shall be required for last minute sales processing (48hrs. or less).

9. The following Old Business was discussed:

- A. Pool – various project quotations received- to be received next meeting.

Respectfully submitted,

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