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

Held on: February 10, 2015

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

Also, in attendance was John Hatgis representing **THE MANAGEMENT COMPANY** and Evan Gitter Esq. of Cohen and Warren and The Big Splash Supervisors.

- 1. The Meeting Minutes of January 2015 minutes were approved.
- 2. The Management Report, including the January, 2015 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 response
- E. Sales report
- F. Homeowner correspondence

3. Report of Officers occurred:

A. President: Discussed various issues

B. Vice President: Signs down due to storms, reported to the Town.C. Treasurer: Gave reserve report and various account balances

D. Secretary: None

4. The following Committee reports occurred:

None

A. Architectural: None
B. Maintenance: None
C. Recreation: None
D. Website: None
E. Audit: None

F.

Pool:

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5. Projects (Discussed): RE: The Big Splash

The Board of Directors received multiple proposals for the pool system, pool deck repairs, kiddie pool and filtration repairs, as well as a proposal for conversion to a salt water filtration system. Decisions were not finalized.

6. The following New Business was discussed:

- A. Visitor- Evan Gitter of Cohen and Warren reviewed the status of various delinquent accounts and its collection results. Mr. Gitter also reviewed various other legal issues.
- B. Lawn chemical bids were reviewed in detail. Motion by John Romashko- 2nd by Phyllis Krilovich to select Lawn Pro as the 2015 contractor.
- C. Rental list and procedures reviewed.
- D. The Board is researching the use of the Clubhouse as an emergency shelter.
- E. The Board reviewed a request by a delinquent homeowner to use the gym for physical therapy. The Board is concerned with the possible liability created.

9. The following Old Business was discussed:

A. The HVAC contract to be signed ASAP.

Respectfully submitted,

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