# Minutes of

# The Strathmore Court Homeowners Association, Inc. Board of Directors Meeting

## Held on September 6, 2016

- ATTENDANCE Gene Dolinger, Pat Cruz, John Romashko, Helene Singer, Phyllis Krilovich, Charles Congema, Sharlene Iadanza, Bob Pavlecka, John Hatgis (for The Management Co./TMC)
- II. **MINUTES** of 8/9/16 approved unanimously
- III. **MANAGEMENT REPORT** reviewed and accepted, including financials, legal, delinquencies, modification requests, house rule violations, etc.

### IV. REPORTS OF OFFICERS

- A. **President** discussion of timing of House Rule warnings and violation notices, cars in driveways without plates and/or expired registrations that impede driveway sealing, employing a car towing service.
- B. **Vice President** ongoing communication with the Town Highway and Supervisor regarding drainage, streetlights, concrete, curbs, etc.; need for homeowners to bear with the inconveniences that may arise from the projects until they're completed; complete road resurfacing to take place in spring, 2017.
- C. Secretary request to shampoo rugs in clubhouse (approved), reminder that next Board meeting is 10/18/16, request for meeting of Budget Committee meeting in Oct./Nov.
- D. **Treasurer** account balances, budget overages exist in areas of storm cleanup and driveways, planning for budget presentation to community on 9/13/16; homeowner request for removal of fine.

## V. COMMITTEES

- Architectural fence survey continuing, reviews of homeowner modification requests ongoing
- B. **Pool** diving board steps must be professionally replaced/repaired; service dogs wearing appropriate identifying vest are permitted on pool deck, but not in pool.
- C. Recreation next Game Nights are Friday, 10/7/16 and 11/4/16; Pot Luck Dinner will be held Saturday, 10/22/16, reservations required.

- D. **Website** new feature added of ASK THE BOARD, which enables residents to obtain information directly from the Board
- VI. **CLUBHOUSE RENTALS** 9/11, 9/24, 9/25/16

#### VII. PROJECTS

- A. Driveway sealing completed
- B. Playground lights obtaining quotes for lighting and possibility of fencing discussed, but both are quite expensive options; no decision at this time
- C. Poison ivy homeowner responsibility on homeowner property
- D. Motorcycle Guidelines —approved and listed on website

#### VIII. NEW BUSINESS

- A. Community Yard Sale in clubhouse parking lot on 9/10/16, Phyllis Krilovich will be Board Liaison
- B. Creation of E-Blast Telephone System enables informational and emergency telephone communication to homeowners; saves money from mailings; requires homeowners and tenants to provide contact information; TMC will begin to collect data
- C. Preparation and development of agenda for 9/13/16 Community meeting which will focus on finances

Respectfully submitted,

Helene Singer

Secretary of The Strathmore Court Homeowners Association, Inc.