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

Held on: February 21, 2017

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In attendance were: Gene Dolinger, John Romashko, Jr., Charles Congema, Sharlene Iadanza and Bob Paylecka

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

- 1. The Meeting Minutes of January 2017 were approved, unanimously.
- 2. The Management report including the January 31, 2017 financials was reviewed and accepted.
- 3. Treasurer, John Romashko presented the reserve balances.
- 4. John Hatgis reported that he was able to obtain a \$10,000.00 reduction in insurance premiums. He requested this savings be applied to a 2nd leaf clean-up, which was not accepted.
- 5. General discussion concerning a Board member's excessive absences from Board meetings.
- 6. Charles Congema discussed various house rule violations.
- 7. Old business was reviewed as follows:
 - A. COPE- visit- curb markings
 - B. Fence survey in process
 - C. Strathmore Court-information brochure
 - D. Lights at playground
- 8. The following new business was discussed:
 - A. Discussion- April 2017 Annual Meeting
 - B. Pool contract for 2017 was referred to committee
 - C. Community calendar in process
 - D. Superintendent Losquadro and Deputy Superintendent Tricario will attend an Association meeting on May 10, 2017 at 7:00 pm.
 - E. Motion to approve First Choice Electric for clubhouse parking lot lighting repairs, passed unanimously.
 - F. Extensive discussion concerning clubhouse siding and solar:
 - 1. Motion to pass a siding replacement project for \$50,000.00. The Board will meet with the contractor. 8 Yes (with proxies).
 - 2. Motion to approve Solar project for \$130,000.00, 50% to be financed. \$65,000.00 to come from reserve. (Full payback from savings will occur) 4 No 4 Yes, tie broken by President.

Respectfully submitted,

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