

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

Held on: February 16, 2016

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

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

The Meeting Minutes of January 2016 were approved, unanimously.

1. The Management Report, including the January 2016 Financials were reviewed and accepted unanimously.

The following sections were included:

- A. Financials
- B. Cohen and Warren Status Report
- C. Legal correspondence
- D. Foreclosure 13 Petersburg Ct.
- E. House Rule Violations
- F. Homeowner Correspondence
- G. Modification Requests
- H. Oil to Gas Conversion
- I. Clubhouse gates

2. **Report of Officers occurred:**

- A. President: Concern with clubhouse maintenance
- B. Vice President: None
- C. Treasurer: Gave reserve balances and copies of 2016 budget
- D. Secretary: None

3. **Extensive discussion on 2016 budget. No surplus funds for emergencies. Reducing services may occur.**

4. **Projects:**

List was reviewed, they were:

- A. Final driveway replacements
- B. Clubhouse renovations
- C. Hydro seeding- to be scheduled
- D. Large tree work- to begin in Monday
- E. Islands

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5. The following Old Business was discussed:

- A. COPE visit – curb markings
- B. Fence survey in process
- C. Legal fees – new collections on hold
- D. Towing by a private company for trucks and trailers parked on blacktop, notification to be placed on website.

6. The following New Business was discussed:

- A. Natural gas conversion- no new updates.
- B. 9 Merrimac- must get rid of trailers, out of community. Board will credit fines. If trailer returns- new fines will be added plus old ones reinstated- approved unanimously.
- C. New front signs- approved- signs to say Homeowners Association.
- D. **Fall cleanup was discussed. As per the lawn maintenance contract: leaves etc... will be cleaned through the month of November only. Any additional cleanups must be approved by the Board of Directors, as it will require funding.**

Respectfully submitted,

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