

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

Held on: January 12, 2016

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

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

The Meeting Minutes of November 2015 minutes were approved, unanimously.

1. The Management Report, including the December 2015 Financials were reviewed and accepted unanimously.

The following sections were included:

- A. Financials
- B. Cohen and Warren Status Report
- C. Legal correspondence
- D. House Rule Violations
- E. Modification Requests
- F. Homeowner Correspondence

2. **Report of Officers occurred:**

- A. President: None
- B. Vice President: Town work to start in April
- C. Treasurer: Discussed financial issues
- D. Secretary: None

3. **The following Committee reports occurred:**

- A. Architectural: problem with front gate
- B. Maintenance: None
- C. Recreation: None
- D. Website: None
- E. Audit: None
- F. Pool: None

4. **Projects:**

List was reviewed, they were:

- A. Final driveway replacements
- B. Clubhouse renovations
- C. Hydro seeding
- D. Large tree work
- E. Islands

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5. The following Old Business was discussed: Briefly discussed

- A. COPE visit – curb markings
- B. Fence survey in process

6. The following New Business was discussed:

- A. No new information on gas conversion
- B. New legal action on hold
- C. Board meeting schedule for 2016 discussed distributed
- D. Miscellaneous electric repairs for the Clubhouse in process
- E. Need to establish a towing program for trucks and trailers parked incorrectly.
- F. Driveway repairs- some showing fungus- need to rebid in 2016 and check warranties if any.

Respectfully submitted,

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