

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

Held on June 14, 2016

- I. **ATTENDANCE** – Gene Dolinger, Sharlene Iadanza, Charles Congema, Helene Singer, Jong Hsu, Phyllis Krilovich, John Romashko Jr., Bob Pavlecka, John Hatgis (for The Management Co.)
- II. **ELECTION OF OFFICERS** – slate unanimously approved: President-Dolinger, Vice President-Cruz, Secretary-Singer, Treasurer-Romashko
- III. **MINUTES** of 5/10/16, 4/5/16, 5/24/16 meetings approved unanimously
- IV. **MANAGEMENT REPORT** – discussed, including financial, legal matters, fines and violations, homeowner correspondence, home sales, modification results.
- V. **REPORT OF OFFICERS**
 - A. **President** – Requesting that no Board business be discussed or responded to on Facebook. The strathmorecourt.com website must be the source of official Board communication.
 - B. **Vice President** – Submitted email correspondence from the Town, but is awaiting more details regarding ongoing projects. Hoping to meet with Hwy. Dept. personnel shortly.
 - C. **Treasurer** - Some budget areas are already in arrears, with large expenditures for trees and winter/storm cleanup . More funding is needed for necessary tree work.
 - D. **Secretary** - Reviewing Maintenance Guidelines, Information Packet to finalize both. Toiletries successfully organized by a committee and then delivered to grateful recipients at the soup kitchen.
- VI. **COMMITTEES**
 - A. **Architectural** – Letters of closure are required for home sales. When a fence or other structure is on common ground, the letter cannot be given, because homeowners cannot sell property that they do not own. Guidelines for motorcycle parking/storage will be developed.

Fence survey is ongoing.

- B. **Recreation** – Hot Dog Picnic, sponsored by The Management Co., will be held on 7/9/16. Reservations are required.
 - C. **Pool** – Report submitted by committee Chair, Charlotte Romashko - Opening Day is Saturday 6/18. Meeting scheduled with Big Splash personnel later this week.
- VII. **CLUBHOUSE RENTALS** – June 18, 24, 25, 2016
- VIII. **PROJECTS** – Driveway sealing of Levitt homes will be done June 15,16,17. Clubhouse renovations are postponed, but closet door next to kitchen will be repaired, pool pergola has been power - washed and cleaned, and side area sidewalk leading to pool entry door will be power - washed.
- IX. **HOMEOWNER CORRESPONDENCE** – discussed
- X. **NEW BUSINESS**
- A. Possibility of adding personnel for summer work - discussed - motion defeated
 - B. Board Social/Homeowner Information Meetings/Open Board Meetings - options discussed - dates and formats to be announced; topic of first Info Mtg. will be financials.
 - C. John Hatgis (TMC) will be at the clubhouse one hour before upcoming scheduled Board Meetings (5:00 pm) to meet with homeowners.
 - D. Town island removal project – discussed
 - E. Bulk mailing - suggestion to explore use as a cost saving measure.
 - F. National Grid deposits of \$250 - to be returned to homeowners as soon as possible - passed unanimously
 - G. Facebook - will no longer be used for Board/homeowner communication. Emails, e-blasts, and the community website will be the appropriate

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vehicles for questions, issues, etc. and additional efforts to be made to obtain more resident email addresses for the database.

- H. Dumpsters - Recycling dumpsters have been removed along with the signs labeling them. The other 2 dumpsters will be locked in order to prevent misuse
- I. Tree Work - TMC is following up on homeowner requests; only dangerous, dead, or diseased trees will be considered for removal, due to financial constraints.
- J. Problems with recreational vehicles/quads/motor bikes racing on common grounds.

Respectfully submitted,

Helene Singer

Secretary of The Strathmore Court Homeowners Association, Inc.