

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

Held on: March 10, 2015

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In attendance were: Eugene Dolinger, Charlotte Romashko, John Romashko, Jr., Bob Pavlecka, Charles Congema, Sharlene Iadanza, Phyllis Krilovich and Helene Singer.

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

1. The Meeting Minutes of February 2015 minutes were approved.
2. The Management Report, including the January, 2015 Financials were reviewed and accepted unanimously.

The following sections were included:

- A. Financials
- B. Legal-Cohen and Warren Status Report
- C. Legal correspondence
- D. Modification request
- E. House rule violations
- F. Service request log

3. Report of Officers occurred:

- A. President: Discussed National Grid issues
- B. Vice President: None
- C. Treasurer: Gave reserve balances and discussed budget issues
- D. Secretary: None

4. The following Committee reports occurred:

- A. Architectural: Weather issues after inspections
- B. Maintenance: None
- C. Recreation: None
- D. Website: None
- E. Audit: None
- F. Pool: None

5. **Projects:** None in process. Blacktop and Concrete to be scheduled.

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6. The following New Business was discussed:

- A. Scandale- no response to letter- delinquent. No use of gym
- B. Pool repairs:
 - 1. Kiddie pool on hold.
 - 2. Filter replacement cost: \$8,960 + tax for main pool. Motion Charlotte Romashko 2nd Charles Congema- unanimously.
 - 3. Seasonal contract \$37,000 + tax Motion Charlotte Romashko 2nd Phyllis Krilovich passed unanimously.
 - 4. Pool surface – diamond polish, as per proposal cost \$6,200 + tax. Motion Charlotte Romashko 2nd Helene Singer- passed unanimously.
 - 5. New depth markers- cost \$1,200 + tax. Motion John Romashko 2nd Phyllis Krilovich- passed unanimously.
- C. Election items reviewed.

9. The following Old Business was discussed:

- A. Board of Directors code of ethics adopted unanimously- see attached.
- B. Discussion- commercial vehicles on Norfolk Ct.
- C. National Grid- Attorney working on acceptable agreement.
- D. The Board of Directors unanimously approved a 5 year extension to The Management Company contract, with no cost increases and a \$6,000 per year management fee reduction (an additional 5year no cost option was also included). Motion John Romashko 2nd Helene Singer- passed unanimously.

Respectfully submitted,

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