

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

Held on November 8, 2016

- I. **ATTENDANCE** – Gene Dolinger, Pat Cruz, John Romashko, Helene Singer, Phyllis Krilovich, Sharlene Iadanza, Charles Congema, Jong Hsu, John Hatgis (for The Management Co./TMC).

- II. **MINUTES** – of 9/6/16 approved unanimously.

- III. **MANAGEMENT REPORT** – reviewed and accepted, including financials, legal, modification requests, house rule violations, home sales, etc.; no homeowners came earlier tonight to clubhouse to discuss questions/issues with John Hatgis; distribution of draft of 2017 Budget created by TMC.

- IV. **REPORTS OF OFFICERS**
 - A. **President** – none
 - B. **Vice President** – continued communication with the Town Highway Dept., including streetlights that are still out on areas of Federal and Fredricksburg.
 - C. **Secretary** – next Game Night will be 12/2/16
 - D. **Treasurer** – account balances; arrears have increased; looking into the possibility of a different collections agency; reminder of December 13 Board budget committee meeting.

- V. **COMMITTEES**
 - A. **Architectural** – fence survey ongoing; scheduling interview with a solar company to discuss solar for the clubhouse at the November Board meeting; possible survey of homes with exterior mold issues.
 - B. **Website** – "Ask the Board" feature is up and running; new/revised management section now available to Board and TMC.

- VI. **CLUBHOUSE RENTALS** – 11/26/16 and 12/3/16

VII. PROJECTS

- A. **Playground** – continued discussion, looking into bids for lights, fencing, motion detectors, etc. but no action taken as yet due to receiving bids and high costs
- B. **E-Blast Telephone System** – TMC will create survey and begin to collect data to determine usefulness
- C. **Hydro-Seeding** – on hold
- D. **Info Packet** – to be created in the spring
- E. **E-Blast Telephone System** – TMC will create survey and begin to collect data to determine usefulness

VIII. OLD BUSINESS

- A. TMC will be sending a letter to all homeowners regarding the HOA dues increase to \$175 per month as of 1/1/17.

IX. NEW BUSINESS

- A. Some lights in parking lot not working – will seek repairs, investigate solar powered lights
- B. Tennis court gate entrance repair

Respectfully submitted,

Helene Singer

Secretary of The Strathmore Court Homeowners Association, Inc.