

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

Held on: October 13, 2015

Page I of II

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

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

Also in attendance was a representative from Green Home Solutions

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

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

**The following sections were included:**

- A. Financials
- B. Cohen and Warren Status Report
- C. Legal correspondence
- D. National Grid
- E. Modifications

2. **Report of Officers occurred:**

- A. President: None
- B. Vice President: None
- C. Treasurer: Gave reserve balances and announced he was working on 2016 budget
- D. Secretary: Pot Luck Dinner in November. Also, disappointed that a homeowner meeting with National Grid was not approved.

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

- A. Architectural: None
- B. Maintenance: None
- C. Recreation: None
- D. Website: None
- E. Audit: None
- F. Pool: Met with the The Big Splash prior to the Board meeting to discuss the past season etc...

4. **Projects:**

- A. Clubhouse parking lot seal coating completed
- B. Driveway replacement in process: cost +/- \$22,000

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

Held on: October 13, 2015

Page II of II

**5. The following Old Business was discussed:**

- A. COPE visit – curb markings
- B. Clubhouse renovations to be done in 2016
- C. Fence survey in process

**6. The following New Business was discussed:**

- A. No new gas conversion information
- B. Roof repair policy for Levitt and SHR confirmed NO minor repairs.
- C. Soil and Seed program – need quotes for spray on seeding (hydro seeding).
- D. Islands- program discussed, not finalized. All islands need to be inspected.
- E. Legal fees vs. collections discussed. Dollars collected may justify “lien only” policy to save money.

Meeting adjourned in order for the Board of Directors to attend a community social.

Respectfully submitted,

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