

**Approved Minutes**  
**Strathmore Gate East at Lake St. George Homeowner's Association, Inc.**  
**Board of Directors Meeting,**  
**March 25th, 2024**  
**Held at Ameri-Tech Community Management**  
**24701 U.S. Highway 19 N. Suite 102, Clearwater, FL 33763**  
[www.strathmoregateeast.org](http://www.strathmoregateeast.org)

**Board Members Present:** Eileen Schnauder, President; Fred Elflein, Vice President; Karen Miller, Treasurer; Stacy LaMarca, Secretary; Frieda Bays, Grounds Director; Phaedra Geer, Violations/Delinquencies, and Kristina Garcia, Director At Large. Angela Johnson from Ameri-Tech.

**Call to Order:** Eileen declared that a determination of proper notice was posted, a quorum was present and called the meeting to order at **6:30** p.m.

**Approval of Agenda:** The agenda was approved with a motion made by Karen to accept it. *It was seconded by Frieda. All in favor.*

**Reading and Approval of Minutes:** *A motion was made to waive the reading of the previous minutes by Karen and Frieda seconded that motion to approve the minutes from February 2024. All in favor.*

**Guests Present/Guest Forum:** (1) Jeannette Murray (2) Amanda Harris (3) Renee Harris

**President's Report, Eileen Schnauder:** (1) The Water Department called and said the next bill could be up to \$400,000. Ameri-Tech will try to escalate the problem to the water department's supervisor.

**Treasurer's Report:** (1) We picked up about \$1,800 from Spectrum for the right of access (2) The Next statement will show all the insurance we paid, around \$225,000 (3) Affordable work orders and Triangle Pool is under ledger code 6400 (4) We paid the water bill and are supposed to be getting a credit for \$150,000 but we haven't paid the next bill (5) We have held back the last payment payments for one building and the gazebo from Watertight until everyone signed off the punch list items(6) We paid Watertight \$50,000 for rotted wood.

**Vice President's Report:** (1) No report at this time

**Delinquencies/Violations Report:** (1) 007-At Attorney (2) 047-At Attorney (3) 068-At attorney (4) 077-At attorney (5) 095-At Attorney (6) 126-At Attorney (7) 127-At Attorney (8) 153-At Attorney (9) 171-At Attorney (10) 185-At Attorney (11) 186- At Attorney. (12) There were no outstanding violations.

**Buildings Report:** (1) No report at this time

**Property Managers Report:** (1) Boxwood stumps have termites. Haskell will be out Wed. To treat the stumps and the area. Stumps should not be removed at this time because the termites will be displaced. (2) Fire hydrant on Corkwood installed (3) All extinguishers were inspected for both the maintenance office and pool area. (4) Signs required by the fire department were ordered and should be received on March 29<sup>th</sup> (5) Yellowstone will do the light pole and the entranceway plants next week (6) Fast Signs entrance sign is due to be completed on April 1<sup>st</sup>. They will deliver it to the shed, but it must be signed for. (7) Insurance money for \$8,584.64-received for the 1<sup>st</sup> claim. (8) New accident has received the proposal for the new plants (9) Transportation department will get back to us about the street sign.

**Grounds Directors' Report:** (1) A unit has a giant tree that needs to be cut down since the roots are getting under the house (2) We will plan for an arborer to come out and do an assessment (3) 4025 Arrowwood is concerned about the replacement of the lawn. Yellowstone said they can put three fast-growing plants around the green electric box, but they need permission from Duke.

**Court Captains' Report, Elaine Abrams:** No updates at this time.

**"For Discussion" and/or Progress Reports:**

**Unfinished Business:** Only those items not previously addressed in the meeting and noted in the minutes. (1) Status of Agreement with Clearwater Towing and possible New Sign. Ameri-Tech will fill out the paperwork and send it to Clearwater Towing. We will also order a new sign (2) Status of Insurance Claim for the newest accident-waiting to send all invoices to know how much to reimburse us (9) Quotes for swimming pool light pole repair/replacement-Kristina will reach out to some other companies to get a quote-Karen made a motion to approve a proposal for up to \$7,600, Kristina seconded. All in favor.

**New Business:** (1) Status of plumbing bill for 4046 Diamond Leaf-Invoice was sent. The board discussed and talked to the attorney, and they determined it is the homeowner's responsibility. The Board offered to split the bill. Ameri-Tech sent an email, and there was no response from the homeowner. (2) Pool Heater-Look at replacing in Oct. Since the warm season is coming up, and would open for a full year warranty. Karen made a motion to replace the heater in Oct., and Frieda seconded. (3) Susan Snapstailer donated a new flag for the flagpole near the pool.

**Next Meeting Date:** The next meeting will be in person on April 22nd at 6:30 p.m.

**Adjournment:** The meeting adjourned at 7:58 p.m. Fred made a motion to end the meeting Karen seconded. All in favor.

Note: If you want the minutes emailed to you, please contact Stacy LaMarca at [sharrisniu@yahoo.com](mailto:sharrisniu@yahoo.com).