

Unapproved Minutes
Strathmore Gate East at Lake St. George Homeowner's Association, Inc.
Board of Directors Meeting,
Held at Ameri-Tech Community Management, Inc.
April 17, 2017
24701 U.S. Highway 19 N. Suite 102, Clearwater, FL 33763

www.strathmoregateeast.org

Board Members Present: Elaine Abrams, President; Richard Kramer, Vice President; Sandy Malenchik, Secretary; Joyce Ranahan, Grounds Director; Jerre Pease, Buildings Director; Nichole Allard, Ameri-Tech Community Property Management.

Guests Present: Bob and Dona Williams and Lark Seaman from Buttonbush Court. See content above Court Captains' report.

Ms. Abrams declared that a determination of proper notice was posted, that a quorum was present and called the meeting to order at 6:38 p.m.

Approval of Agenda: The Agenda was approved with the addition of: "Pool Lights" under Unfinished Business.

Reading and Approval of Minutes: Reading of the minutes of March 20, 2017 was waived; the minutes were approved as written. Joyce Ranahan *motioned and Sandy Malenchik seconded. All approved.*

President's Report, Elaine Abrams: (1) Mat Velioski will be on vacation April 19-23rd. Ameri-Tech will provide a part-time employee to provide services on Friday, April 21st to prepare the pool area for the weekend and perform other necessary work.

Treasurer's Report, Elaine Abrams for Karen Miller: (1) Because the insurance package was paid in March, it would seem we are over-budget. However, in terms of the category "Operating Expenses", we are under-budget. (2) Audit of 2016 Association's finances is being worked on by the accounting firm.

Delinquencies Report: Significant payments have been made on two delinquent accounts. These two accounts are in the process of bringing their accounts current. Note: Late fees of \$25 are charged on all delinquent accounts in excess of \$100.00.

Property Manager's Report, Nichole Allard: (1) A unit in Arrow Wood is having slow drainage problems. We are waiting for the plumber's report before determining what action, if any, is to be taken. (2) Spreadsheets of all violations will be provided by Nichole Allard to Board members; the items need to be entered into her computer, but she has been following up on each issue.

Grounds Directors' Report: Joyce Ranahan and Tracy Wallace: (1) Shrubs approved for purchase at the last meeting are almost all planted. (2) Tracy Wallace is obtaining permits for the removal of six dead trees. (3) Swingle will be cleaning the storm drains with the exception of numbers 4, 7, 8 and 9. Mat Velioski will do those. (4) Sod and plugs are the next items to be installed.

Please turn the page

(5) The work in Honeylocust regarding drainage is being addressed. FLC must dig the trench a little deeper and wider. The owner must bring the soil level down 3" along the back patio and along the rear plant beds located up against the unit wall. An engineer has to sign off on this work as completed properly. Phil from Ameri-Tech is helping Joyce Ranahan in the coordination of this work.

Guests Present: Bob and Dona Williams and Lark Seaman spoke regarding the petition that was presented previously to the Board concerning the parking of a large commercial vehicle in the court most days. An opinion on the petition's content will be requested from our attorney relative to compliance with the Association's documents.

Court Captains' Report, Elaine Abrams: (1) The light to be installed in Fig Court as a test of its illumination capabilities near a very dark corner is still in the works. Residents in all units are requested to turn on the globe light installed at the corner of their front patio overnight to provide a safe environment for themselves and their neighbors. The electricity used is minimal. Light sensors are available that are simple to install for those who don't want to turn the light off and on each day. Some residents simply leave the light on at all times. One fluorescent bulb lasts at least a year in my experience. (2) Residents are asked to treat Mr. Veliosky with courtesy and respect. Mat is an accommodating person and a very hard worker. His work is monitored and approved by the Board. Any issues with the work he performs should be addressed to the Board.

Note: Issues brought up within these minutes from the Court Captains' meeting are separately published and displayed on the Dumpsters each month. We request you check the "Court Captains' Meeting Notes" displayed for a full account of items discussed at their meetings.

"For Discussion" and/or Progress Reports: (1) Sandy Malenchik found a burglar alarm for the maintenance shed that can be ordered for a reasonable price. Tracy Wallace will check with Deputy Skipper for his opinion on the type and brand prior to purchase. (2) Scheduling of a meeting with Deputy Skipper is tabled until next month.

Directors' Report: (1) Richard Kramer will look at the specs of various lighting styles proposed for the pool parking area to determine which will be effective and as unobtrusive as possible. (2) Jerre Pease asked the status of an inquiry into electronic voting. Karen Miller is attending a meeting regarding this issue. The revised Board Resolution authorizing electronic voting has been received from the attorney. The Board will vote on this process once all information is gathered. (3) Jerre Pease reminded the Board that an inquiry into the possibility of Strathmore being over-charged for the street lights must be addressed. (5) Sandy Malenchik informed the Board that she will be away from June – October. She will attend Board meetings via telephone conference. The printing and posting of minutes, meeting notices and other reports will be carried out in her absence by others.

New Business: none

Next Meeting Date: The next meeting will be held at Ameri-Tech Property Management, 24701 U.S. Highway 19N on May 22, 2017 at 6:30 p.m.

Adjournment: The meeting adjourned at 7:40.

Respectfully submitted,
Vernette von Besser, Friend to the Board, for Sandy Malenchik, Secretary.

Note: If you want the minutes emailed to you, please contact Sandy Malenchik at rsmalenchik@aol.com. (That's "r n s" not "m s".)