

**Unapproved Minutes**  
**Strathmore Gate East at Lake St. George Homeowner's Association, Inc.**  
**Board of Directors Meeting,**  
**Held at Ameri-Tech Community Management, Inc.**  
**February 27, 2017**  
**24701 U.S. Highway 19 N. Suite 102, Clearwater, FL 33763**

[www.strathmoregateeast.org](http://www.strathmoregateeast.org)

**Board Members Present:** Elaine Abrams, President; Richard Kramer, Vice President; Karen Miller, Treasurer; Sandy Malenchik, Secretary; Joyce Ranahan and Tracy Wallace, Grounds Directors; Jerre Pease, Buildings Director; Nichole Allard, Ameri-Tech Community Property Management.

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

**Guest Presents:** Robert Mitchell, III of the Mitchell Insurance Services, Inc., homeowners Pat Kannberg, Robert J. Torok, Richard and Diane DeMicco

At this time the meeting was turned over to Mr. Mitchell for presentation and explanation of the three property insurance options to be considered: Heritage Property Insurance Company, Interstate Fire and Casualty and our current insurer American Coastal. There was discussion of which insurance option to purchase. *Karen Miller recommended and then motioned to purchase American Coastal's Option A presented by Robert Mitchell, III. Option A includes a 3% hurricane deductible, insurance coverage for property, general liability, directors and officers, crime, workers Comp and an umbrella policy. The premium for these coverages total \$130,616.26. The motion was seconded by Tracy Wallace. The motion passed unanimously.*

**Approval of Agenda:** The Agenda was approved as written.

**Reading and Approval of Minutes:** Reading of the January 16, 2017 Minutes was waived; the Minutes were approved as written. *Karen Miller motioned and Joyce Ranahan seconded. All approved.*

**President's Report, Elaine Abrams:** Discussion of insurance packages as noted above was covered as part of this report.

**Treasurer's Report, Karen Miller:** One month into 2017: We are adding a category in the budget called "Lawn Equipment" to differentiate between equipment purchased and lawn services (landscaping.) This is an accounting change and does not increase or decrease expenditures. (2) The cost of an audit of the Association's 2016 finances was included in the budget and needs to be arranged.

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(3) Late fees from December did not show in January's reporting and will be researched.

(4) The difference between the insurance amount predicted and written into the 2017 budget and the actual amount (which is lower) will establish a reserve fund to contribute towards any future insurance deductible, should there be one. The category will be "Insurance Deductible Reserve" for internal purposes, but will actually be deposited into the Deferred Maintenance Pooled Reserves.

**Delinquencies Report:** Elaine Abrams sent an update to the Directors February 18<sup>th</sup>.

**Property Manager's Report: Nichole Allard:** Ms. Allard created the spreadsheet of resident infractions that the Board requested. Highlighted are items that require follow-up, including a thank-you letter to those residents who made corrections. An inspection of the property is forthcoming.

**Grounds Directors' Report: Joyce Ranahan and Tracy Wallace:** (1) The list of plantings allowed in Strathmore has been updated to provide more variety (2) Two pine trees have died and require removal. Three other trees are currently on the removal list. (3) Swingle Tree Service will be asked to do a survey of all trees on property to determine which trees need pruning or removal. An estimate will also be solicited from another company (Steven's) for comparison. Specifics of services to be included were provided by Tracy Wallace. (4) Joyce Ranahan has a list of all plantings to be purchased and installed. She will discuss the list with Vinnie from FLC for prices. (5) Railroad ties on Star Apple are hollow because the initial treatment does not go through to the middle and they rot over time. These ties help support the trees at the entrance to the court. The rotted ties in Star Apple will be listed with landscaping issues to be addressed. Installation of a concrete wall was suggested by the engineer; an extension which would extend a foot beyond the ties to provide additional support for the trees. Mat Veliosky made a few temporary repairs in Star Apple and Elder Courts to deter immediate problems. (6) People are still putting items in the dumpster or dumpster area that are not allowed. Mat has had to spend quite a bit of time cleaning up these areas, especially in Star Apple and Buttonbush. Some rubbish is from residents and some may be from outsiders, possibly even a business. It is important to identify these persons to correct the matter.

**Court Captains' Report, Elaine Abrams:** A copy of the notes from the last meeting has been posted, distributed to directors and those on the e-mail list.

**For Discussion and/or Progress Reports, Richard Kramer:** See "Unfinished Business."

**Unfinished Business,** (1) Problems exist with the transformers that serve Corkwood Court. The electricity was out for a time. Duke Energy was here over the weekend working on it. (2) Ground drains are needed to move water out of catch basins according to Eric Boyle of Boyle Aluminum and Screening. There are eight of these areas. The amount and length of extensions to correct the problem would not be a viable solution. Options are being sought.

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(3) Richard Kramer investigated complaints about the new Duke LED lights being too dim. This may occur because of the type of fixture and the direction in which the light is directed. The fixture can be turned around a bit. Foliage around these lights has already been trimmed back. Other options are being considered. Richard will obtain a proposal and pictures of other types of fixtures.

(4) Security is still an issue at the pool parking lot. A picture of one car's license plate was taken. Installation of a street light may correct the problem.

(5) The engineer has been on property with applicable blueprints. He inspected the erosion at Cow Branch and the perimeter storm drains. As to storm drain maintenance, he advised that as long as implements to clear the drain exits are limited to weed whackers and shovels (manual implements), there should be no problems with DEP.

(6) Painting the speed bumps was requested at the last Court Captains' Meeting.

Sealing of the road and courts is due in 2018 and will resolve that issue. (7) Mat Velioski's 3-month review was very positive. He does everything we ask him to do very well and is pleasant to everyone. There was discussion regarding increasing his hourly rate. *Joyce Ranahan, seconded by Tracy Wallace made a motion to increase Matt Velioski's pay from \$17.50 per hour to \$18.50. Kramer, Malenchik, Pease, Ranahan, Wallace voted yes. Miller voted no. The motion passed, 5-1.*

**New Business:** Solar panels for the pool: deferred.

The next meeting will be held at Ameri-Tech Property Management, 24701 U.S 19N on Monday, March 20<sup>th</sup> at 6:30 p.m.

The meeting adjourned at 8:00 p.m.

Respectfully Submitted,

Vernette von Besser for Sandy Malenchik, Secretary