

Unapproved Minutes
Strathmore Gate East at Lake St. George Homeowner's Association, Inc.
Board of Directors Meeting,
Held at Ameri-Tech Community Management, Inc.
January 16, 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; Karen Miller, Treasurer; Sandy Malenchik, Secretary; Joyce Ranahan and Tracy Wallace, Grounds Directors; Jerre Pease, Buildings Director; Nichole Allard, Ameri-Tech Community Property Management.

Guest Present: none

Ms. Abrams declared that a determination of proper notice was posted, that a quorum was present and called the meeting to order at 6:25 p.m.

Approval of Agenda: The Agenda was approved with the addition of: "Duke Energy Lighting under Directors' Reports."

Reading and Approval of Minutes: Reading of the minutes of December 12, 2016 was waived; the minutes were approved as written. *Karen Miller motioned and Joyce Ranahan seconded. All approved.*

President's Report, Elaine Abrams: (1) The contractual bi-annual application of subterranean termite treatment was applied by Haskell during December and January. On warm mornings, especially when mist is visible resulting from warmer air touching cooler earth, the swarming of termites is often visible. Should you see any swarms of flying insects that may be termites, please inform a Board member or Mat Velioski. The area might require treatment and will be reported to Haskell. (2) Ameri-Tech's Phil Colettis, Director of Operations; Scott Vignery, Senior Community Manager and Nichole Allard, Community Manager met with Elaine Abrams, Karen Miller and Joyce Ranahan to discuss the strengths and weaknesses of services rendered to the community. Additionally, Mr. Colettis will be consulted about grounds issues and will visit the property with Joyce Ranahan. Some questions that will be posed to Mr. Colettis are with whom responsibility for upkeep of the (Cow Branch) stream running through our property lies. Banks of the stream are eroding and need shoring-up. The Department of Environmental Protection will also be consulted. Other areas of concern are places where water drains from courts into the environmental areas and who is responsible for clearing storm sewers. Permission is required to trim plant growth in the environmental area. (3) Nichole Allard prepared a spread sheet from Jerre Pease's list of units with gutter extension problems. Letters have been sent to owners of eleven units advising them of the problem.

Treasurer's Report, Karen Miller: (1) The 2016 budget year is over. In the final review, changes have been made to several accounting categories. The 2016 budget ended with over-spending in some categories and under-spending in others, so that the net result was on-target for the year. (2) A policy has been instituted that our management company, currently Ameri-tech, be prohibited from disbursing checks that have not been signed by the president or treasurer (Elaine Abrams or Karen Miller.) Emergency situations will require permission by email so that such permissions can be tracked. Even legitimate payments may not be made without the required Board signatures. (3) Updating is needed on the list of Strathmore Gate East officers of the Board of Directors that appears on the website of SunBiz.org. SunBiz.org, Division of Corporations, is an official State of Florida website. Ameri-Tech will submit these changes on our behalf. (4) "Reserves Analysis" entails updating, by professionals, the amount allocated to each category of Reserves in the annual budget. At the December meeting, the directors voted to hire Global Solutions Partners to perform a review of our reserve allocations, which is now complete. An inflation factor of 2.5 % is included in the recommended amount of each reserve category made by Global Solutions Partners. The differences between the amounts currently being reserved and the recommended amounts are significant. Some examples follow:

Category	Current Reserves	Recommended Reserves
Sealing Road Pavement	Currently: \$9,000.	Recommended: \$36,000.
Paving the Roads	Currently: \$180,000.	Recommended: \$340,000.
Roofs	Currently: \$800,000.	Recommended: \$1,700,000.
Painting	Currently: \$42,640.	Recommended: \$45,957

Strathmore's budget for tree removal and replacement needs to be doubled in 2018; this analysis did not include tree removal. However, Global Solutions recommended reserve categories for items Strathmore has historically paid from General Operating Expenses. These categories are: building maintenance, the gazebo by the tennis courts; walkway repair, mailbox replacement, dumpster enclosures and the front entrance signage. Global Solutions' analysis was for 2017; however our 2017 budget is set. It was recommended the amount in reserves in 2017 total \$150,000. The current budget allows for \$78,000. This means the amounts we pay into the reserves to both meet the recommended amount and to "catch up" for the current year will be \$150,517. This is approximately \$67 per unit and will require an increase of \$33-\$35 per unit per month in maintenance fees in 2018 to meet reserve needs. Karen explained that many Boards rely on assessments for large budget items such as roofing and paving. Her recommendation as treasurer to the Association is to increase maintenance so that assessments, usually requiring large single payments, be avoided.

Delinquencies Report: Our attorney is negotiating a settlement on Unit 90. Payment plans are being made for other delinquent units. Unit 58 is in the process of paying all amounts due. A full report will be presented at the Wednesday meeting with Ameri-Tech.

Property Manager's Report, Nichole Allard: (1) A letter was sent to the resident cutting back palm fronds and leaving them in piles, risking infestation by rodents and other animals. Maintenance of these plants is the responsibility of the Association. Collection of the debris cost the Association \$18.00, which is being charged to the owner. (2) Stray cats: Pictures of the cat roaming outside are being sent to the owner

of a cat in Diamond Leaf that is consistently let loose. The resident has denied her cat is out of the house. Another cat found outside on Yucca was let out accidentally. The owner promises to keep the cat indoors. (3) A request to remove a hand-rail has been made by a new owner in Diamond Leaf. Nichole Allard will meet with him. Removal at the owner's expense is normally permitted by the Board. The same owner has requested removal of a large tree limb over his house. The tree was inspected and found to be healthy. Removal of a healthy tree is prohibited. Removal of a large branch will undermine the balance of the tree. A permit can be requested to remove the whole tree, but it must be for a valid reason or it will be denied. Such reasons may be found on the web-site of Pinellas County. (4) A potentially illegal rental for three months has been changed to seven months to satisfy Association rules.

Grounds Directors' Report: Joyce Ranahan and Tracy Wallace: (1) A special cleansing agent was provided to Mat to use in cleaning the sides of buildings. Ken Avery supplies this product. (2) Mat will obtain outdoor bleach and spray the rocks along the main road. (3) Mat's new schedule is Sunday through Thursday. (4) The new lights are being inspected for brightness and for clearance from tree branches. Mat will trim any low branches interfering with illumination. There was much discussion about specific courts and areas needing attention. The darkness of the parking lot remains a problem. (5) All units with red reflectors have been checked to make sure the reflectors are visible. Red reflectors mean "mow, blow, go and no chemical or mechanical edging to properties with red reflectors." (6) FLC will remove many piles of debris, including Christmas trees, after trimming around the lights in the courts is completed.

Court Captains' Report, Elaine Abrams: Speed bumps and the front entrance island will be inspected to determine if reflective paint or reflectors are needed based on a suggestion raised at the meeting.

"For Discussion" and/or Progress Reports. Richard Kramer: Issues concerning the new lighting and the trimming of trees around them were discussed under other reports.

Unfinished Business: Covered above.

New Business:

Next Meeting Date: The next meeting will be held at Ameri-Tech Property Management, 24701 U.S. Highway 19N on February 20, 2017 at 6:30 p.m.

Adjournment: The meeting adjourned at 7:36.

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

Note: Please be aware that a bobcat has been sighted in two courts. If you want the minutes emailed to you, please contact Sandy Malenchik at rnsmalenchik@aol.com. (That's "r n s" not "m s".)