

Unapproved Minutes
Strathmore Gate East at Lake St. George Homeowner's Association, Inc.
Board of Directors Meeting,
Held at Ameri-Tech Community Management, Inc.
July 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; Karen Miller, Treasurer; Joyce Ranahan, Grounds Director; Nichole Allard, Ameri-Tech Community Property Management.

Call to Order: Ms. Abrams declared that a determination of proper notice was posted, that a quorum was present and called the meeting to order at 6:40 p.m.

Approval of Agenda: The Agenda was approved with the addition of "Trees" under New Business.

Reading and Approval of Minutes: Reading of the minutes of May 22, 2017 was waived; the minutes were approved as written. *Karen Miller motioned and Joyce Ranahan seconded. All approved.*

Guests Present: none

President's Report, Elaine Abrams: none

Treasurer's Report, Karen Miller: (1) A meeting to review the accountant's audit was made for Bob Williams and Richard Kramer. (2) A resident's concerns of financial fraud over a letter received from a management company were resolved by understanding that the letter was from his prior residence's management company, not Ameri-Tech. (3) A correction will be made to a small budgetary allocation erroneously made to drainage instead of trees. (4) Monthly finances are on schedule with the annual budget. (5) Insurance money budgeted for 2017 but not being used in 2017 is placed in Reserves with the intention of using it towards the insurance deductible if ever needed. (5) A comparison made in Duke Energy bills between 2016 and 2017 consumption and/or rates will be researched. Because the bills are not itemized by, for example, fuel consumption, rental costs, etc., for each charge, it is difficult to ascertain if Strathmore's consumption of and or rates paid for electricity have increased. Nicole Allard will seek an explanation from Duke Energy. (6) Electronic Voting: The capacity to vote electronically has been set up. Testing of its accuracy, ease, etc. are now being tested by Ameri-Tech property management and its IT staff. Board Directors will soon perform the first test by non-Ameri-Tech employees, followed by the Association Court Captains. Once the efficacy and accuracy of voting by this method are established, a survey will be available to all owners to "opt in" to use electronic voting for themselves. The purposes of this method of voting are to facilitate achieving a quorum at annual and special meetings, to seek input from the community on various items via surveys should the Board deem it appropriate to do so and to provide expediency and ease to owners in fulfilling their obligations as Association members. For those who do not use computers, paper ballots will still be available and in-person annual meetings will be held.

Delinquencies Report, Elaine Abrams: (1) Some accounts are habitually late and are accruing late fees. They normally do not go beyond the 3-month deadline which would result in legal action. (2) Renters in Unit 64 refuse to pay rent to the Association, as is legally required when the owner is in arrears in HOA fees. Strathmore's recourse in a situation where a unit is leased and neither the renter nor the owner is paying is to evict the renters. (3) Unit 163, which was in arrears, will be offered for sale in September by the mortgage holder. Decisions regarding foreclosures are usually determined based on recommendation of counsel and the projected direction of each individual case.

Property Manager's Report, Nichole Allard: (1) Duke Energy has agreed to pay \$150 for damage
Please turn the page.

to a storm drain in Corkwood Court. It is important for anyone who sees any commercial vehicle damage our property to take a photo of it and the damage. (2) Ms. Allard contacted ACPLM to assess the condition of our roads and to provide a bid on sealing the asphalt, repairs where needed, and parking spot striping. Their initial quote, for courts only, is \$21,540. More information is needed from the Board before the bid is finalized. The main road may require work also. Bids will be sought from two other companies once the scope of the work is established. Three courts are usually done at a time and each court's parking area is closed for two days. Payment for this work has been set aside in the Reserves Budget. A schedule for other major work, such as painting, will be consulted to establish a plan for the next few years. Professional assessment is sought prior to the initiation of major work, even though the reserves for it are funded.

Grounds Directors' Report: Joyce Ranahan (1) Barbed wire installed by a unit owner to prevent people from cutting through Strathmore property must be removed, according to counsel. The wire is intertwined in bushes and is dangerous. (2) A request was made to put four umbrellas at the pool. This request has been tabled for future consideration. (3) Samples of lighting for the pool area are being considered and tested. (4) Tree work in Buttonbush is almost completed. Honeylocust will be next. The rain has delayed this work. The schedule will include branch cutting following with blowing debris off roofs. Trees considered dead or dying will then be inspected and labeled according to priority. (5) Shrubs have been installed throughout the community except for Star Apple and Tampa Road; they are next to receiving shrubs. (6) Trees to replace those removed have been ordered. Large bags to be put around newly planted trees and filled with water that then drips onto the root area are being researched for cost, effectiveness and whether they are reusable.

Court Captains' Report, Elaine Abrams: Issues brought up at the Court Captains' meeting are published in the "Court Captains' Notes", available on the dumpster enclosure gates and emailed to those who request it. Vehicles are being parked illegally at the pool parking area. Signs and/or reflectors will be placed strategically to discourage this parking violation. Please use designated spaces.

NB: The Board wishes to thank Eunice Brocklin for her excellent service as Bluff Oak Court Captain. Eunice is moving to be closer to her family. Please be aware that we need court captains for Bluff Oak and Corkwood. Please volunteer.

"For Discussion" and/or Progress Reports: (1) Richard Kramer will arrange for new fixtures to replace the three lights that are inadequate on Buttonbush and Fig Courts.

New Business: Fire hydrants have all been tested and are functioning properly. The topic of "trees" added to the Agenda was covered and reported elsewhere in these minutes. The Board wishes to thank Tracy Wallace for her years of service as a director. Tracy was Grounds Director for many years. She and her husband Eric have sold their unit and moved to Pasco County...

Next Meeting Date: The next meeting will be held at Ameri-Tech Property Management, 24701 U.S. Highway 19N on September 18, 2017 at 6:30 p.m. A Budget Workshop will be held September 11th at Ameri-Tech. The Budget Meeting will be held on November 6, 2017 in conjunction with the Annual Meeting.

Adjournment: The meeting adjourned at 7:45 pm.

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

Note: Request email of minutes by contacting Sandy Malenchik at rnsmalenchik@aol.com. (That's "r n s" not "m s".)