

**Unapproved Minutes**  
**Strathmore Gate East at Lake St. George Homeowners' Association, Inc.**  
**Board of Directors Meeting,**  
**Held at Ameri-Tech Community Management, Inc.**  
**24701 U.S. Highway 19 N. Suite 102, Clearwater, FL 33763**  
**March 20, 2017**

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

**Board Members Present:** Elaine Abrams, 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.

**Guests Present:** Bob and Sandy Torek

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.

**Approval of Agenda:** The Agenda was approved with the addition of: "Status of Engineers' Reports" under President's Report.

**Reading and Approval of Minutes:** Reading of the minutes of February 27, 2017 was waived; the minutes were approved as written. *Karen Miller motioned and Joyce Ranahan seconded. All approved.*

**President's Report, Elaine Abrams:** (1) Elaine Abrams presented options submitted by engineer Robert Hugenschmidt regarding drainage issues in the community. No decisions have been made as additional information is being sought. Prior to proceeding with any change to the banks at Cow Branch, the Department of Environmental Protection and other agencies will need to be contacted for evaluation and possible permits. This will be done by the engineer and contractor hired to do this work.

**Treasurer's Report, Karen Miller:** (1) Beginning in January, 2018, late fees will be charged for the month of January. Ameri-Tech has not done so in the past. (2) Karen Miller asked Nicole to request the list of late fee charges made for February, 2017. (3) She reported that otherwise all financial records are correct and close to budget. (4) Nichole Allard confirmed she has contacted the accountants to commence the audit of the 2016 financial records.

**Delinquencies Report:** In general, the same units become delinquent in payment of maintenance fees. Ameri-Tech sends letters to these owners in a timely fashion and payment schedules are sometimes arranged. Late fees are charged for all delinquent accounts whose balance exceeds \$100.

**Property Manager's Report, Nichole Allard:** (1) Ms. Allard advised of a complaint made to the sheriff's office and to management of a prowler observed in Elder Court. This person drives into the community and proceeds on foot. Please be aware of and report any suspicious activity to the Sheriff's Office. (2) Joyce Ranahan and Tracy Wallace met with Deputy Skipper, our liaison with law enforcement, about areas in the community where suspicious activity has been observed. The pool area and its parking lot are particularly at risk

because of their dimmer lit areas. Deputy Skipper suggested the installation of low-level, 10 foot decorative lighting that casts its light down rather than up, so as to prevent annoying those living nearby as much as possible.

Deputy Skipper also suggested that he address the Board and the Court Captains regarding a crime prevention and community awareness program that he offers. A meeting will be set up to arrange such a meeting. (3) Nicole Allard is contacting attorneys Rabin-Parker to prepare a resolution that would permit electronic voting in Strathmore's community affairs. (4) Ms. Allard is also looking into another pool class for our maintenance man to attend to get certified.

**Grounds Directors' Report: Joyce Ranahan and Tracy Wallace:** (1) *Tracy Wallace motioned and Joyce Ranahan seconded the acceptance of a proposal to provide bushes and shrubs in the amount of \$1867. The motion carried unanimously.* (2) Four pines and a tree in the pool area are diseased and contagious to other trees on property. They must be removed quickly to prevent the spread of the disease. (3) It was reiterated that healthy trees are not removed without a good reason. When such a request is made by an owner and inspected by an arborist and found to be healthy, the Board may grant permission to the unit owner to obtain the proper permits and County approval for the removal. Should County approval be obtained, the unit owner pays all costs for the removal of the tree, any required replacement tree, and the permit. (4) Joyce Ranahan updated the bulletin board. One resident in Arrow Wood offered to help in such matters. (5) The time to blow leaves off roofs is approaching. David Swingle must determine which roofs need blowing. Not all require it. (6) Some of the red reflectors placed at the front entrance island have been knocked off. (7) A letter will be sent to the owner of a Star Apple unit requesting the repair of a rotted fence.

**Court Captains' Report, Elaine Abrams:** All of the issues brought up at the Court Captains' meeting have been noted and are being reviewed.

**"For Discussion" and/or Progress Reports:** It is requested that cars not be parked on the main road while waiting for the school bus. Please pull into Silver Bell or Boxwood court to wait.

**Directors' Report:** (1) Fig Court will be used as a testing area for globe lighting once they are received. (2) As recommended by Deputy Skipper, a burglar alarm will be purchased for the maintenance shed door.

**New Business:** none

**Next Meeting Date:** The next meeting will be held at Ameri-Tech Property Management, 24701 U.S. Highway 19N on April 17, 2017 at 6:30 p.m.

**Adjournment:** The meeting adjourned at 7:45.

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 [rnsmalenchik@aol.com](mailto:rnsmalenchik@aol.com). (That's "r n s" not "m s".)