

Unapproved Minutes of the Budget/Annual Meeting of
Strathmore Gate East at Lake St. George HOA, Inc.
Held on November 6, 2017 at
Palm Harbor Community Center 1500 16th street, Palm Harbor FL 34683
www.strathmoregateeast.org

Elaine Abrams, President opened the meeting at 6:45 p.m., greeted the membership and determined that a quorum of board directors was present: Elaine Abrams, President; Richard Kramer, Vice President; Karen Miller, Treasurer; Sandra Malenchik, Secretary; Joyce Ranahan, Grounds Director; Jerre Pease, Buildings Director. Elaine Abrams introduced members of the 2016 Board of Directors as well as Nichole Allard and Phil Colettis, Ameri-Tech Property Management, Bob Mitchell, Mitchell Insurance and Deputy Charles Skipper, Pinellas County Sheriff's Office. A combination of 81 proxies and Association members present was achieved which satisfied the required 62 to meet the quorum.

Court Captains for 2017 were introduced and thanked on behalf of the community for their valued service. Board Directors serving in 2017 were also thanked for their service by the members present. A special tribute was made to Elaine Abrams and Jerre Pease for their dedicated service. Neither will be on the 2018 Board. A bouquet and gift were presented to Elaine.

Budget Meeting

A quorum of the Board of Directors was ascertained with six of the seven board members present.

Karen Miller opened the floor to questions on the proposed 2018 Budget. She stated that Association fees in 2018 would be increased to \$230. Ms. Miller explained to members that a need to increase reserves in 2018 was the primary reason for the increased Association fees. A unique savings in insurance premiums in 2017 had allowed the monthly fees to remain at \$299 for that year. However, the consultants hired by the Board in 2016 for an analysis of reserves allocations advised that rising costs in areas such as roofing, paving, etc. necessitated an increase in reserves allocation for 2018. The increased cost of maintaining trees is an additional factor in the increase of 2018 monthly fees. The trees on property are aging and cost an additional \$10,000 + in 2017 for removal and replacement of dead trees.

Karen Miller motioned and Sandra Malenchik approved adoption of the 2018 Budget. All Directors present voted aye. The 2018 Budget was approved unanimously. The meeting adjourned at 6:48.

Annual Meeting

The meeting was called to order at 6:50. Nicole Allard certified that a quorum of the Association membership both present and by proxy was attained. Proper notice of the meeting was posted. *Karen Miller motioned and Joyce Ranahan seconded waiver of the reading of the minutes of the 2016 Budget/Annual Meeting held on November 21, 2016.*

Bob Mitchell of Mitchell Insurance invited questions pertaining to the community's insurance packages and the impact of storms in 2017 on future rates. Mr. Mitchell explained there is an

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inequity between private home owners' insurance deductibles and deductibles paid by HOAs. This issue is being raised at the state level. The majority of Irma's impact on Pinellas County in 2017 was to trees and debris removal. However, the accumulated damage from many storms and natural events in 2017 will effect insurance rates as all insurance companies buy reinsurance from the same company. Strathmore has wind mitigating credits and a positive history of no insurance claims, but the rates are expected to rise in 2018.

Deputy Charles Skipper of the Pinellas County Sheriff's Office spoke with attendees about crime prevention and his work in community outreach, particularly forming and advising Neighborhood Watch Programs. He presents monthly meetings on various topics related to HOAs and to our HOA in particular. He suggested Strathmore form a Neighborhood Watch. Elaine Abrams called for volunteers for a Strathmore Neighborhood Watch which was answered by Diane Proios, Stacey Dasher , Pat _____ and Christine Vandermath ???. John Turner, a non-resident friend of one of the members offered his services for consultation in his area of physical engineering. Deputy Skipper announced that active police calls can be seen at pcsoweb.com and that suspicious activity should be reported to 727-582-6200. As always, for emergencies call 911.

Elections of Directors: Nicole Allard stated there were four "Notices of Intent" received from current Board members Richard Kramer, Karen Miller, Sandra Malenchik and Joyce Ranahan. These persons are automatically appointed. There are also three open slots. A call for volunteers was met by Stacey Dasher, Arrow Wood Court; Lorraine Powell, Fig Court; and Suzanna Alexander, Elder Court. These three persons are appointed by proclamation. The 2018 Board now consists of seven directors. Offices to be filled will be decided at the Organizational meeting of the Board following the Annual Meeting.

Reports from Officers:

Grounds Director, Joyce Ranahan: Ms. Ranahan gave an over-all report of grounds activities through 2017. Because of the age of trees in our community and the additional destruction from Hurricane Irma, a majority of the 2017 budget went to tree removal, replanting and trimming. The budget was about \$10,000 over that allocated because of tree issues. Tree trimming has just been completed. Additional rotten trees are being tagged by Swingle. New trees (those required by Pinellas County to replace those removed) will be planted only on the perimeter of the property and not close to buildings. Ms. Ranahan explained that there are two separate contracts for Grounds issues: one is for trees; the other is for landscaping. She then reiterated the use of red reflectors when an owner does not want the landscapers to trim shrubs, edge or use a chemical edger. Called "Mow, Blow and Go", election of this limited landscaping service must be filed with Ms. Ranahan who will supply a red reflector to be erected near the house number. Ms. Ranahan also discussed the lack of water for lawn sprinklers in the back four courts due to an electrical problem. This problem is being worked on and hopefully will be resolved soon. An issue was brought to Joyce's attention about the difficulty of some people with special requirements opening the lid of a dumpster and then holding it open and putting the garbage inside. Nicole Allard will contact waste management concerning this. Another issue discussed was uneven pavement in front of the Button Bush dumpster, making it difficult to use a walker. This will be investigated.

Treasurer, Karen Miller: Aside from her report as treasurer, Ms. Miller brought to the attention of attendees the new ability we have as a community to vote electronically. Logging on to this service is encouraged, not only because of the ease of voting for some, but also the assurance of achieving quorums for elections. Another benefit is that the Board projects the use of surveys to obtain the preferences of community members on various items in the future. Areas where the opinions of community members are sought by the Board will be determined from time-to-time and utilized as appropriate. If you want your opinion to be heard and if you would like to help satisfy the quorum needed for some community meetings and even to vote should you be unable to attend a meeting, please follow the directions in your Annual Meeting package.

Buildings Director, Jerre Pease: no report
Secretary, Sandra Malenchik, no report
Vice President, Richard Kramer, no report.

The audience and Board thanked the court captains, Jerre Pease, Elaine Abrams and Vernetta von Besser for their valued service during the past year.

Open Forum: A request was again made to heat the pool one month later in the winter and to not heat it in September when it is still warm. Elaine Abrams stated that the cost of propane for November/December will help the Board to arrive at a decision.

The lightening to be installed by the parking light was described. It has been ordered and will hopefully be installed in the near future.

One member suggested putting waste receptacles in various spots on the property to reduce littering. A second suggestions was to install an additional speed bumper near the front of the property, close to Tampa Road. It was determined to be unsafe to do so. Lastly: persons turning right onto Tampa Road are requested to turn into their right lane and not shoot across three lanes.

The 2018 Board of Directors will include: Richard Kramer, Sandra Malenchik, Karen Miller, Joyce Ranahan, Stacey Dasher, Lorraine Powell and Suzanna Alexander.

The meeting was adjourned at 8:05.

Respectfully submitted,

Vernetta von Besser, Friend of the Board, for Sandra Malenchik, Secretary

