

Approved Minutes of the Budget/Annual Meeting of
Strathmore Gate East at Lake St. George HOA, Inc.
Held on November 5, 2018 at
Palm Harbor Community Center 1500 16th street, Palm Harbor FL 34683
www.strathmoregateeast.org

Jenny Shoenfeld opened the meeting at 6:38 p.m. and determined that a quorum of board directors was present: Richard Kramer Abrams, President; Sandra Malenchik, Vice President; Karen Miller, Treasurer; Stacey Dasher, Secretary; Joyce Ranahan, Grounds Director; Suzana Alexandra, Asst. Ground Director; Lorraine Powell, Director. A combination of 64 proxies and Association members present was achieved which satisfied the required 62 to meet the quorum.

Budget Meeting

A quorum of the Board of Directors was ascertained with six of the six board members present. Karen Miller spoke on a couple items: (1) the reserve budget is increasing by \$2,000.00 a month which is possible due to the decrease in our insurance costs and the increase in collections efforts. (2) The fees that are being charged by unit turnovers is being covered. Ms. Miller opened the floor for questions. There were no questions from the members regarding the proposed budget. A motion was made by Karen Miller to accept the proposed budget and Richard Kramer seconded. All voted aye. The meeting adjourned at 6:38.

Annual Meeting

The meeting was called to order at 6:50. Jenny Shoenfeld 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 Richard Kramer seconded waiver of the reading of the minutes of the 2017 Budget/Annual Meeting held on November 6, 2017. All agreed.

Elections of Directors: Jenny Shoenfeld stated there were four “Notices of Intent” received from current Board members Karen Miller, Sandra Malenchik, Joyce Ranahan and Ken Rollins. These persons are automatically appointed. There are also three open slots. She called for any volunteers. Joyce Ranahan nominated Stacey Dasher who is already on the Board. There were no other volunteers. The 2019 Board now consists of five directors. Offices to be filled will be decided at the Organizational meeting of the Board following the Annual Meeting.

Open Forum:

A few members were inquiring about Mat's schedule and salary. Someone wanted to know if we plan to put a cap on his salary. The Board said they don't plan on it. Another member commented on how good Mat is for the community and that he should be making more.

There were a few questions regarding grounds issues. Any unit that has a grounds problem will need to submit a Work Order (which are located by the pool on the maintenance building) then Mat will come and address the problem and either fix it if possible, if not then he submits it to the Board for further action.

Joyce reminded the members of our website www.strathmoregateeast.org. The logins are:
ID-residents
Pswd- sgeowner

Pool heating came up again. They were requesting that the schedule be Oct-Dec. Instead of Sept-Nov. The Board said the issue becomes the cost of the propane to heat it will be addressed at the Board meeting.

Jenny personally thanked everyone who is currently serving on the Board and those have served the previous year.

Reports from Officers:

Grounds Director, Joyce Ranahan: Ms. Ranahan gave an over-all report of grounds activities through 2018. Three courts were painted this year. A new pool heater was put in. New electrical box and wiring was put in under Strathmore Gate road to the north shack for the irrigation pump. All the storm drains were cleared out including the back environmental area so when the water drains it doesn't form a lot of standing water. There was one major block in one storm drain by Bluff Oak that had to be dug out. The pump at the south shack was also replaced. Mat is working with FLC to replace broken sprinkler pipes. There were 37 trees taken out in 2018. Four poop station were installed and eliminating the dog waste around the community. Duke energy came and re-tagged all of our light pole as they were old and hard to read. We are also asking them to come and re-paint the poles. Three solar light from the pool parking lot were put in to help deter crime. There are a lot of railroad ties that falling apart. We completed the problem in Star Apple this year as they were the worse court. Next year we plan to do another court depending on which court needs it the most. We have implemented a Compliance Committee which impose fines for units that don't comply with requests for fix issues around their unit. We will have new dumpsters with locking bars and a recycle dumpster soon. The roofs will be blown off within the next couple months. The Court Captains meetings are going to be revamped. We will now do them quarterly.

Treasurer, Karen Miller; no report

Asst. Grounds Director, Suzana Alexander; no report

Secretary, Stacey Dasher; no report

Vice President, Sandra Malenchik; no report.

Sandra Malenchik said a special thank you to Karen Miller and Joyce Ranahan for all the hard work and extra efforts they put in the past year.

The 2019 Board of Directors will include: Sandra Malenchik, Ken Rollins Karen Miller, Joyce Ranahan, and Stacey Dasher.

The meeting was adjourned at 7:04.
Respectfully submitted,
Stacey Dasher, Secretary

