

Approved Minutes
Strathmore Gate East at Lake St. George Homeowner's Association, Inc.
Board of Directors Meeting,
April 23, 2018
Held at Ameri-Tech Community Management
24701 U.S. Highway 19 N. Suite 102, Clearwater, FL 33763
www.strathmoregateeast.org

Board Members Present: Richard Kramer, President; Sandy Malenchik, Vice President; Karen Miller, Treasurer; Joyce Ranahan, Grounds Directors; Lorraine Powell, Director, and Jenny Schoenfeld, Ameri-Tech Community Property Management.

Call to Order: Mr. Kramer declared that a determination of proper notice was posted, that a quorum was present and called the meeting to order at 6:30.

Approval of Agenda: The agenda was approved.

Reading and Approval of Minutes: Reading of the minutes of the Board Meeting of March 26, 2018 was waived. Karen Miller motioned and Sandy Malenchik seconded. All approved.

Guests Present: Helen Manke

President's Report, Richard Kramer: Richard welcomed all to the meeting.

Treasurer's Report, Karen Miller: Income and expenses are close to target. Karen has worked with Jenny and Ruth to recode certain expenses that were miscoded. She also reminded Jenny that revenue from Unit 186 needs to be allocated correctly.

Delinquencies Report, The Board has requested total amounts due including attorney fees for the delinquent accounts to discuss further action. Karen motioned and Joyce seconded to send Unit 058 and Unit 064 to the attorneys for foreclosure action. All approved.

Property Manager's Report, Jenny Schoenfeld: : Jenny reported that Unit 110 has called her again about the tree in the front of the unit. The Board has responded several times that the tree will not be removed since it is healthy and trimming of the surface roots will compromise its integrity. Jenny also reported that she received a few calls regarding the letter sent to all homeowners concerning more aggressive collections to be implemented including foreclosure. Finally, she reported that Karen found an overcharge from Waste Management and she has gotten a credit from Waste Management to be applied in June.

Grounds Directors' Report: Joyce Ranahan: Painting has been completed and Joyce and Sandy will walk those three courts with Avery Painting to develop a punch list of corrections to be applied. Bids have been submitted from ACPLM and Suncoast for sealing the roads. The board decided to postpone sealing until 2019 in light of all the tree work done in 2018, the number of car stops that will need to be replaced or scraped or repainted, and assurances from the Jenny that a delay will not jeopardize the parking or roadway. All storm drains have been cleaned out except one that was blocked. They will be putting a camera in the drain to see what the blockage is. They will determine the course of action to clear it at that time. The tree removal and railroad ties have been completed in Star Apple. Shrubs and trees have been ordered. 16 trees to be planted April 23.

Court Captains' Report: Issues brought up at the Court Captains' meeting are published in the "Court Captains' Notes", available on the dumpsters and emailed to those who request it. Often these issues are brought up within the context of various reports in these minutes, especially where action is being taken by the Board.

“For Discussion” and/or Progress Reports Residents can call Ameri-Tech to get referrals for vendors to help with any work that needs to be done prior to painting. Reminder: do not feed deer, raccoons, squirrels or any other animals as they are not friendly and could be potentially harmful. Also a reminder to pick up any animal waste out of respect to other residents and keeping the grounds sanitary.

Unfinished Business: Another type of LED lights were installed in Fig Court for testing and the ones in Buttonbush have now been replaced too. The violation list was reviewed and Jenny will send second/third letters to the owners. Roof repairs from damage caused by Hurricane Irma were completed on Fig, Boxwood and Diamond Lead Courts.

New Business: Jenny will be getting the latest Compliance Committee paperwork to the board for review and solicitation of homeowners to sit on that committee. This is becoming more important as several units have ignored prior letters.

Next Meeting Date: The next meeting will be held at Ameri-tech on May 29, 2018 at 6:30 p.m. The court captains will hold their next meeting on June 4, 2018.

Adjournment: The meeting adjourned at 7:50

Respectfully submitted, Stacey Dasher, Secretary.

Note: If you want the minutes emailed to you, please contact Stacey Dasher at staceydasher@yahoo.com.