

**Approved Minutes**  
**Strathmore Gate East at Lake St. George Homeowner's Association, Inc.**  
**Board of Directors Meeting,**  
**August 27, 2018**  
**Held at Ameri-Tech Community Management**  
**24701 U.S. Highway 19 N. Suite 102, Clearwater, FL 33763**  
**[www.strathmoregateeast.org](http://www.strathmoregateeast.org)**

**Board Members Present:** Richard Kramer, President; Sandy Malenchik, Vice President; Karen Miller, Treasurer; Stacey Dasher, Secretary; Joyce Ranahan, Grounds Directors; 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 6:27

**Approval of Agenda:** A motion was made by Sandy Malenchik and seconded by Joyce Ranahan to accept the agenda as written. The agenda was approved.

**Reading and Approval of Minutes:** Reading of the minutes of the Board Meeting of June 27, 2018 was waived. Sandy Malenchik motioned and Joyce Ranahan seconded. All approved.

**Guests Present:** Tim from Diamond Leaf

**President's Report, Richard Kramer:** Richard welcomed all to the meeting. He inquired about the Neighborhood Watch Program. In order to start that we need a few people to volunteer to help start that up. If you are interested please contact Stacey Dasher at [staceydasher@yahoo.com](mailto:staceydasher@yahoo.com).

**Treasurer's Report, Karen Miller:** Karen worked with Ruth to separate out the application fee from tenant checks. Otherwise everything remains the same.

**Delinquencies Report:** The Board received updated balances from Rabin Parker, Atty. They are in the process of reviewing all units and moving forward with appropriate measure to collect any funds that are owed.

**Property Manager's Report, Jenny Schoenfeld :** Jenny is still collection proposals for dumpsters and recycling. New dog poop station has been installed. The Disaster Guide has been added to the website and can be found here: [www.strathmoregateeast.org](http://www.strathmoregateeast.org) under the members tab. Jenny will be arranging to have a new Insurance appraisal on the community so we have an updated one before the next insurance renewal. There will be a \$10.00 charge for a pool key replacement. They will be given out by Mat.

**Grounds Directors' Report: Joyce Ranahan:** Railroad ties and irrigation on Star Apple has been complete. Joyce is still waiting to see about a retaining wall in place of the railroad ties that were removed. Paving is on hold until next year. All of the perimeter drains have been cleaned out.

**Court Captains' Report:** There will no longer be Court Captains' Meetings. At the monthly Board Meeting which was held August 27, 2018 it was decided that there will no longer be Court Captain Meetings. When issues arise regarding grounds or building problems residents can fill out a work order which are located near the entrance of the pool by the maintenance building. Any other issues can be directed to: Jenny Schoenfeld at Ameri-Tech. 727-726-8000 ext. 247 or [jschoenfeld@ameritechmail.com](mailto:jschoenfeld@ameritechmail.com).

**“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. 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. **Please be advised that the Board is unable to do anything regarding rodent problems. Unfortunately they live in and around the surrounding wooded areas and there is no solution to keeping them from roaming around.**

**Unfinished Business:** All in attendance voted for. Jenny will be getting with Rabin Parker, Atty to get an opinion to see if residence can get Solar installed on the buildings.

**New Business:** The Compliance Committee has been formed. Karen motioned that the Board of Directors accept the Compliance Committee and sign the Resolution, Richard seconded. All in attendance voted for. Jenny will be getting with Rabin Parker, Atty to get an opinion to see if residence can get Solar installed on the buildings.

**Next Meeting Date:** The next meeting will be held at Ameri-tech on September 24, 2018 at 6:30 p.m.

**Adjournment:** The meeting adjourned at 8:06 with a motion by Joyce and a second by Karen.Lorraine. All agreed.

Respectfully submitted, Stacey Dasher, Secretary.

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