

Approved Minutes
Strathmore Gate East at Lake St. George Homeowner's Association, Inc.
Board of Directors Meeting,
February 26, 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; Stacey Dasher, Secretary; Joyce Ranahan, Grounds Directors; Suzanna Alexander, Asst. Grounds Director; Lorraine Powell, Director, and Jenny Schoenfeld, Ameri-Tech Community Property Management.

Call to Order: Mr. Kramer was out of town and attended via conference call. Sandy Malenchik declared that a determination of proper notice was posted, that a quorum was present and called the meeting to order at 6:28

Approval of Agenda: The agenda was approved.

Reading and Approval of Minutes: Reading of the minutes of the Board Meeting of January 22, 2018 was waived. Karen Miller motioned and Joyce Ranahan seconded. All approved.

Guests Present: Helen Manke, new resident and Robert Mitchell from Mitchell Insurance. Robert went over the new proposed policy. The policy renews March 6, 2018. He mentioned they did not see rates go up as much as expected due to Hurricane Irma. He was able to lower our hurricane deductible from 3% to 2% per building. All other coverages remained the same. He was able to renew the policies with the same carriers. The total policy for 2018 is \$115,436.99, which came in about \$59,500.00 under what was budgeted. Karen Miller motioned to renew the policy and Sandy Malenchik seconded. All approved.

President's Report, Richard Kramer: Mr. Kramer was out of town and attended via conference call.

Treasurer's Report, Karen Miller: Karen has changed the timing of when she receives the invoices and disbursement ledgers from Wednesdays to Mondays to have more time to review them. In addition, to ensure she gets the monthly financials in a timely manner, Jenny will had deliver them on Wednesday at the scheduled bi-weekly meeting. She is still working on correcting the GL accounts when units are sold and monies due to the HOA being credited to the correct accounts. Letters were sent out to notify residents who underpaid that the new monthly dues changed from \$299.00 to \$330.00. It was determined; according to Florida Statues that any monies paid were to be first applied to any late fees, attorney fees, etc. prior to being applied to current fees owed.

Delinquencies Report, There is a concern with the units that have become very delinquent and the Board will be talking to the attorney to see what the options are to collect monies due to the HOA

Property Manager's Report, Jenny Schoenfeld: First round of fence repair letter went out on 1/24/18 and the second round went out on 2/24/18. Jenny has sent the number of car stops to the paving companies to get new proposals on repairing/replacing them. Jenny supplied proposals for the pool chemical delivery.

Grounds Directors' Report: Joyce Ranahan: The tree removal has been completed for the exception a two trees that were missed. They are just finishing up and getting any dead debris that is still hanging in any of the trees. The irrigation problem in the back courts has been finished. Matt along with FLC are working on fixing any broken sprinkler heads. Swingle will be out to work with Joyce on the perimeter drains and getting the drainage cleared up.

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: Joyce will have an update for tree replacement at the next meeting once Pinellas County comes out to check the property. Karen mentioned that there was a need for a new Board Members picture to be posted on the website along with some more updated pictures in the gallery. Lorraine Powell will be contacting Deputy Skipper to find out about setting up our first Neighborhood Watch meeting. Trinicon came out to inspect and measure the Railroad Ties. They are preparing a bid. We are still waiting for another proposal from another company. The main court in need of repair is Star Apple. The trees will have to be removed which Joyce is working with Swingle to find out what they can do. Jenny is still working out more detailed quotes from Suncoast and CPLM for the paving.

New Business: Karen Miller motioned to accept Triangle Pool bid for the heater and chemical delivery and Joyce Ranahan seconded. All approved. [Note: The pool heater has been replaced and is currently working and heating the pool]. It was brought to the Board's attention that the pool pump and filtration system is old and will be in need of replacement in the future. There is no definitive date set at this time. Elder will be the first court to be painted by Avery. Each resident will be receiving a notice prior to the painting to begin in each court with specific dates. FLC will be submitting a bid to cover with soil and sod, some large irrigation pipe that are exposed in Fig Court. Another type of LED lights will be installed in April. One in Fig court and 2 in Buttonbush. Sandy has gotten a hold of Duke to confirm it will be done in April. A unit in Star Apple is in need of all new pavers on the patio due to trees.

Next Meeting Date: The next meeting will be held at Ameri-tech on March 26, 2017 at 6:30 p.m. The court captains will hold their next meeting on March 6, 2018...

Adjournment: The meeting adjourned at 8:09

Respectfully submitted, Stacey Dasher, Secretary.

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