

Approved Minutes
Strathmore Gate East at Lake St. George Homeowner's Association, Inc.
Board of Directors Meeting,
January 22, 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, Grounds 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 Organizational Meeting of December 18, 2018 was waived. Karen Miller motioned and Sandy Malenchik seconded. All approved.

Guests Present: None

President's Report, Richard Kramer: Mr. Kramer went over the progress made with the tree removal and the electric in the back.

Treasurer's Report, Karen Miller: Karen went over the year-end for 2017. She mentioned the 2017 numbers ended up good. Karen has worked with Ruth Dorch at Ameri-Tech and fixed the accounting issues noted last month and has corrected the coding errors. Karen is still waiting to hear back from Ruth regarding the way the monthly assessments are being applied. The question came that to comply with Florida Statutes, any new payments coming in should be applied to late fees before applying to current charges. Karen requested that we have an audit done on our books. Sandy seconded the motion. All approved. Jenny will work on arranging the scheduling of that.

Delinquencies Report, Jenny said Ruth is sending out the delinquency letters on the last day of the current month for any monies due over \$1,000.00. Karen mentioned that notices were to be sent out twice a year regardless of how much is owed just to make the residents aware and to enable us to collect the smaller amounts due.

Property Manager's Report, Jenny Schoenfeld: The painting has been scheduled to begin March 1, 2018. Jenny has completed the letters for the residents to have wood fixed and clear out patio areas when the painting begins. Those will be going out. Jenny went around the property with Joyce and as a result, they have been able to close out some of the issues on the violations tracker. She has found a couple new companies to get pricing from for the pool chemicals. She is waiting for return phone calls. She is also working on finding a company for the replacement of the pool heater. . Any concerns regarding the property or questions can be directed to Jenny at JSchoenfeld@ameritech.com and any financial concerns or question can be directed to Ruth Dorch at RDorch@ameritech.com.

Grounds Directors' Report: Joyce Ranahan Tree removal for sector 2 has been completed. They have already taken out 15 trees. Permits for sector 1 & 3 have been applied for. Once Pinellas County inspectors come out and approve them then they can start on the tree removal for those. Once all the tree removal has been completed, Joyce will work on re-planting new trees. She will send out notices to Court Captains for any ideas and/or help as to where to plant them or if any residents are requesting any new trees. Sunshine Electric is waiting for Duke to come out so the electric can be completed. Duke hasn't given a time of when that will happen. The inspection has been passed but it can't be completed until Duke hooks up the electric.

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. The pest control company no longer does any dusting in the attic. When that was done years ago many residents didn't like it and complained. That was a prior company. If residents want it they can call and have it done at their own expense. Stacey has started the process of getting the crime watch program started. Just waiting on a background checks to come back on the members who will be heading the program. We are still hoping to have a few more members added to the program.

Unfinished Business: Stacey needs to update the board members on the bulletin board by the pool and get in touch with Deputy Skipper to set up the first meeting. 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. Jenny will be finalizing the bids from Suncoast and CPLM, the sealing and paving vendors, regarding how they will handle the parking stops since some of them are not in great shape. She will also find out the method of how the sealing of the roads will be applied as well as any road repairs that need to be done. There is a concern that once the sealing of the road is scheduled, how to handle any cars that have not been moved or made arrangements to be moved. That will be addressed again as the time approaches.

New Business: Jenny is still waiting on callbacks for a new pool heater as well as pool supplies. Star Apple and Elder courts need new railroad ties. There are a few options to decide upon depending on costs and procedure to have it done. The issues to contend with are keeping the existing landscaping intact while a new wall is built in addition to making sure the roadways remain wide enough to remain in compliance with Pinellas County regulations. Jenny will be making some calls to have contractors come out and look at the courts to give us some options of what can be done.

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

Adjournment: The meeting adjourned at 7:38

Respectfully submitted, Stacey Dasher, Secretary.

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