

Approved Minutes
Strathmore Gate East at Lake St. George Homeowner's Association, Inc.
Board of Directors Meeting,
June 27, 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; and Phil Colettis 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 6:25

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

Reading and Approval of Minutes: Reading of the minutes of the Board Meeting of May 29, 2018 was waived. Karen Miller motioned and Joyce Ranahan seconded. All approved.

Guests Present: No guests present.

President's Report, Richard Kramer: Richard welcomed all to the meeting. He complimented the Grounds Directors on how outstanding everything looks.

Treasurer's Report, Karen Miller: Things with the monthly financials are looking good. Some minor changes need to be made to change what accounts items are being posted. Karen is looking into a billing problem with FLC.

Delinquencies Report: There are a couple units that are in the process of foreclosure. The Board will determine what further action to take on some other units once they receive updated balances from Rabin Parker, Atty.

Property Manager's Report, Jenny Schoenfeld (via written report supplemented by comments from Phil Colettis): The mirror for Elder court has been ordered. Jenny has offered a new date for the budget workshop as the dates suggested were too early. She will also be looking for a venue to hold the annual meeting. A request was sent to Duke Energy to have the street light retagged as the current ones are worn off and unreadable. Jenny will be checking with Ruth to verify if owners were billed for repair work provided by Avery Painting prior to painting of the buildings.

Grounds Directors' Report: Joyce Ranahan: A proposal was submitted from GA Nichols Company to repair the broken storm drain by the electrical box and clear the blocked storm drain by Bluff Oak. Joyce motioned to have these repairs completed, Suzanna Alexander seconded, all approved. Joyce has applied for a permit to remove dead tree in Fig. Waiting on the permit to arrive. GA Nichols will give a revised bid to removing railroad ties and grading on Star Apple. In addition, she will be getting a bid from Pecker Heads Tree & Removal for the same job on Star Apple. Sunshine Electric is supposed to put a motion light on the outside of the shed by the pump in the back courts.

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. There was no meeting in May. The next Court Captains meeting will be on September 4th.

“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: The Compliance Committee is still being organized. The procedures are being finalized with the Attorney so that they can be added to our Rules and Regulations. Once that has been completed the Board will ask for volunteers from homeowners to sit in on that committee.

New Business: Service Masters provided a service agreement that would provide “Priority Response” in the event we had any type of disaster occur. Joyce motioned that we sign the contract, Sandy Malenchik seconded it, all approved. Richard Kramer signed the contract. Once the Board receives the final signed contract back from Service Masters it will be put on the website for all residents to see. A vote was taken on whether or not to allow residents to move their assigned parking spots. Karen motioned for moving assigned parking spots and Richard seconded. Karen and Suzanna voted – for, Richard, Sandy, Joyce, Stacey – against. Majority rules, assigned parking spots cannot be relocated.

Next Meeting Date: There will not be a meeting in July as most of the Board member will not be available. The next meeting will be held at Ameri-tech on August 27, 2018 at 6:30 p.m. The court captains will hold their next meeting on September 4, 2018...

Adjournment: The meeting adjourned at 7:55 with a motion by Sandy and a second by Loraine. All agreed.

Respectfully submitted, Stacey Dasher, Secretary.

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