

**Approved Minutes**  
**Strathmore Gate East at Lake St. George Homeowner's Association, Inc.**  
**Board of Directors Meeting,**  
**March 26, 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; Suzanna Alexander, Asst. Grounds Director; 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 6:49

**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 Richard Kramer seconded. All approved.

**Guests Present:** Mark Watson from Rabin Parker Attorneys at Law via teleconference. He discussed the process for the Board regarding how to take legal action to collect delinquent dues. Ameri-Tech will be sending a letter to all residents concerning delinquencies and foreclosures. Mary Ellen Skutack from 4049 Arrowwood Court attended the early part of the meeting prior to being officially called to order.

**President's Report, Richard Kramer:** Painting is still in progress. Avery Painting will address touch-up's once the painting has been completed. Residents who didn't correct repairs prior to Avery beginning will be getting an invoice for the cost of the repairs being done.

**Treasurer's Report, Karen Miller:** Other than a few items being posted incorrectly, which Ruth Dorch has fixed everything else is on schedule. Karen signed the Engagement Letter for the yearly audit.

**Delinquencies Report,** These were discussed at the beginning of the meeting with Mark Watson, Atty.

**Property Manager's Report, Jenny Schoenfeld:** Jenny has been working on getting additional proposals for tree work to be done on Star Apple also proposals for Joyce for the storm drain jetting. Final letters went out to units to prepare them for painting.

**Grounds Directors' Report: Joyce Ranahan:** The storm drains in the back perimeter have been cleaned out. Now Joyce is just waiting on the proposals for the jetting/ pressure cleaning of the drains. Joyce is currently working on bushes. She has already ordered shrubs for the residents who have requested them. She has not yet ordered sod. She is going to put a row of bushes from Silver Bell to the entrance to match the other side and help obstruct the view of cars coming in and out of the entrance. Joyce has reviewed a few bids for the replacement of trees. It was decided to use FLC for the new trees to be planted in place of the one that were removed. Karen made a motion to accept the bid for FLC and Joyce seconded. All approved.

**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:** Trinicon is still adjusting their bid for the railroad ties. We are still waiting for another proposal from another company. Jenny is still working on more finalized quotes from Suncoast and ACPLM for paving and stenciling of the car stops. 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. It was discussed to get a mirror at the entrance of Elder Court due to the way the road curves and it obstructs the vision of the cars that come in and out of that court.

**New Business:** One unit in Star Apple will have the railroad ties removed and not replaced as they are removing the trees and grading the ground to make it more level so there is no need for them. Another unit in Star Apple will have trees removed due to the trees causing the front patio concrete to lift up. Another type of LED lights will be installed in April for Fig and Buttonbush courts.

**Next Meeting Date:** The next meeting will be held at Ameri-tech on April 23, 2017 at 6:30 p.m. The court captains will hold their next meeting on May 1, 2018...

**Adjournment:** The meeting adjourned at 8:16

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).