

**Approved Minutes**  
**Strathmore Gate East at Lake St. George Homeowner's Association, Inc.**  
**Board of Directors Meeting,**  
**May 29, 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 6:40

**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 April 23, 2018 was waived. Karen Miller motioned and Joyce Ranahan seconded. All approved.

**Guests Present:** Helen Manke. She was concerned about a rodent problem she was having and was seeking advice on the best way to handle it being that the units are connected.

**President's Report, Richard Kramer:** Richard welcomed all to the meeting.

**Treasurer's Report, Karen Miller:** Things with the monthly financials are looking good. Karen is working with Jenny to try and find a way that the Association will not lose money on the fees being charged for processing new applications.

**Delinquencies Report:** Followed up on units that were already sent to Attorney for foreclosure. Looked at additional units that are approaching the final stages of delinquency that will be forwarded to the Attorney.

**Property Manager's Report, Jenny Schoenfeld:** Outstanding painting issues have been reported to Avery Painting. Sunshine Electric is supposed to install a motion sensor light by the back electrical pump.

**Grounds Directors' Report: Joyce Ranahan:** The Board is considering finishing the rail road ties that need to be replaced in Star Apple. Due to the high cost of replacing/repairing them throughout the community it was mentioned that only one court be completed at a time. Jenny will be getting estimates to see which would be more cost effective either removing or replacing them. The back storm drain has not been cleared out yet however, Joyce has obtained the video of the blockage and forwarded that to Jenny to get estimates to get it cleared out. Joyce is still working on locating and mapping the drain traps. There are still 6 trees left to plant.

**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 4<sup>th</sup>.

**"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.

**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. Jenny will be checking on getting the mirror for Elder Court. The sewer in the back by the electrical station is in need of repair and options include putting up bollards and a steel plate or just fixing the concrete. That is being worked on. Karen questioned why the Board photo was not on the website. Jenny will be checking.

**New Business:** There have been problems with large items being put in or around our dumpsters. This has been an ongoing concern as the Association has to pay an additional fee to have them picked up whether the items are being dumped by residents or non-residents. If you have a large item that needs to be disposed of please make alternative arrangements. Jenny will be getting with Robert Mitchell Insurance to put together some procedures in the event an emergency or hurricane occurs, so we will have a plan in place. The board also asked Jenny to arrange for ServePro to come speak about establishing a relationship prior to an emergency or hurricane. A vote took place regarding putting in dog poop stations. Karen motioned for 2 dog poop stations and Sandy seconded. Richard Kramer – against, Sandy Malenchik, Karen Miller, Stacey Dasher, Joyce Ranahan, Suzanna Alexander, Loraine Powell – for. Majority rules. Two dog poop stations will be put on the main road, one towards the entrance and one in the back. They will include free bags and a waste container.

**Next Meeting Date:** The next meeting will be held at Ameri-tech on June 27, 2017 at 6:30 p.m. The court captains will hold their next meeting on September 4, 2018...

**Adjournment:** The meeting adjourned at 8:10 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](mailto:staceydasher@yahoo.com).