

**Approved Minutes**  
**Strathmore Gate East at Lake St. George Homeowner's Association, Inc.**  
**Board of Directors Meeting,**  
**September 24, 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; Suzana 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 6:27

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

**Reading and Approval of Minutes:** Reading of the minutes of the Board Meeting of August 27, 2018 was waived. Karen Miller motioned and Suzana Alexander seconded. All approved.

**Guests Present:** None

**President's Report, Richard Kramer:** Richard welcomed all to the meeting. Jenny clarified a couple questions Richard had regarding 2 new applications.

**Treasurer's Report, Karen Miller:** There were coding errors with accounts where charges and income were recorded that Jenny will have Ruth fix. Karen questioned why we are paying Rabin Parker, Atty every time we request updates on delinquent units since Karen remembered that Ben Rabin advised that they would not charge for regular updates when he first met with the Board to have us engage his firm. Jenny will check with them to see if there is a reason why we are being charged and try to have that eliminated. Otherwise everything remains the same and our finances are in good shape.

**Delinquencies Report:** The Board received updated balances from Rabin Parker, Atty. They are in the process of reviewing all units and moving forward with appropriate measure to collect any funds that are owed. There are currently six units at the Attorney that have liens and/or foreclosures in process.

**Property Manager's Report, Jenny Schoenfeld :** Jenny went over new the sales/leases for the month. The Annual Meeting notice was mailed out to all residents on September 5, 2018. Jenny will be ordering the updated appraisal of the property. She also got an appraisal for roof cleaning for all the buildings. The price was reasonable and will be scheduled to be done after hurricane season. There we no new violations this month.

**Grounds Directors' Report: Joyce Ranahan:** Joyce was out of town and will provide a report by next meeting.

**“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. There will be a \$10.00 charge for a pool key replacement. They will be given out by Mat. The Disaster Guide has been added to the website and can be found here: [www.strathmoregateeast.org](http://www.strathmoregateeast.org) under the members tab. When issues arise regarding grounds or building problems residents can fill out a work order which are located near the entrance of the pool by the maintenance building. Any other issues can be directed to: Jenny Schoenfeld at Ameri-Tech. 727-726-8000 ext. 247 or [jschoenfeld@ameritechmail.com](mailto:jschoenfeld@ameritechmail.com). 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:** Jenny is still collecting proposals for dumpsters and recycling. New dog poop station has been installed. Lorraine, Sandy and Joyce will be picking a date to go through all the old records that have been in storage. Jenny is waiting on advice from Rabin Parker, Atty regarding installing solar panels

**New Business:** The Annual Budget meeting is scheduled for 6:30 on November 5, 2018 at the Palm Harbor Community Center.

**Next Meeting Date:** The next meeting will be held at Ameri-Tech on October 22, 2018 at 6:30 p.m.

**Adjournment:** The meeting adjourned at 7:27 with a motion by Karen Miller 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).