

Unapproved Minutes
Strathmore Gate East at Lake St. George Homeowner's Association, Inc.
Board of Directors Meeting,
April 22, 2019
Held at Ameri-Tech Community Management
24701 U.S. Highway 19 N. Suite 102, Clearwater, FL 33763
www.strathmoregateeast.org

Board Members Present: Sandra Malenchik, President; Ken Rollins, Vice President; Karen Miller, Treasurer; Stacey Dasher, Secretary; Joyce Ranahan, Grounds Director; Helen Manke, Director and Jenny Kidd, Ameri-Tech Community Property Management.

Call to Order: It was 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: A motion was made by Karen Miller and seconded by Ken Rollins to accept the agenda as written. The agenda was approved.

Reading and Approval of Minutes: Reading of the minutes of the Board Meeting of March 25, 2019 was waived. Karen Miller motioned and Joyce Ranahan seconded. All approved.

Guests Present:

President's Report, Sandra Malenchik: Sandy welcomed all to the meeting. Everything looks good.

Treasurer's Report, Karen Miller: Karen asked Jenny about getting the Engagement Letter for the yearly audit. Karen noticed that there were a handful of checks and bank transfers that have not cleared the bank dating back to last year. Jenny will be getting with Ruth to investigate and resolve the issue. Otherwise everything looks good.

Delinquencies Report: The delinquencies have been dramatically reduced.

Property Manager's Report: Jenny went over the sales/leases for the month. Jenny got a company to order numbers for units that need replacement. Joyce made a motion Sandy seconded. All approved. There is still some discrepancies with the bids for sealing. Jenny will be getting the bids narrowed down to all have the same information with final pricing. Jenny has been updating all the documents on the website so they are current.

Grounds Directors' Report: Joyce Ranahan: Ken Avery will be painting the recycling enclosure. Painting is in progress. Trimming and cutting of trees is still ongoing. Joyce requested Phil to help her with a drainage issue on Fig. There is rotting wood on Honeylocust in a couple places. Joyce motion to fix rotting wood in Honeylocust. Ken Rolling seconded. All agreed.

"For Discussion" and/or Progress: Joyce is still working on the blockage in Cow Branch. She was told by Pinellas County that it was our responsibility.

Unfinished Business: Jenny got proposals from solar companies for lights by the gazebo. She is also going to get a couple electrical ones to compare.

New Business: Karen suggested that Mat bleach and pressure wash the rocks near the speed humps as they are looking dirty.

Next Meeting Date: The next meeting will be held at Ameri-Tech on May 29, 2019 at 6:30 p.m.

Adjournment: The meeting adjourned at 7:32 with a motion by Sandy Malenchik and seconded by Joyce Ranahan. All agreed.

Respectfully submitted, Stacey Dasher, Secretary.

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