

**Unapproved Minutes**  
**Strathmore Gate East at Lake St. George Homeowners Association, Inc.**  
**Board of Directors Meeting,**  
**August 26, 2019**  
**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:** Ken Rollins, President; Helen Manke, Vice President; Karen Miller, Treasurer; Stacey Dasher, Secretary; Joyce Ranahan, Grounds 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 Joyce Ranahan to accept the agenda as written. The agenda was approved.

**Reading and Approval of Minutes:** Reading of the minutes of the Board Meeting of June 24, 2019 was waived. Karen Miller motioned and Joyce Ranahan seconded. All approved.

**Guests Present:**

**Presidents Report, Ken Rollins:** Ken complimented Karen for the newsletter that she created for the community.

**Treasurers Report, Karen Miller:** Karen was happy with where we are sitting from the financial aspect and on schedule for the year. She said that there was nothing unusual at this time. Karen will start working on the budget for 2020.

**Delinquencies Report:** The delinquencies have been dramatically reduced. There is currently one unit getting ready to go to the attorney for late HOA fees.

**Property Managers Report :** Jenny went over the sales/leases for the month. Diamond Leaf court sign was installed today. Jenny received a bid to fix the concrete in various areas. Jenny has the bid for the carriage lights by the tennis court. The Board agreed to go ahead with the lights provided they send a picture of what they will look like before installation to make sure they match all the other ones. Joyce motioned to accept the bid, Helen Manke seconded. All approved. Jenny will be checking with Ruth to get an update regarding a violations fine that was issued that we haven't received.

**Grounds Directors' Report: Joyce Ranahan:** There are a lot of units that are having flooding problems. One major way to avoid some of it is to install gutters however, if the rain is coming heavy within a short period of time there is not much that can be done. Mat will be digging a trench behind his office to try and avoid flooding in his office. Joyce is supposed to still plant 20 trees but she is still working with Pinellas County regarding tree replant options. There is nothing the Board can do with armadillos they will just move to a new area.

**"For Discussion" and/or Progress:**

**Unfinished Business:** Jenny will be getting more information on a microbial cleaner to spray dumpsters to prevent maggots from breeding. She is also still working on the erosion issues and hopefully obtaining 3 proposals. She is also going to get another proposal for the concrete to compare with the one we have. Jenny will be getting with the Attorney regarding how to handle the Star Apple Cow Branch canal and shore up project.

**New Business:** Ken Rollins announced that he will be stepping down as President at the Annual Meeting due to business restraints and will not be able to hold the position after this year.

**Next Meeting Date:** The next meeting will be held at Ameri-Tech on September 23, 2019 at 6:30 p.m.

**Adjournment:** The meeting adjourned at 7:24 with a motion by Ken Rollins and seconded by Karen Miller. 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).