

**Approved Minutes**  
**Strathmore Gate East at Lake St. George Homeowner's Association, Inc.**  
**Board of Directors Meeting,**  
**February 25, 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:** 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 6:37

**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 January 28, 2019 was waived. Karen Miller motioned and Ken Rollins seconded. All approved.

**Guests Present:** Robert Malenchik

**President's Report, Sandra Malenchik:** Sandy welcomed all to the meeting.

**Treasurer's Report, Karen Miller:** Karen went over the monthly financials. She is working on making sure all invoices are posted to the correct account on a monthly basis going forward for accuracy. Karen answered some questions from Joyce and Ken regarding the reserve accounts and how they are handled. Otherwise she is satisfied with where we are at.

**Delinquencies Report:** The Board reviewed the aging report and have eight units set to go the Attorney at the end of this month if the accounts are not caught up.

**Property Manager's Report:** Jenny went over the sales/leases for the month. Letters have been sent out to unit owners to make repairs prior to painting. Joyce and Jenny will be going around to see how many units have the repairs done and monitor others to make sure they get done. Violation letters have been sent out to 3 units. We received a check from Geico for the tree that needs to be replaced in the back of Silver Bell from the car accident. A decision was made on the color of the new bulletin board. It will be Woodland Green with black poles. Jenny supplied three painting bids. Avery Painting, Lowes, and The Daily Group, Inc. Karen motioned to accept Avery Painting, Ken seconded, all agreed. Jenny will be getting with Ken from Avery to address some concerns that we had when they painted last year.

**Grounds Directors' Report: Joyce Ranahan:** Joyce got the bids from Pecker Heads Tree for replacement of railroad ties/grading on Elder, Honey Locust, and Yucca court. Ken Rollins motioned to accept the bids Joyce seconded, all agreed. She also had the bid from Pecker Heads Tree for the tree trimming and removal for this year. Joyce motioned to accept the bid and Ken seconded, all agreed.

## **“For Discussion” and/or Progress**

**Unfinished Business:** Jenny will be getting information on detailed standards for installation of solar panels from several different vendors to see how we can implement standards in our community. Sealing the roads: Jenny received three quotes for the Board to review, all three were significantly different. Jenny will be going back vendors to clarify some things. The sealing needs to be done this year. Jenny will be sending out an email immediately to seasonal residents regarding cars left here. They will need to give their key to someone to move it when the sealing takes place. If that does not happen the car will be towed to move it and towed back at the owner's expense.

**New Business:** We got the insurance quote from Robert Mitchell Ins. The budgeted amount for this year was \$127,000.00. The quote came in at \$94,048.62. Karen motioned to accept the bid, Ken seconded and all agreed. Karen made a motion to transfer \$32,951.38 the amount of the difference be put into the reserve account, Joyce seconded, all agreed. The new trash and recycling service will begin in April.

**Next Meeting Date:** The next meeting will be held at Ameri-Tech on March 25, 2019 at 6:30 p.m.

**Adjournment:** The meeting adjourned at 8:00 with a motion by Sandra Malenchik and a second by Ken Rollins. All agreed.

Respectfully submitted, Stacey Dasher, Secretary.

Note: If you want the minutes emailed to you, please contact Stacey Dasher at [stacedasher@yahoo.com](mailto:stacedasher@yahoo.com).