

Approved Minutes
Strathmore Gate East at Lake St. George Homeowner's Association, Inc.
Board of Directors Meeting,
January 28, 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; and Jenni 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 6:33

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 November 26, 2018 was waived. Karen Miller motioned and Ken Rollins seconded. All approved.

Guests Present: Helen Manke

President's Report, Sandra Malenchik: Sandy welcomed all to the meeting. She notified us that she has moved and her unit is for sale. Upon the sale of her condo she will have to step down as President. Ken Rollins will take her role once Ms. Malenchik leaves until the Board of Directors holds an election. She mentioned that the roof cleaning had been done and residents were asking about cleaning the gutters. The gutters are the responsibility of each owner.

Treasurer's Report, Karen Miller: Karen went over the monthly financials. Karen spoke with Jenny about coding income and expenses correctly and the importance of having all issues corrected prior to preparation of the annual statement. There were some issues with which invoices should be paid from the reserve accounts as opposed to the operating account.

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. The amount of delinquencies has been reduced drastically.

Property Manager's Report,: Jenny went over the sales/leases for the month. She has put together a letter to go out to all the units that will have painting done this year for repairs that need to be done prior to painting. The date for repairs to be finished is March 1, 2019. The courts to be painted this year are Buttonbush, Honeylocust, and Corkwood. Jenny is currently getting estimates from several painting contractors. There will be a new sign put up at the tennis court. Jenny received bids for the drainage problem behind a unit in Star Apple. The Board decided that J Bolt Construction will be doing the work. Joyce motioned and Karen seconded it. All agreed. The proposals for the new bulletin board were reviewed. The Board decided on Forsite. Sandy motioned and Joyce seconded. All agreed. This will be delivered in March.

Grounds Directors' Report: Joyce Ranahan: Concrete pouring for the recycling dumpster has been completed. The electrical problem at the pool has been completed. After heating the pool in December this past year, it didn't seem cost effective to continue to do it. The pool will not be heated in December going forward. Jenny is still getting prices for a new propane tank for the pool. Jenny heard from Duke Energy and they will be able to come out in July to paint the light poles. The Board is re visiting the Court Captains Meetings to be held quarterly. Anyone interested can contact Jenny Kidd at JKidd@ameritechmail.com. Joyce is working to talk to Pinellas County regarding Cow Branch (the canal) to see who is responsible for maintaining it. There is a lot of debris and the water is not flowing properly.

“For Discussion” and/or Progress Reports Residents can call Ameri-Tech to get referrals for vendors to help with any repair work that needs to be done to maintain standards in the community. **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, to be in compliance with the law, 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 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 Kidd at Ameri-Tech. 727-726-8000 ext. 247 or JKidd@ameritechmail.com. 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 and entering units where there is unintentional access.

Unfinished Business: Trailer for Mat: Jenny will confer with Mat to develop a specification for what he needs and then will seek out vendors and prices. Jenny will be getting information on the detailed standards for installation of solar panels. Sealing the roads: Jenny is compiling quotes for the Boards to review.

New Business: Joyce is working with Dave Swingle and Perckerheads to finalize their proposals for this year's tree trimming and removal. Joyce will also be working with Peckerheads Tree to get bids for railroad ties or grading in lieu of the railroad ties. The Board will then decide which courts will be done this year. Karen motioned to have Helen Manke join the Board of Directors, Sandra seconded. All agreed.

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

Adjournment: The meeting adjourned at 8:36 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 staceydasher@yahoo.com.