

Unapproved Minutes
Strathmore Gate East at Lake St. George Homeowners Association, Inc.
Board of Directors Meeting,
June 24, 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 6:28

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 May 30, 2019 was waived. Karen Miller motioned and Ken Rollins seconded. All approved.

Guests Present:

Presidents Report, Sandra Malenchik: Sandy welcomed all to the meeting. She informed the Board that her unit has sold and she will no longer be President as of July 1, 2019. Karen Miller motioned for Ken Rollins to take over as President and Helen Manke become Vice President. Joyce Ranahan seconded, all approved.

Treasurers Report, Karen Miller: Karen didn't notice anything out of the ordinary this month. Karen went over the reserves accounts and explained what was left in each specific account. Karen suggested that the extra monies that were over the FDIC limits be put into CDAR's in four separate CDs: three months, six months, nine months and a year. Then, as they become due, roll them over for a year. That way there is always one-quarter of the reserve money available each quarter to pay for large projects.. Jenny will get with Karen Broder at Ameri-Tech to get that handled.

Delinquencies Report: The delinquencies have been dramatically reduced. There are currently two units getting ready to go to the attorney for late HOA fees.

Property Managers Report : Jenny went over the sales/leases for the month. Jenny presented a proposal to upgrade the entire pool system since it will need to be replace in the future as it is old. She also had a proposal to repair the erosion behind Star Apple due to Cow Branch. Because it is environmental she is trying to get someone from Pinellas County to get information. Jenny is still working on the lighting for the Gazebo by the tennis courts. Jenny will be looking into recycled parking stops versus concrete. Jenny received some information from Phil Colettis on the Sealcoating based on his experience and it was determined that it was not necessary and wouldn't prolong the life of the pavement for what it is going to cost. Joyce made a motion not to do the sealcoating, Karen seconded, all approved.

Grounds Directors' Report: Joyce Ranahan: Joyce received a bid from Peckerheads to bring fill dirt and sod to cover a main sprinkler pipe in Fig Court and to fill in behind a unit in Diamond Leaf Court. She thought it was a little high so she is getting another bid. Joyce reported that there is now a new palm at the entranceway center island. She also is speaking with Pinellas County to reduce the number of replacement trees they contend we have to plant. Joyce has already successfully reduced that number from 28 to 20 and is now exploring other avenues to reduce that further. Joyce also reported that she has arranged for a total of 94 bushes to be planted this year. Finally, she mentioned that five address plaques have been replaced with new ones to make them visible for emergency services.

"For Discussion" and/or Progress:

Unfinished Business:

New Business: Jenny is looking to various locations to hold the annual meeting on November 4th. She also confirmed that the budget preparation meeting is scheduled for September 11 at 10:00 AM at AmeriTech's headquarters in Clearwater.

Next Meeting Date: There will be no meeting in July due to schedule conflicts. The next meeting will be held at Ameri-Tech on August 26, 2019 at 6:30 p.m.

Adjournment: The meeting adjourned at 7:33 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 stacedasher@yahoo.com.