

Approved Minutes
Strathmore Gate East at Lake St. George Homeowner's Association, Inc.
Board of Directors Meeting,
March 25, 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 February 25, 2019 was waived. Karen Miller motioned and Ken Rollins seconded. All approved.

Guests Present:

President's Report, Sandra Malenchik: Sandy welcomed all to the meeting. She made a motion that Mat get a bonus for extra work with irrigation and laying down sod in three courts that saved the community \$3,400.00. Joyce Ranahan seconded. All approved.

Treasurer's Report, Karen Miller: Karen confirmed with Jenny that the application fees received will be posted in the month they are received. The money that was left over from the budgeted amount after the new insurance policy was paid was put into the reserves. After reviewing the quote we received from Ferrell Gas it was financially better to change over to them from Suburban which we have been using. Karen made a motion to accept the offer from Ferrell Gas and Sandy Malenchik seconded. All approved.

Delinquencies Report: The delinquencies have been dramatically reduced. There are currently no units at the Attorney.

Property Manager's Report: Jenny went over the sales/leases for the month. There are 3 units that have not complied with their violation letters so the Board is moving forward with fining them. Karen made a motion to fine \$50.00 a day up to \$1,000.00 to complete the repairs. Sandy seconded. All agreed. These units will have an opportunity to meet with the fining committee with any objections. The tennis court sign has been completed. The bulletin board will be installed in April. The dumpsters will be removed on April 16th and the new ones will be installed on April 17th along with a recycling dumpster. This will only leave one night that there will be no dumpster. Residents will be requested not to put anything in the dumpster area overnight as it may delay the delivery of new ones.

Grounds Directors' Report: Joyce Ranahan: Debris that is picked up from the common areas is piled up behind Mat's building and it backs up to some units in Corkwood. She will be looking into some fencing to contain it and planting some bushes.

“For Discussion” and/or Progress. Some units have their plaque with the address numbers falling off. Jenny will be checking with a sign company to see about replacement and cost. Joyce is still working on the blockage in Cow Branch. She was told by Pinellas County that it was our responsibility.

Unfinished Business: Joyce has 8 units with broken bases for globe lights. She will be checking into what it will take to get them repaired. Jenny has received detailed plans for solar installation and are under review by a third party. She is still gathering more information to make sure we are in compliance with electrical issues. Jenny is still getting all the sealcoating proposals to have exact comparisons on the scope of work to be done.

New Business: Karen motioned to deny an application in Diamond Leaf, Joyce seconded. All agreed. Jenny will see about another light by the gazebo near the tennis courts. Cameras may be installed on owners units as long as they are only recording their own property and unobtrusive. An architectural request will need to be filled out and approved before installation.

Next Meeting Date: The next meeting will be held at Ameri-Tech on April 22, 2019 at 6:30 p.m.

Adjournment: The meeting adjourned at 7:45 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.