

**Unapproved Minutes**  
**Strathmore Gate East at Lake St. George Homeowner's Association, Inc.**  
**Board of Directors Meeting,**  
**August 24, 2020**  
**Held Virtually**

**Board Members Present:** Helen Manke, President; Pam Irwin, Vice President; Stacey Dasher, Secretary; Karen Miller, Treasurer; Joyce Ranahan, Grounds Director; James Gamble, Buildings Director; Eileen Schnauder, Delinquencies 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 6:31.

**Approval of Agenda:** The agenda was approved as written. Karen motioned and Eileen seconded. All approved.

**Reading and Approval of Minutes:** Reading of the minutes of the Board Meeting of June 22, 2020 was waived. Karen motioned, and Eileen seconded. All approved.

**Guests Present:** Carmen Camareno, Elaine Abrams, Shelly Trachenberg, Ciria Schneider.

Shelly inquired about changing her parking spot. If a unit in her court was in foreclosure because it seems the property is not being maintained. She also had a complaint about a neighbor randomly ringing other neighbors' doorbell. She was informed that we are unable to change parking spots. In addition, she would have to look up the foreclosure online and address the doorbell ringing with the police as it is a domestic issue.

Carmen submitted hurricane shutters for approval, and she had not heard anything back. She resent it to Jenny for approval. She also inquired about the Elder Court sign being replaced. She was informed that it was on the agenda for tonight's meeting.

Elaine wanted to let the board know about pressure washing the retaining wall on Tampa Road. She mentioned that the last time it was done some of the concrete had come off due to the pressure of the water being too hard. Joyce informed her that we have already had the wall pressure washed and they did the best they could due to some permanent stains. She would like FLC to come to her house to speak about the receding grass line. She was told to put in a ticket for the ground's director. She was wondering if we could have a Court Captain meeting now that we have access to Zoom.

Ciria did not have any comments

**President's Report, Helen Manke:** Helen Manke welcomed all to the meeting. She thanked Jenny for setting up the virtual meeting.

**Treasurer's Report, Karen Miller:** Karen mentioned that as the CDAR's are rolling over the interest rates are dropping. She was questioning two invoices she had for the pressure washing and asked if she should pay them. Joyce approved. She also questioned Jenny about an invoice from Ameritech which was for mailing costs associated with a mail out requesting updating mailing addresses (specifically for owners that do not live at the address). Jenny let her know that it was short \$50.00 because 50 mailings got left off and went out separately and Karen will be receiving a separate bill for \$50.00. Karen questioned Jenny on the process for receiving returned mail since Jenny is not currently working in the office. Jenny said she would check with Mike Perez

about how to handle the returned mail and see if doing the mailings is even cost effective for the Association. Karen would like to have an updated reserve study done and then she needs time to review it before the annual budget meeting. Karen made a motion to approve the reserve study, Eileen seconded. All approved.

**Delinquencies Report:** There are currently two accounts with the attorney.

**Property Manager's Report:** Jenny went over the sales/leases for the month. Jenny spoke with Peckerheads regarding the railroad ties in Buttonbush and they are too busy to give us a proposal at this time. She then spoke to Vinny from FLC and he said he would be able to provide a proposal for that. Jenny is having a hard time getting responses regarding the water intrusion at Mat's office. Phil is going to help her find someone. Jenny submitted proposals for the pool furniture. After reviewing, the Board decided to go with Discount Patio. James made a motion to accept, Pam seconded. All approved. Jenny submitted proposals for the erosion in Arrowood Court. After reviewing the Board decided to go with FLC. Joyce made a motion to accept, James seconded. All approved. Jenny found a replacement for ordering globe lights from Amazon. She will order one to make sure it is the right size and if so, she will order more. She will be coming to take measurements for the Elder Court sign. T&G Electric came to bury the cable line and it is not on the GFI switch anymore.

**Grounds Directors' Report, Joyce Ranahan:** A tree fell on a roof in Fig Court. It will cost \$450.00 to remove. There is also a dead pine across from Corkwood. That will cost \$575.00. Joyce made a motion to accept, Karen seconded. All approved. The exterior work has been completed for the tree inside a unit in Elder.

**Buildings Directors' Report: James Gamble:** nothing

**"For Discussion" and/or Progress:** Pam inquired about speed limit signs leaving the neighborhood. After discussion it was decided they were not necessary. She also mentioned getting an extra dumpster for Mat behind his office for disposing of dead animals. This was also decided not to be necessary.

**Unfinished Business:** Jenny will be getting additional proposals for the concrete work. Jenny will be getting the accident report when it becomes available. Jenny will be calling Pinellas County regarding painting the front retaining wall.

**New Business:** Karen asked Jenny to look into venues for the annual meeting provided we will be able to hold it in person. If not, Jenny will be able to hold it via her Zoom account and set up a voting system.

**Next Meeting Date:** The next meeting will be held via virtually based on September 28, 2020 at 6:30 p.m.

**Adjournment:** The meeting adjourned at 8:12 with a motion by Pam Irwin and seconded by James Gamble. 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).