

**Unapproved Minutes**  
**Strathmore Gate East at Lake St. George Homeowner's Association, Inc.**  
**Board of Directors Meeting,**  
**January 27, 2020**  
**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:** Helen Manke, President; Pam Irwin, Vice President; Karen Miller, Treasurer; Stacey Dasher, Secretary; 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 6:28

**Approval of Agenda:** Karen Miller added a couple things to the agenda as written.

**Reading and Approval of Minutes:** Reading of the minutes of the Board Meeting of November 25, 2019 was waived. Karen Miller motioned, and Pam Irwin seconded. All approved.

**Guests Present:** Kathy Schaefer and Harry Ericson attended. Kathy asked about an outdated document on the website and expressed concern over dog poop and inquired if a fee could be imposed on owners who don't pick up. The Board decided that imposing a fee wouldn't accomplish anything. Harry didn't have any concerns.

**President's Report, Helen Manke:** Helen Manke welcomed all to the meeting.

**Treasurer's Report, Karen Miller:** Karen went over the year end financials. She said we are still in good shape. Due to the merger of Suntrust and BB&T Karen would like to put \$240,000.00 that we have in Suntrust into CDAR's that will continue to roll over as they become due. Karen made a motion to put the money in to CDAR's, Eileen Schnauder seconded, all approved. Karen would like to get the 2019 audit sooner this year, so she proposed signing the engagement letter now to get that started. Karen made a motion, Pam Irwin seconded, all approved. The coupon book for the HOA payments went out late in January so Karen motioned to waive the late fees for residents, Joyce seconded, all approved.

**Delinquencies Report:** There is currently 2 units at the attorney for nonpayment of HOA fees.

**Property Manager's Report:** Jenny went over the sales/leases for the month. Jenny received a couple bids for painting. It was agreed we will use Avery Painting again this year since they had better pricing and did a good job last year. Karen made a motion to accept the bid, Joyce seconded, all agreed. Avery painting will replace front doors and paint for \$400.00 if needed at the homeowner's expense.

**Grounds Directors' Report: Joyce Ranahan:** Tree removal and trimming will begin and should be done by the end of February. A new pool pump was installed due to the previous one going out. Joyce made a motion to accept a bid to replace the stop sign frame on Honeylocust, Pam seconded and all agreed. Joyce brought up putting in a couple of benches by the gazebo however after discussion it was denied due to lack of purpose.

**"For Discussion" and/or Progress:** As a reminder, please remember to pick up dog poop. The dog poop stations were put in for additional convenience.

**Unfinished Business:** Jenny is still working on bids for the pool lights. Pinellas County came out and dug a trench in Cow Branch and now the mud is falling in. Joyce will see about getting some ferns to plant there to keep it from eroding.

**New Business:** The library by the pool has been installed as is well received. There will be a Court Captain meeting February 26, 2020.

**Next Meeting Date:** The next meeting will be held at Ameri-Tech on February 24, 2020 at 6:30 p.m.

**Adjournment:** The meeting adjourned at 7:30 with a motion by Eileen Schnauder and seconded by Pam Irwin. 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).