

Unapproved Minutes
Strathmore Gate East at Lake St. George Homeowner's Association, Inc.
Board of Directors Meeting,
October 26, 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 6:29.

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

Reading and Approval of Minutes: Reading of the minutes of the Board Meeting of September 28, 2020 was waived. Karen motioned, and Eileen seconded. All approved.

Guests Present: Joy Pollard, Fred Elfein, and Fredricka Kotey. Fredricka had a concern about the trimming of her palm tree above her water softener and the water softener being damaged. Joyce told her if she would put in a work order then they would make sure it was covered when they do the trimming.

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 said we were within \$1,00.00 on both revenue and expenses as planned. Everything is on schedule. Karen asked Jenny to get new CDAR's so not to exceed the limit of \$250,000.00 that would not be insured. She is working on the new reserve analysis to reconcile it into the planned budget for 2021.

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

Property Manager's Report: Jenny went over the sales/leases for the month. Jenny will send a letter to an owner in Fig regarding the gutters to better assist the flooding complaint. There was a rodent problem in Boxwood. Jenny will let them know it is up to them to take care of. Jenny provided three proposals for the flooding in Star Apple. After reviewing it was decided to use All Phase Paving and Sealing. James made a motion to accept the bid, Joyce seconded. All approved. Mat has started fixing the maintenance building and a contractor will be coming out to see about the cost of a rebuild. Elder sign to be installed in the next three weeks. Pool furniture has been returned. Jenny has found the correct size globe lights. Jenny has sent reimbursement requests to the insurance company for the damage on Elder.

Grounds Directors' Report, Joyce Ranahan: Joyce inquired about signage in front of the units. Jenny will be getting the attorney to give us the wording to amend the rules and regulations. A large bamboo is damaging the gutters in Fig and it will be removed at the owners' expense.

Buildings Directors' Report: James Gamble: nothing

"For Discussion" and/or Progress:

Unfinished Business: Jenny will be getting another bid for railroad ties on Buttonbush. Jenny provided two bids for concrete repair work. Mat also offered to do the work in the board purchased the equipment. After reviewing the options, the board decided to get more information on costs for the equipment. Another option considered was to purchase the equipment for Mat to do some of the work and hire a contractor to do the more complicated parts of the work.

New Business: Joyce asked Jenny to make up a sign off sheet for new owners to sign after they have read and understood the rules and regulations. Helen requested a board meeting with Phil at Ameritech to discuss better communication. Jenny will be getting back with a date and time.

Next Meeting Date: The next meeting will be the Annual Meeting held virtually on November 23, 2020 at 6:30 p.m. Jenny will be sending out instructions to attend.

Adjournment: The meeting adjourned at 7:54 with a motion by James Gamble 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.