

Approved Amended Minutes

Strathmore Gate East at Lake St. George Homeowner's Association, Inc

Board of Directors Meeting

April 26, 2021

Held Virtually

- Board Members Present: Helen Manke President, Pam Irwin, Vice President, Karen Miller, Treasurer, Eileen Schnauder, Secretary, Joyce Ranahan, Grounds Director, James Gamble, Buildings Director, Fred Elflein, Delinquencies Director, and Anthony Serrano, Ameri-Tech Community Property Management
- Call to order: It was declared that a determination of proper notice was posted that a quorum was present called the meeting to order at 6:30.
- Guests: Elaine Abrams, Harry Ericson and Andrew Smith.
- Approval of agenda: Motion by Karen and seconded by Pam. All approved.
- Reading and approval of minutes: Motion to waive reading of minutes by Karen and seconded by Fred. All approved.
- President's Report: Helen opened the meeting and welcomed our guests. Harry Ericson had a question regarding a letter that he sent to Ameri-Tech on 4/2/21 requesting a copy of the 2020 financial report. He also stated that the minutes have not been updated on our website. Tony stated that he had not received the letter and will have the website updated with the minutes. Helen also thanked Elaine for the Directory updates.
- Treasurer Report: Karen, we look like we are over budget due by the Insurance Bill. A CDAR for 60,000.00 was opened when the

account gets to \$250M. Semet has completed the blowing of the roofs and has saved the Community \$2800.00. Karen suggested that we give Semet a bonus which would be called a cost savings bonus in the amount of \$300.00. Motion by Karen and seconded by Joyce. All approved.

- Property Manager Report: Two units approved for sale. Mailboxes for Elder, Silver Bell and Yucca we have an estimate from Creative Mailboxes in the amount of 5037.18. We are requesting pictures to make sure they match what we have currently. Karen motioned that we approve the mailboxes if the pictures match. Joyce seconded. All Approved. Waiting for bids from JBOLT, Shaw and Specialized Construction.
- Grounds Director Report: Bushes and Shrubs have been planted. Joyce asked that if she has a budget and stays within that number does she need Board approval for the planting of shrubs and bushes? All agreed that she does not need our approval if in budget. Repairs are needed on Silver Bell. The rep for the owner indicted she could not find a contractor. Semet on maintenance agreed to quote the repairs and if the quote was accepted he would do the job on his own time. The owner is responsible for payment. Pool work on hold. Tony to resubmit the proposal on the pool and to invite Semet to the next meeting. The stop sign on Fig Court has been damaged and Tony please contact the sign company to give us an estimate for the repair. Solicitors have been contacting on site and the unit owners are complaining. They need a license to solicit business and we should call the Pinellas County Sheriff.
- Building Director: James has no open items. The Board thanked James for helping Semet with the roof blowing.

- Delinquencies Report: Fred reported 3 units with the Attorney for nonpayment of monthly maintenance fees. Two violation letters to be sent out for a flag removal and expired tag.
- Next Meeting Date: 5/24/2021 at 6:30 for a virtual meeting. The meeting adjourned at 8:14 with a motion by Eileen and seconded by Pam. All approved.

Respectfully submitted by Eileen Schnauder, Secretary