

Approved Minutes

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

Board of Directors Meeting

February 22, 2021

Held Virtually

- Board Members Present: 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.

Guest Elaine Abrams and Robert Mitchell

- Approval of agenda: after moving Mitchell Insurance to be first on the agenda. Motioned by Karen and seconded by Joyce. All approved the change.
- Reading and approval of minutes: Reading of the minutes of the Board meeting of January 25, 2021 was waived. Motioned by Karen Miller and seconded by Joyce Ranahan. All approved.
- President's Report: President Helen Manke was excused.

- Robert Mitchell from Mitchell Insurance spoke about the effect of Hurricanes and Lawsuits effected the increase of Insurance. The cost of our insurance increased by 18% to \$115,167.00 for the current year. The amount budget was for \$111,500.00. Karen motioned to accept the amount and was seconded by James. All approved. Karen thanked Robert Mitchell for his efforts to get us the best rates.
- Treasurer report, there is enough in our Operating Account to pay the Insurance. Page & Co still needs to do the Audit. We need to do another CDAR out of the operating account.
- Property Managers Report, working on getting different options which are close to our Budget amount of \$5600.0k 0 for the maintenance shred. We would like at least 3 quotes. The pool pump is broken and out of warranty with possible new wiring. Railroad ties for Buttonbush Ct. still waiting on more estimates.
- Ground Directors Report, Tree removal is complete. Bushes are being replaced. New mailboxes are needed on Silver Bell and Elder Courts. We need to get a quote to repaint or replace the bumpers. Joyce asked Jim to take a look at them.
- Building Director, Jim asked to know when someone will be here to look at the shred.

- Delinquencies Report, there is currently one unit with the Attorney nonpayment of HOA fees. Outstanding bill from one unit for a tree removal.
- Next Meeting Date: Next meeting on 3/22/21 at 6:30.
- Adjournment: The meeting adjourned at 7:45 with a motion by James and seconded by Joyce. All approved

Respectfully submitted by Eileen Schnauder, Secretary