

Approved Minutes

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

Board of Directors Meeting

January 25, 2021

Held Virtually

- Board Members Present: Helen Manke, President; 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, Renee and Jeanette Harris

- Approval of agenda: after adding Page & Co to do audit. Motioned by Fred Elflein and seconded by Eileen Schnauder, All approved change the change.
- Reading and approval of minutes: Reading of the minutes of the Board meeting of December 10, 2020 was waived. Joyce Ranahan motioned and James Gamble seconded. All approved.
- President's Report, Helen Manke: Helen Manke welcomed all to the meeting. Helen welcomed Anthony as our new Manager and thanked him for his work so far.

- Treasurer's Report, End of Year Financials were presented.

Motion to approve by James Gamble and seconded by Eileen Schnauder. All approved. Karen Miller requested that contact Page & Co. to do the audit 2020 with a Cost of 4500.00. Motion by Eileen Schnauder and seconded by James Gamble. All approved.

- Delinquencies Report: There is currently one unit at the Attorney for nonpayment of HOA fees.
- Property Manager's Report: Anthony went over the sales/leases for the month. JBolt Construction Engineer to design a maintenance shed one made of block and one made of wood. Railroad ties for Buttonbush Ct. still waiting for the bids from Pecker Head, Yellowstone and Southern landscaping. Anthony is to interview new owners and if there is a questionable item he will contact the Board.
- Ground Directors Report: The trees are currently being removed on schedule. Joyce spoke to Anthony about the Asphalt by 2900 Star Apple to be repaired.
- Building Director: James was on a roof where a shingle was missing. We discussed how Semet will be blowing the roofs and we will create a sheet to list any other roofs with broken or missing tiles.
- Next Meeting Date: Next meeting on 2/22/21 at 6:30.
- Adjournment: The meeting adjourned at 7:34 with a motion by James and seconded by Joyce. All agreed.

Respectfully submitted by Eileen Schnauder, Secretary