

Approved Minutes

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

Board of Directors Meeting

October 25, 2021

Held Virtually

- Board Members Present: Helen Manke, President, Pam Irwin, Vice President, Karen Miller, Treasurer, Eileen Schnauder, Secretary, Joyce Ranahan, Grounds Director, Fred Elflein, Delinquency Director, James Gamble, Building Director, Wendy Harden, Ameri-Tech Community Property Management
- Call to order: It was declared that a determination of proper notice was posted and that a quorum was present. The meeting was called to order at 6:30.
- Guests: Elaine Abrams, Steve Jarboe and Cindy Gamble.
- Approval of agenda: Motion by Karen and seconded by Pam. All approved.
- Reading and approval of minutes of September 23, 2021, had to be amended to correct an error. Motion to approve amendment by Eileen and seconded by Pam. All approved. Motion to waive reading of minutes and approval of amended minutes by Pam and seconded by Fred. All approved.
- President's Report: Helen welcomed our guests. Helen thanked Elaine for keeping our Directory updated.
- Members Forum: Elaine stated that we need to check who is living in units when there is a death of the owner. Elaine was questioning if all pets are registered after the unit is purchased and a pet is purchased later?

- Treasury Report: The financials are on the website. Delinquencies are climbing. Karen mentioned that we have not paid the down payment for the shed and she hasn't seen anything in CINC. When asked about the down payment for the pool, Karen stated the signed contract doesn't require that now.
- Property Managers Report: 2989 Elder Ct was sold this month. We have 3 units with the Attorney. Five units are 90 days late. Site visit on October 21, 2021. Submitted accepted proposals to Poolworks and Sharr Construction. Errors on paperwork for voting and Wendy will have them corrected at Ameritech's expense. The pool will be started in July 2022.
- Grounds Director Report: Joyce had purchased 85 bushes of which all but 16 have been planted. She is looking into sensors for the sprinklers which are activated when there is significant rain and they turn off the sprinklers to avoid wasting water. Samet oversees the irrigation, and FLC comes once a month to check if there are any problems. Samet can fix some of the leaks and broken sprinkler heads and the rest are fixed by FLC. David Swingle is coming out next week to look at the dead pine trees. Joyce will check on the dirt for around the tennis court. Joyce and Samet will be purchasing the basketball hoop.
- Building Director: James will contact Sharr Construction about the plans and permits for the shed, but advised that Pinellas County is substantially behind on permits. We also need someone to look at the trees by the shed. Karen asked Wendy to please look back when the buildings have been painted – which courts and when. Heating of the pool during the winter months since the snowbirds and some residents like to use the pool throughout the year. Joyce has investigated solar panels for heating the pool once the new shed is completed. James asked Wendy to put a survey on

the website to see how many people would use the pool during the winter months. James was asked to find a contact for the painting of the parking stops. Wendy was asked too.

- Delinquencies Director: There are currently 3 units at the Attorney for nonpayment of Monthly fees. Three additional units were to be sent to the Attorney following the September meeting. That didn't happen and Wendy will advise Ruth Dorch to send them to the attorney now.
- Violations: the violation report has been updated.
- Next Meeting Date: 11/22/2021 at 6:30 for an in-person annual member meeting. The meeting adjourned at 8:35 a motion by James and seconded by Pam. All approved.

Respectfully submitted by Eileen Schnauder, Secretary