

Approved Minutes - Amended

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

Board of Directors Meeting

September 27, 2021

Held Virtually

- Board Members Present: Helen Manke, President, Karen Miller, Treasurer, Eileen Schnauder, Secretary, Joyce Ranahan, Grounds Director, Fred Elflein, Delinquency 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 the to order at 6:30.
- Guests: Elaine Abrams, Jennifer Elflein, Samet Velioski and Cathy Schaefer.
- Approval of agenda: Motion by Karen and seconded by Fred. All approved.
- Reading and approval of minutes of August 23, 2021: Motion to waive reading of minutes by Karen and seconded by Fred. All approved.
- President's Report: Helen welcomed our guests.
- Members Forum: Cathy Schaefer spoke about the camphor bush on her property that needs to be replaced and she is requesting a pink plant such as an azalea bush. Joyce asked her to please put in a work order. Jennifer Elflein requested the password for the Strathmore Gate website and Wendy will send it to her.
- Treasurer Report: Financial report is on the website. Fred questioned the allocated reserve accounts. Karen explained that

these are carryover from two management companies ago where we didn't use the deferred maintenance account and, instead, allocated exact amounts to the reserve account. They need to stay there until we need to use them or we need a vote of the full membership to move them to deferred maintenance. The completed Audit is back, and everything looks good. Wendy, please post it on the website.

- Property Managers Report: We have one sale pending at 2922 Star Apple Court. Contacted J. Ernest Contracting, LLC to provide a bid for the shed from his visit to the site on August 16th. We have the bid for the pool to be used for the budget meeting. We will have the budget meeting on 10/7/21 at 3:00. Need to get to information to Karen for the budget completion one week in advance. Need to post the zoom meeting 48 hours in advance. Thank you Mat for getting the tree off of the car after the storm the other night.
- Grounds Director Report: Thursday and Friday for shrubs planting and the islands on Buttonbush Ct. The sprinklers have been off for 10 days with all the rain. The landscapers haven't been able to cut the grass. We can get sensors to turn off the sprinklers when it rains. Joyce will get more information on the sensors. Mat explained how the pool has more damage with more cracks. The health inspectors are really looking at the pool. The last time we had repairs on the pool was in 2013. Fred motioned to accept the bid from Pool Works to do the repairs and was seconded by Joyce. All approved. Helen will sign the proposal and give a copy to Mat to show the Inspectors that we are going to get the pool repaired. Their estimate has that we will be on the schedule in July 2022. Mat sent pictures to Wendy of the units that need their gutters cleaned. Someone from Silver Bell wanted to do planting in a

hothouse and we suggested that she check our Rules and Regulations. Two people asked for benches to sit on when walking their dogs. Basketball hoops Wendy will get the hoops. Mat could you please check why the water isn't draining under the fence. Joyce will find out how much a truck load of dirt will cost.

- Building Director: James was excused from attending, and Fred spoke about the maintenance shed and motioned to accept the bid from Shaw Contracting, seconded by Karen. All approved. We will need to rent a Job Trailer for Mat during the construction.
- Delinquencies Director: There are currently 3 units at the Attorneys for nonpayment of monthly fees. Fred motioned to send another 4 accounts to the Attorney which was seconded by Karen. All approved. Two additional to be sent to the Attorney if nonpayment on 10/1/2021. Motion by Fred and seconded by Eileen. All approved.
- Violations: Wendy will pull the report from 1/1/20 and send it to Joyce. She will check the report to make sure that everything has been completed. One unit will be sent to the Compliance Committee. Letters should be sent out as quickly as possible.
- Next Meeting Date: 10/25/2021 at 6:30 for a virtual meeting. The meeting adjourned at 8:25 with a motion by Fred and seconded by Joyce. All approved.

Respectfully submitted by Eileen Schnauder, Secretary