

Unapproved Minutes
Strathmore Gate East at Lake St. George Homeowner's Association, Inc.
Board of Directors Meeting,
April 25, 2022
Held at Ameri-Tech Community Management and via Zoom
24701 U.S. Highway 19 N. Suite 102, Clearwater, FL 33763
www.strathmoregateeast.org

Board Members Present: Fred Elflein, President; Eileen Schnauder, Vice President; Karen Miller, Treasurer; Stacy LaMarca, Secretary; Joyce Ranahan, Grounds Directors; Jennifer Elflein, Buildings Director, Alice Burnham, Director at large and Steve Jarboe, Ameri-Tech Community Property Management.

Call to Order: Fred declared that a determination of proper notice was posted, that a quorum was present, and called the meeting to order at **6:35** p.m. *A motion was made by Eileen to accept. It was seconded by Jennifer.*

Approval of Agenda: The Agenda was approved with a *motion by Eileen and it was seconded by Joyce.*

Reading and Approval of Minutes: *A motion was made to waive the reading of the previous minutes by Jennifer and Joyce seconded that motion to approve the minutes.*

Guests Present/Guest Forum: (1) Pat Simons (2) Mat Velioski (3) Elaine Abrams (4) Jeannette Murray (5) Renee Harris

President's Report, Fred Elflein: Thanked several members of the Board for their efforts in recent weeks.

Treasurer's Report: (1) Category 4200, Rabin Parker had to bill us for a payment that was received directly from a resident since the payment came directly to Ameri-Tech (2) We just paid the insurance for the year. (3) The lawn service will be going up since we just signed a new contract. (5) Got delinquencies down to \$6,400.

Delinquencies/Violations Report: (1) 3/31/22-for a total pay-off line item 034-\$3,325. (2) All other large or long-term delinquencies have made payments in March. If a delinquency goes into another month a 2nd letter will be sent. (3) Antennas will need to be moved out of line of sight.

Buildings Report: (1) The painters come and spray first and then they go back and touch up. Should be completed in possibly a week. (2) Mat said to put a work order in if there is an issue once the job is complete and he will address it with Ken. (3) A letter will be sent saying that the painting job is complete.

Property Managers Report: (1) Steve will call a new surveyor that will come out in a week to begin the survey for Mat's shed so Sharr can apply for the permit. (2) Steve would like to schedule a time to walk around with a Board Member to look at the property. (3) There were

numerous roof leaks reported. Homeowners are reminded they must submit an Architectural Request Form to the Board via Ameri-Tech and should not commence repairs or renovations until approved by the Board. The cost of any approved roof repair will be the responsibility of the Homeowner with the exception of the actual cost of the shingles which will be paid by the HOA upon satisfactory completion of the work...

Grounds Directors' Report: (1) 55 new bushes will be planted (2) A new contract was signed with Yellowstone

Court Captains' Report, Elaine Abrams: (1) Eileen would like to set up a neighborhood watch again. She stated she talked to the deputy today. (2) The Court Captains will let everyone know in their court know when the meeting is so they could attend if they want. (3) Court captains will firm up an email list for residents. (4) An email will then be sent to those emails gotten with a link to the By-Laws and Policy and Procedures. The recipient of those emails will have to document stating they read the above.

"For Discussion" and/or Progress Reports: (1) *Eileen made a motion to talk about the parking stops, parking space striping, and speed bumps painting. Jennifer seconded the motion.* (2) *A motion was made for a bid for \$6,400 to paint the parking spots by Jennifer, it was seconded by Joyce. All approved.*

Unfinished Business: (1) Update on Ordering the 2021 Audit (2) Painting update job is not complete. Will be complete in about a week. (3) Shed Update-Steve will reach out to a new surveyor that can come out within the week of setting up a time. Waiting for Duke Energy to get back about the electrical (4) Pool Resurfacing Update-No update yet (5) Key Fobs Update-The illegally copied keys aren't working in the tennis court. It was decided to table this but a discussion will be had to see if this would be beneficial. A bid was gotten in the past for about \$8,000. (6) Insurance Inspection Mandatory Requirements. Update requirements were given but the documentation has not been completed yet.

New Business: (1) Fred got the email list and sent it to Elaine and Eileen to see if we can match up and we have all updated emails. It was suggested that a mass email be sent to homeowners to re-read by-laws and rules and regulations. Then, have the resident and/or tenant sign a form attesting to the fact that they have read them and send the form back to Ameri-Tech.

Next Meeting Date: The next meeting will be held at Ameri-Tech and via Zoom on May 23, 2022, at 6:30 p.m.

Adjournment: The meeting adjourned at 8:10 *Eileen made a motion to end the meeting Joyce seconded.*

Note: If you want the minutes emailed to you, please contact Stacy LaMarca at sharrisniu@yahoo.com.