

Unapproved Minutes
Strathmore Gate East at Lake St. George Homeowner's Association, Inc.
Board of Directors Meeting,
Aug. 29, 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; Alice Burnham, Director at Large and Keith Philips, 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 6:30 p.m. *A motion was made by Eileen to accept. It was seconded by Stacy. All in favor.*

Approval of Agenda: The Agenda was approved with a *motion by Eileen, and it was seconded by Alice. All in favor.*

Reading and Approval of Minutes: *A motion was made to waive the reading of the previous minutes by Eileen and Alice seconded that motion to approve the minutes. All in favor.*

Guests Present/Guest Forum: (1) Mat Velioskit (2) Amber Massotto (3) Elaine Abrams

President's Report, Fred Elflein: (1) Thanked several members of the Board for their efforts in recent weeks. (2) Budget meeting is Sept. 12th at 4:00 (3) An email blast for the budget meeting will be sent out next week to encourage attendance. (4) Annual Meeting Nov. 14th at 6:00 at United Methodist on Landmark (in person only) (5) The county needs to come and clean up our river-creek (Ceow Bbranch)

Treasurer's Report: (1) 6100 is negative to put it in reserves because it is for the survey for the shed. (2) Reserves money is over a million dollars (3) The pool and the shed have been budgeted for. ~~(4) In cash and reserves the total is \$250,00~~

Delinquencies/Violations Report: (1) 007 is at collection and attorney (2) 176 is rectified and set up an automatic pay (3) 126 check bounced they are 60 days over (4) 005 *Alice made a motion to go to the attorney Eileen seconded the motion to go to send 005 to the attorney* (5) Violation ~~were noted and will be~~ was written for a fence that ~~h~~was fallen (6) Silverbell far right corner has a white screen

Buildings Report: Covered in the Property Report since Jennifer is not here

Property Managers Report: (1) Keith has been doing ~~e~~check-ins~~check-ins~~ on Thursday. (2) Painting and striping have been touched up (3) The pool was started on Aug. 22nd. It looks like it will be 6-8 weeks. (4) Some invoices for the Buttonbush leak have been received. Total:

\$1,146.00 (5) A container needs to ~~be rented~~~~found~~ to empty the shed. It might be for a couple of months (6) Dunedin plumbing was \$3,300 ~~and~~- Drain Team was \$6,500 to add a ~~spiket~~~~spigot~~ by the tennis courts. ~~We will~~~~Can we just~~ power wash with a rental tank instead of adding a ~~spigot~~~~piket~~. (7) Mat checked all ~~shut-of~~~~shut-off~~ valves in all courts. They are all working (8) Amber is following up with Duke Energy about the broken storm drain. Amber is waiting to hear for the proper contact at Duke so we are not responsible for the payment. (9) Keith will look into finding someone to do a property survey. Keith will pull county records.

Grounds Directors' Report: (1) Mat and Joyce will check the deltas at the outlet for the storm drains to see if they can clean it up before calling a company to complete a major reaming of the pipes and outflow. (2) Honeylocust resident wants to have a pine tree removed. It is not diseased, so the county will not let us remove the tree. (3) Joyce called the county to let them know that the trees that were taken down have been replaced. (4) In response to a query, it was stated that ~~g~~Grass seeding does not work

Court Captains' Report, Elaine Abrams: No updates at this time.

"For Discussion" and/or Progress Reports:

Unfinished Business: (1) The shed project now has permits ~~but he is unsure if the truss' are in.~~ ~~He will follow up when he gets back from vacation and he has delivered the fencing. He plans on beginning the week of 8-29-22, as soon as the Board signs the Commencement document [signed by Fred at meeting]~~ (2) Fob bids will be looked at the annual budget meeting. (3) We will hold off to check out benches until the next meeting when Joyce and Mat have some time to inquire at local stores (4) No compliance committee was formed, nobody was interested (5) Waiting for one more bid on the roofs to get a comprehensive estimate for the reserves budget analysis.

New Business: (1) Ratify the vote for new golf cart, *Eileen motioned to approve the vote for the new cart Alice seconded that motion for the new cart*

Next Meeting Date: The next meeting will be held at Ameri-Tech and via Zoom on Sept. 26, 2022, at 6:30 p.m.

Adjournment: The meeting adjourned at 7:33 *Stacy made a motion to end the meeting Eileen seconded. All in favor*

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