

Unapproved Minutes
Strathmore Gate East at Lake St. George Homeowner's Association, Inc.
Board of Directors Meeting,
Dec. 12, 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: Eileen Schnauder, President; Joyce Ranahan, Vice President; Karen Miller, Treasurer; Layla Caballero, Buildings Director; Frank DeMaio, Grounds Directors; Alice Burnham, Director at Large; Keith Philips, Ameri-Tech Community Property Management; and Amber Massotto, Ameri-Tech Community Property Management

Call to Order: Eileen declared that a determination of proper notice was posted, that a quorum was present and called the meeting to order at **6:31 p.m.** *Eileen made a motion to accept, and Joyce seconded it. All in favor.*

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

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

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

President's Report, Eileen Schnauder: (1) Thanked several members of the Board for their efforts in recent weeks. (2) Eileen met directly with the new board members and met with Joyce. She is happy the pool is completed, and the shed is being started.

Treasurer's Report: (1) Ruth was asked to investigate other places for an annual CD. (2) Our operating account is staying within budget. (3) Reserves include CDs and \$270,000. (3) The final payment for the pool was approved for \$15,000.

Vice President's Report: (1) People are not breaking down boxes going in garbage cans. (2) A notice about Christmas trees and their disposal needs to be posted. (3) All Christmas decorations need to be down by Jan. 6th.

Delinquencies/Violations Report: (1) A letter needs to go out to the gentleman with the large trucks doing work on a unit. (2) 126 paid up (3) 1 unit is in foreclosure, and our lawyers are working on resolution of the debt or public sale (4) We are sending letter 3 to the 90-day delinquent unit

Buildings Report: (1) There has been a complaint about bug spraying. We need to make sure he is spraying what he needs to spray. Anybody who has a complaint needs to fill out a work order. Eileen will then sit down and discuss this with the company. (2) Yellowstone, Mat, and Frank

met to review the contract for clarification. Frank suggested: that one visit would be a clean-up and one visit would be a regular cleaning. The contract already had a full property clean-up. Karen pointed out that Yellowstone comes only every other week during the colder months and that we can't go a whole month without having the grass cut.

Property Managers' Report: (1) Financials: Oct. and Nov. have gone out. (2) Pool project is completed. (3) Shed update was given. (4) The storm drain damage from Duke Energy. We should be getting a check soon from them. Pinellas County claim is also still open. (5) Survey, the Board needs quadrants. We need to know where our property ends.

Grounds Directors' Report: (1) The contractor for the shed said there would be no escalation clause or cost increase. (2) They delivered the wood for the roof. (3) They will let Mat know when he has to move out of the shed.

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

"For Discussion" and/or Progress Reports: (1) Benches are tabled at this time. (2) Minutes and financials are updated on the website.

Unfinished Business: None at this time

New Business: None at this time

Next Meeting Date: Next meeting will be on January 23rd at 6:30 p.m. via Zoom and in person.

Adjournment: The meeting adjourned at 8:24 p.m. *Layla made a motion to end the meeting Alice seconded. All in favor*

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