

Unapproved Minutes
Strathmore Gate East at Lake St. George Homeowner's Association, Inc.
Board of Directors Meeting,
February 28, 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: Mr. Elflein 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.

Approval of Agenda: The Agenda was approved with a *motion by Jennifer seconded by Joyce.*

Reading and Approval of Minutes: *Karen made a motion to waive the reading of the previous minutes. Joyce seconded that motion to approve minutes.*

Guests Present/Guest Forum: Robert Mitchell, Harry Erickson, Sandy Jenkins, Renee Harris, Jeannette Murray, Susan Sapsailer, Mat (buildings and grounds), Elaine Abrams

- (1) Robert Mitchell explained the current insurance market and offered several options for renewal of the community's insurance. The vote is noted under new business.
- (2) Susan from Fig Ct. purchased a couple of years ago and decided that the lanai needed to be air-conditioned. Their air conditioning companies suggested a small window unit. She stated that they were unaware that they needed to get Board approval because it is a small removable unit. No electrical work or outside building changes needed to be done. They did check the Bylaws and did not see any rules or regulations were violated. They would like to keep the air conditioner due to medical needs when using the room. They are willing to do what needs to be done to make it less visible. *Mr. Jarboe stated that Bylaw 14 does show a violation. She doesn't feel the violation was handled well and she feels that the Board will continue to have issues with other units. She is not happy with the decision of the Board. The Board afforded her 30 days to remove the unit.*
- (3) Ms. Murray commented that the fencing between the two units looks different across the property than what is currently up there. *The board stated that before Mat the previous maintenance man made them double-sided and they weighed very much. The meter company also doesn't want to have the boards up. The Board asked if she could table her comment until it is painted to see if the look conformed. They will all be changed to the new style, eventually as each one is replaced.*

President's Report, Fred Elflein: Thanked Elaine for reorganizing the Court Captains.

Treasurer's Report: (1) Karen reviewed the monthly financial recap. (2) The Ameri-Tech bookkeeper sent a letter to each unit that is not paying the updated monthly fee of \$360. (3) Water and Sewer are billed two months at a time. (4) There was a 10% increase for trash collection. (4) \$18,000 monthly is being placed in the reserves. (5) Down payments have not been made for the pool since it isn't required yet. (6) The maintenance shed replacement will be paid with the funds coming out of reserves.

Delinquencies/Violations Report: (1) Three units are at attorney (2) Six have received letter one (3) After letter three it will go to an attorney while also looking at the amount deficient. (4) *Violation report will be sent by Steve. Steve will also make a checklist for reports that need to be sent to the Board monthly so they are comprehensive and complete.*

Buildings Report,: (1) Five fences for painting are not completed yet. This was supposed to be completed by today. *Another letter will be sent to remind them. Steve will hand-deliver the letters to those units.* (2) Steve has gotten quotes for the shed survey but one company is not getting back to him. The other wanted \$2500. Fred and Alice have offered Steve their contacts for a survey.

Property Managers Report: (1) The letter of commencement for the maintenance shed was notarized and given to Shar. (2) We are waiting on the 2 responses for the roofing companies from 2/10. (2) Several homeowners have reached out for help with the fence repair. Steve has directed them to Steve from Lowen's painting (3) Steve will give Eileen the updated pool permit to post. (4) Eileen requested the letter that new homeowners need to sign saying they read the Bylaws and regulations. *Steve will send that letter.* Steve will follow up with the attorneys for a response to the request for a change in the Rules and Regulations concerning roof issues.

Grounds Directors' Report: (1) 19 trees were taken down (2) Waiting for a quote to trim a tree (3) Getting the tree, sod, and shrub order together to start planting in March (3) The fine we were getting from Pinellas County has been rectified, (4) Asking for a survey request for the perimeter of the property. *Steve is going to get quotes on the survey for the perimeters*

Court Captains' Report, Elaine Abrams: (1) The first meeting of the Court Captains was held on Feb. 17th. Six people were in attendance. (2) Nobody feels comfortable being on the Compliance Committee. (2) Suggested that Fred/Board member sends a periodic newsletter. (4) The Court Captains will meet every other month.

"For Discussion" and/or Progress Reports: (1) The roof on the Arrowwood unit bid still has not been completed or fixed. 4023 has the leak. \$24,885 is the entire building, not just her unit. The board approved the request but it still is not fixed.

Unfinished Business: (1) Basketball Hoop Plaque: Will be ordered as soon as the engraving company completes their move. It will be placed on the fence behind the hoop. (2) Roof Repair and Bids: The roof on the Arrowwood unit bid still has not been completed or fixed. 4023 has the leak. \$24,885 is the entire building, not just her unit. The board approved the request but it still is not fixed (see above). (3) Shed repair and update (4) Painting Bid Phase 4: *Joyce made a motion for Avery painting to be awarded the job. Jennifer seconded the motion.* (5) Painting of

the entire property parking blocks and lines. *Steve will look to see if the paving reserves can be used for the blocks and lines painting. A bid will be given for the entire property so we can budget for next year.*

New Business: (1) Survey bids (2) Insurance renewal: Two companies have given us options, we are looking at an increase from 3% to 5% hurricane deductible. Mr. Mitchell is suggesting we have a lower hurricane deductible coming in at 3% with Heritage. The full Heritage Premium would be \$138,637.33 and American Premium would be \$137,317.79. *Karen asked if there would be an issue with switching insurance companies. We are grandfathered in with American Coastal. Robert Mitchell didn't feel this was an issue. Karen made a motion to accept Heritage Insurance at a 5% deductible for \$120,895.33 Eileen seconded that motion. Motion passed.*

Next Meeting Date: The next meeting will be held at Ameri-Tech and via Zoom on March 28, 2022, at 6:30 p.m.

Adjournment: The meeting adjourned at 8:34 *Jennifer made a motion to end the meeting Eileen seconded.*

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