

Unapproved Minutes
Strathmore Gate East at Lake St. George Homeowner's Association, Inc.
Board of Directors Meeting,
January 26, 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.

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 *motion by Karen seconded by Jennifer.*

Reading and Approval of Minutes: *Joyce made a motion was made to waive the reading of the previous minutes. Jennifer 2nd that motion to approve minutes.*

Guests Present/Guest Forum: Cindy Gamble, Jeannette Murray, Harry Ericson, Natalie Castro, Elaine Abrams, Bill Himes, Georgeta Geana. An extensive discussion was held on the pros and cons of heating the pool. A motion to heat the pool starting Feb. 1st for the winter months. Stacy seconded that and 3 opposed. The motion passed. A motion was made to heat the pool when the air temperature is a minimum of 70 degrees. Jennifer 2nd the motion.

Appointment of new Board Member to fill the vacant seat: *Fred nominated Stacy LaMarca for the position as Secretary and Jennifer accepted the position as Buildings Director.*

President's Report, Fred Elflein: Fred welcomed the new manager from Ameri-Tech Steve Jarboe. He also thanked Elaine Abrams for the preparation of the Directory, re-organizing of the Court Captains and for her support as the go-to person for anything historical about Strathmore Gate East.

Treasurer's Report,: (1) Year-end statement was reviewed. Questions were asked by the Board and guests and answers provided.

Delinquencies/Violations Report,: (1) A number of delinquencies are outstanding. Steve is verifying that letters are sent towards the beginning of each month when an account is overdue. He will work with Ruth Dorch, the bookkeeper at Ameri-Tech to make sure she will also supply the board, in the meeting packet, with an updated listing of delinquencies annotated with Letter #1, 2, or 3 or paid. A motion was made to send 034 to the attorney. Karen 2nd that motion. A violation letter was sent to Fig Ct. because the air conditioner is a window unit and not in compliance. An additional violation letter/email will be sent to tell her to remove it immediately.

Buildings Report,: (1) Letters will be sent for wood repair on front fence including the beams and globe repair for the three front courts to prepare them for painting. These repairs need to be completed before painting.

Property Managers Report: (1) Bids were collected for the Shed. Drawings were submitted but there have been no permits obtained. (2) A roofing job was completed that was not approved by the board. *A motion was made by Eileen to contract Green Minority Contracting to shingle the adjoining unit and possibly correct the repair job that was completed without board approval. Jennifer 2nd the motion. On Arrowwood we will go back to the contractor to get the bid on the shingles and the labor for the adjoining part of the roof.* (3) A/C from Fig court was not acceptable and the owner was made aware of this.

Grounds Directors' Report: (1) Eighteen trees have been removed (2) 45 bushes were purchased.

Court Captains' Report, Elaine Abrams: A new list of court captains was created and submitted to Fred on January 21, 2022. Elaine will post the list. Ameri-Tech will get together with Elaine to set up a Zoom session to discuss procedures moving forward to open up communication with the courts and the board. Fred thanked Elaine for her willingness to head the Court Captains committee.

"For Discussion" and/or Progress Reports: (1) Compliance Committee needs to be started again. It was suggested that we touch base with the court captains to see if anyone would be interested in being on the Compliance Committee. (2) Steve will check with Haskell to see what chemicals the bug sprayers are using and to ensure that they are correctly spraying. (3) The sewer is backing up in a unit on Diamond Lead Court. *Motion was made by Eileen to reimburse Vernetta von Besser for money that she paid to Fast Plumbing to clear out the clog on the outside of the unit. It was seconded by Jennifer. Passed unanimously.*

Unfinished Business: (1) Shed Construction Update. Shar construction is not responsive. The point of contact must be Steve. (2) Painting Phase 1 update – Bids and potential vote. Two more bids should be coming this week. A special meeting will need to be held to vote on the company once those bids come in. (3) Painting of parking blocks & lines. Avery emailed saying that strips and bumpers are not something they do.

New Business: (1) Roof Repair Policy & Procedure Review/Discussion. Procedures for the rules and regulations were reviewed. *A motion was made to add this document to the rules and regulations. Legal review was suggested to ensure that wording was correct. Karen would like to table the vote until legal counsel reviews. Item was tabled and will send it to Rabin Parker* (3) Dedication/Plaque for Basketball Hoop to former President. Eileen will do some research and report back at the next meeting. (4) Power washing of walkways/drainage curbs. Mat can do this. Quotes will be obtained to see how much a new faucet will cost by the tennis court gazebo.

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

Adjournment: The meeting adjourned at 8:48.

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

