

Unapproved Minutes
Strathmore Gate East at Lake St. George Homeowner's Association, Inc.
Board of Directors Meeting,
July 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; Jennifer Elflein, Buildings Director, Joyce Ranahan, Grounds Director, 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 Jennifer. All in favor.*

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

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

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

President's Report, Fred Elflein: (1) Thanked several members of the Board for their efforts in recent weeks.

Treasurer's Report: (1) We are catching up on some delinquencies this month. (2) Nothing unusual with operating expenses (3) Legal fees are going up slightly (4) The money for All Phase will be taken out of the paving account, we will see that next month (5) In response to a question from Fred concerning sealing, Karen advised that reserves from sealing were put back into deferred maintenance by a vote of the membership a couple of years ago based on advice from Ameri-Tech not to seal (6) Fred questioned about the roof reserves; based on the reserve study we are allocating 1.6 million for 20 years, but funded at only 65%.

Delinquencies/Violations Report: (1) We have 007 at the attorney (2) 176 will get a certified letter (3) Missing page 2 of the delinquencies report Ameri-tech will get an update to the board (4) four violations were sent in July (5) there are outstanding violations Ameri-tech can send the report but want to know how we will enforce without a compliance committee.

Buildings Report: (1) Pool will be closed on Aug. 22nd (2) There were some issues with the new parking stop painting that are peeling. Keith will come out to the property on Tues. July 26th to review bumpers and they will address the concerns with the painting company. (3) The tile has been selected for the pool project.

Property Managers Report: (1) Financials were sent out on 7/11 (2) Weekly inspections have been happening (3) Electrical and the boring bid. (4) *A motion was made by Eileen to update the electrical for the pool and the shed.* We have 1 bid from a private company that Duke has approved at this point. Pool Works worked with Duke to get the approval for the electrical work. *Stacy made a motion to accept the boring and electrical bid, second by Jennifer. It is on the record that Karen would like to stop getting single bids, we need multiple.* (5) Bids for benches were received by Joyce. Joyce will look into local sourcing to see the price difference to offset the cost of shipping. (6) Bid on the spigot for \$3,150. Ameri-tech will get more bids before we move forward (7) The shed project now has permits but he is unsure if the trusses are in. He will follow up when he gets back from vacation (8) Re-occurring chargebacks from Ameri-tech have increased, anything other than re-occurring is now being charged because of increased prices. *Karen stated that we should not have to pay for Ameri-tech's copies for their files. They should use electronic copies. Karen is not approving the invoice until Fred has discussed this with Mike Perez.*

Grounds Directors' Report: (1) Seven trees were taken down this week for a cost of \$2,400 with a new company (2) There is one more dead pine that will need to be taken down (3) 26 trees have been taken down this year (4) There was a bid for sod today that was about \$3,000 that will be placed at five residences. (5) Star Apple retaining wall will need to be fixed. Yellowstone that did the damage will take on that cost (6) The board would like a list of our current vendors and who we have contracts with as well as Ameri-tech's vendors

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

"For Discussion" and/or Progress Reports: (1) *Joyce brought up:* Guest that is letting herself into the pool with a key. The guest no longer lives on property. There is nothing in the by-laws that allow us to address this.

Unfinished Business: (1) The shed project now has permits but he is unsure if the trusses are in. He will follow up when he gets back from vacation (2) Fob bids will be looked at at the annual budget meeting

New Business: (1) Annual Budget Meeting Sept. 12th at 4:00 at Ameri-tech or via Zoom (2) Annual Meeting Nov. 14th at 6:00 at United Methodist on Landmark (in person only) (3) Electrical and the boring bid. (4) *A motion was made by Eileen to update the electrical for the pool and the shed.* We have one bid from a private company that Duke has approved at this point. Pool Works worked with Duke to get the approval for the electrical work. *Stacy made a motion to accept the boring and electrical bid, second by Jennifer. It is on the record that Karen would like to stop getting single bids, we need multiple.*

Next Meeting Date: The next meeting will be held at Ameri-Tech and via Zoom on August 22, 2022, at 6:30 p.m.

Adjournment: The meeting adjourned at 7:49 *Stacy made a motion to end the meeting Jennifer seconded. All in favor*

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