

**Unapproved Minutes**  
**Strathmore Gate East at Lake St. George Homeowner's Association, Inc.**  
**Board of Directors Meeting,**  
**June 27, 2022**  
**Held at Ameri-Tech Community Management and via Zoom**  
**24701 U.S. Highway 19 N. Suite 102, Clearwater, FL 33763**  
[www.strathmoregateeast.org](http://www.strathmoregateeast.org)

**Board Members Present:** Fred Elflein, President; Eileen Schnauder, Vice President; Karen Miller, Treasurer; Jennifer Elflein, Buildings Director, Joyce Ranahan, Grounds Director, Alice Burnham, Director at Large, and Keith Phillips, Ameri-Tech Community Property Management. Stacy LaMarca, Secretary, was excused and Fred Elflein asked Karen Miller to record the minutes.

**Call to Order and Welcome:** 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.

**Approval of Agenda:** The Agenda was approved with a *motion made by Jennifer to accept. 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 it was seconded by Jennifer. All in favor.*

**Guests Present/Guest Forum:** (1) Elaine Abrams (2) Mat Velioski (3) Lorenzo from Ameri-Tech (4) Carla Conrad from Fig Court come to the meeting and presented her issue before the official start of the meeting.

**President's Report, Fred Elflein:** (1) Thanked several members of the Board for their efforts in recent weeks. (2) Introduced **Keith Phillips** to the Board Members present. (3) Mentioned that the dumpsters are nasty. Keith stated he will check with the vendor if they provide a cleaning or disinfectant service (4) Keith introduced himself and provided the Board with his background and experience with Ameri-Tech. He provided his contact information: Cell is 706-224-2532 and his extension at Ameri-Tech is 346. If he is not in the office, this extension forwards to his cell phone.

**Vice President's Report, Eileen Schnauder:** (1) Thanked Elaine Abrams for her email to the Court Captains and minutes of their last meeting. (2) Mentioned that there will be a meeting with the police responsible for the Neighborhood Watch in September or October and will include a slide presentation about the program. It will be open to all residents.

**Treasurer's Report, Karen Miller:** (1) Karen reviewed the Association's finances with the Board and guests. (2) She offered financial advice later in the meeting when certain new business and old business items were discussed.

**Grounds Directors' Report, Joyce Ranahan:** (1) Twenty trees were taken down and Joyce is looking at three pines that appear dead or diseased. (2) She had 72 bushes planted. (3) She is holding off on sod. (3) She is working with Yellowstone to get a firm date when they will complete the trimming of the palm trees. (4) She plans to go to Largo next week to review the tile options for the swimming project.

**Buildings Report, Jennifer Elflein:** (1) She reported that All-Phase will use July 14<sup>th</sup> as the day to review any issues with the painting and striping (2) Pool work will begin on August 22<sup>nd</sup>. (3) The vendor still hasn't gotten the permit for rebuilding Mat's shed. (4) In response to a question from Fred, Jennifer will find out if there are any broken bumpers to be replaced, how much they will cost, and will work out the logistical issues with All-Phase. (5) Additionally, she will get a timetable from All-Phase and share it with the Board and residents.

**Property Managers Report, Keith Phillips:** (1) Financial information was mailed and/or included in the Board package. (2) There are currently zero accounts with the attorney. (3) Weekly inspections being done- Thursdays at 10 am (4) Schedule Annual & Budget Meeting Date – the budget meeting will be September 12<sup>th</sup> at 4 pm and the Annual meeting will be November 14<sup>th</sup> at Heritage Church. It is anticipated that the full meeting package will be mailed no later than October 15<sup>th</sup>. (5) Fire Hydrant Inspection July 5, 11 am-2 pm. (5) Dunedin Plumbing Estimate for Spicket was shared with the Board. Keith will get additional quotes. (6) He supplied a Bench estimate. A discussion ensued concerning the length (6' or 8'), options for securing/anchoring the benches, location of the benches, and whether they will get too hot to sit on (they will be located in shaded areas). (7) Sprinkler Control. *It was decided that Joyce and Mat would acquire the controller from an outside vendor for approximately \$1,500. A motion was made by Joyce, seconded by Jennifer. All in favor.* (8) Pool update – Keith is getting quotes for the 220 line.

**Unfinished Business:** NOTE: Several of the items on the agenda under Unfinished Business were covered in other reports or discussions. What is reported here are the items not covered otherwise. (1) Key Fobs: Keith received a quote for access control at both the pool and tennis courts. Because of the cost (over \$20K), the project was tabled. (2) Vendor Tickler File – Keith was unaware of this request and will review a sample Karen will send to him to determine the feasibility of providing a similar file.

**New Business:** NOTE: Several of the items on the agenda under New Business were covered in other reports or discussions. What is reported here are the items not covered otherwise. (1) Possible sidewalks at the end of the property by the curve. One informal quote was provided and the costs (over \$50K) were extensive. The issue was tabled. (2) Hurricane Plan – Keith advised the Board that Ameri-Tech does not provide a hurricane plan except if an Association signs up for their Emergency Services. However, he will gather some publicly available information to share on the Association's website. (3) Pest control information on the website is out of date and erroneous. Keith will have it revised and presented to the Board for approval before posting it on the website. (4) Mat had planned to go to Europe for his vacation and had banked two weeks from prior years to accomplish that. However, he feels uncomfortable traveling with his family because of the political climate at and near his

destination. He requested that the Board approve him again banking two weeks vacation to use in 2023. It was approved.

**Delinquencies/Violations Report:** (1) Unit 007 is significantly in arrears. *Fred made a motion and Eileen seconded it to send 007 to Rabin Parker. All approved.* (2) The report provided by Keith lacked important details to discuss further. He will provide a detailed report in the future. Keith will also share any violation letters with the Board for approval before sending them to residents.

**Next Meeting Date:** The next meeting will be held at Ameri-Tech and via Zoom on July 25, 2022, at 6:30 p.m.

**Adjournment:** The meeting adjourned at 8:04 Jennifer *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](mailto:sharrisniu@yahoo.com).