

**Unapproved Minutes**  
**Strathmore Gate East at Lake St. George Homeowner's Association, Inc.**  
**Board of Directors Meeting,**  
**March 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](http://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 **6:31** p.m. *A motion was made by Eileen Schnauder to accept. It was seconded by Joyce.*

**Approval of Agenda:** The Agenda was approved with a *motion by Jennifer Elflein and it was seconded by Eileen.*

**Reading and Approval of Minutes:** *A motion was made to waive the reading of the previous minutes by Jennifer Elflein and Joyce seconded that motion to approve minutes.*

**Guests Present/Guest Forum:** (1) Jeannette Murray: No concerns at this time. (2) Elaine Abrams

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

**Treasurer's Report:** (1) We are under budgeted for the new landscaping contract. The good news is we did budget for a 6% increase in 2021 which they never implemented. We did have some excess from the previous contract that will be applied to the new contract. (2) The \$120,000 for the insurance has been paid.

**Delinquencies/Violations Report:** (1) Paid were 5, at the attorney 2, 5 got the first letter, 7 received the 2<sup>nd</sup> letter, and 4 received the 3<sup>rd</sup> letter. (2) 047 needs to be checked to make sure that they are up to date with payments. (3) 034 has been delinquent since July 2021 no status update Steve was asked to follow up with Rabin Parker to determine their status.. (4) A violation list needs to be sent to the Board so they know what letters have been sent, what the status is of curing the violation, what actions still need to be taken, and what new or follow up letters need to be sent.

**Buildings Report,:** (1) The painters showed up as scheduled. 2905 Boxwood and 2908 Silver Bell woodwork has not been completed yet. There are 2 in Yucca that are not completed but will be before the painting starts. (2) Letters need to be sent for Silver Bell and Yucca to explain when the painting will begin. Steve has committed to sending those out. (3) The ARC has been

rejected on Silver Bell for non-compliance and Steve stated the owner has been informed. *Steve will call and let him know it is not approved.* (4) A drawing for an enclosed patio on Fig will be needed before it is approved by the Board. Steve will call the trustee to remind her about the drawing.

**Property Managers Report:** (1) It will be \$2500 for a commercial survey for the plot of land for the structure that will replace Mat's shed. The permit was not included in the quote. *Karen made a motion to engage the contract and Eileen seconded that motion.* (2) The roof on Arrowood has begun. They are saying that the job is larger than the original repair. However, the Association's responsibility for the shingles remains the same. (3) Steve at Lowens would like to put a bid on painting and woodwork. (4) A letter to Star Apple for unpainted door frames will be drafted and sent to the Board for approval. (5) A Tickler file will be updated by Ameri-Tech by the next Board meeting so we are aware of when contracts are up.

**Grounds Directors' Report:** (1) The trees have been planted. (2) An order for sod, plants, and 5 trees have been made.

**Court Captains' Report, Elaine Abrams:** A newsletter would be great to post in each court. Karen will write that newsletter with Elaine and with a president's message from Fred.

**"For Discussion" and/or Progress Reports:**

**Unfinished Business:** (1) Survey for Shed (2) Roof Rules and Regulations

**New Business:** (1) Yellowstone Contract-They are ready to sign. *A motion was made to sign the contract for 2022/2023 by Joyce and Jennifer second that motion.* (2) New Rule for Members Forum-Members have the right to attend all meetings of the Board. The right to attend such meetings includes the right to speak at such meetings with reference to all designated items. The association may adopt written reasonable rules expanding the right of members to speak and governing the frequency, duration, and other manner of member statements, which rules must be consistent with this paragraph and may include a sign-up sheet for members wishing to speak. Not with standing any other law, meetings between the board or a committee and the association's attorney to discuss proposed or pending litigation or meetings of the board held for the purpose of discussing personnel matters are not required to be open to the members other than directors. The 3-minute rule will be adopted moving forward. Something can be written up and given to the court captains meeting April 10. *A motion was made by Karen to limit the minutes to 3 when not on agenda until it is placed on the website when discussing matters from homeowners, Jennifer seconded that.* (3) Crime Watch- The court captains will discuss this at the April 10<sup>th</sup> meeting. We will contact the Sheriff's office non-emergency number to see if we can get a contact. We will also see if they can come out annually to the Annual Member's Meeting. (4) Tennis Court/Basketball Court Rules will be updated by Eileen. The Rules and Regs will be updated. (5) Possible 3 Rules and Regs. Changes-Tennis court rules, roof changes, and meeting time limit. (5) The roof changes were accepted. *A motion was made by Fred and second by Alice.* (5) Member's Forum on Website will be updated by Ameri-Tech. The pictures will be updated. (6) Email list for Unit Owners. They need to be updated. Steve will send an updated list to Eileen.

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

**Adjournment:** The meeting adjourned at 7:46 *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.