

Unapproved Minutes
Strathmore Gate East at Lake St. George Homeowner's Association, Inc.
Board of Directors Meeting,
May 23, 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, Alice Burnham, Director at Large and Steve Jarboe, 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 6:32 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) Renee Harris (2) Pat Simons

President's Report, Fred Elflein: (1) Thanked several members of the Board for their efforts in recent weeks. (2) Order of work orders was approved. (3) Spoke to Strathmore Gate West to see how the online work orders work but the website currently isn't working.

Treasurer's Report: (1) \$121,000 was paid in April for our master insurance policy. If you look at the yearly it looks like we are way over budget, but if you look at the monthly it evens out. (2) The shed, Buttonbush, and Ken Avery have all come out of the reserves \$54,571.00. (3) Legal fees have cost us \$300 thus far for discussions on roofs

Delinquencies/Violations Report: (1) 19 current and 4 first notices (2) 034 paid the attorney but are starting to get behind again. (3) 005, 007, 095 will be checked with the attorney (4) 1 friendly reminder and 7 first notices (5) There are some fences in Yucca that were painted but repairs were not made. Violations letters were not sent. Steve will send a letter.

Buildings Report: Nothing to Report

Property Managers Report: (1) Shed survey has been completed. Sharr will call Steve when the permits are ready. (2) A walk-through was scheduled and will be continued to be scheduled during Mat's regular work hours. (3) Stripes were scheduled to be painted on June 6th but will need to be pushed out due to not enough time. Steve will call and see if they have any dates in July. Fred will send a blast email to tell residents and tenants about the painting. (4) On May 24

Steve has a plumber and locksmith coming out. Plumbing for the gazebo area, Locksmith for the fobs for the pool and tennis court.

Grounds Directors' Report: (1) Irrigation regulator: Yellowstone is not responding to Steve.

Court Captains' Report, Elaine Abrams: (1) Nobody has reached out about the neighborhood watch. (2) Next court captains' meeting will be on June 21st.

"For Discussion" and/or Progress Reports:

Unfinished Business: (1) 2021 Audit: has been signed. Steve will send a copy to all Board members (2) Painting – Buildings Completed update (3) Parking Lots: Dates will be looked at in July so we can tell residents and tenants. Fred will send a blast email out to (4) Shed Update: Survey completed; waiting for permits to come in. (5) Pool Update: No updates (6) Key Fobs: getting a quote May 24 (7) Neighborhood Watch (8) New Benches: Are being requested by the pool and Silverbell Steve will get a quote for the benches. Steve will look into how to anchor the benches. (9) Pump station: Steve has filed a claim with Duke Claims

New Business: (1) Possible sidewalks at the end of the property by the curve.

Next Meeting Date: The next meeting will be held at Ameri-Tech and via Zoom on June 27, 2022, at 6:30 p.m. Friendly reminder Stacy LaMarca will be excused from the meeting in June.

Adjournment: The meeting adjourned at 7:18 *Eileen 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.