

**Unapproved Minutes**  
**Strathmore Gate East at Lake St. George Homeowner's Association, Inc.**  
**Board of Directors Meeting Annual Meeting,**  
**Nov. 14, 2022**  
**Held at Heritage Church**  
**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; Jennifer Elflein, Buildings Director; Joyce Ranahan, Grounds Directors; Alice Burnham, Director at Large and Keith Philips, Ameri-Tech Community Property Management, Amber Massotto, 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.**

**Budget Meeting:** (1) Robert Mitchell discussed the insurance increase with the guests. Insurance is projected to rise close to \$60,000 in the coming year. The rise in insurance comes from three sources: the general increase because of losses sustained by the insurance companies recently, the increased cost of re-insurance, and the increased costs of building materials tied into the increased valuation of our buildings. (2) He also confirmed that insurance companies are requiring roof replacement after 15-16 years even though reserve studies have estimated a 20 year life. (3) Our roofs were replaced in late 2008 when a wind mitigation study was also completed. We have received three bids: \$2 million, \$1.5 million, and \$900,000. (4) The reserve budget removed any additional roof funding to make the monthly assessment palatable. That will leave us \$880,000 short for the roofs, assuming we have to replace them in 2024. This amount would have to be covered by a special assessment, and Karen suggested that the attendees start putting aside \$150 to \$200 a month now so that the assessment won't be such a burden. (5) Karen reviewed the budget line by line for the attendees (6) If we fully funded the reserves for everything, the assessments would be \$566 monthly rather than the \$420 proposed (7) 90 proxies were received, 63 were required for a quorum. Reserve fund waivers had a vote of 73 yeses and nine nos. To roll over excess funds, there were 71 yeses and 12 nays. *Karen made a motion to approve the budget Eileen seconded that.* The entire Board approved the motion. The budget meeting adjourned at 7:45 p.m.

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

**Annual Meeting:** Fred declared that a determination of proper notice was posted, that a quorum was present, and called the meeting to order at **7:47 p.m.** (1) Fred suggested to have everyone give their email to Ameri-Tech to get email blasts. (2) Fred reviewed everything the board completed this year and thanked Joyce for preparing the information. (3) He thanked the court captains for getting proxies this year for the annual meeting. (4) Fred explained that we need at least three members for the compliance committee who are not board members or related to a board member. (5) We had one nomination from the floor to join the board, eight running for the

board with seven positions available (6) Fred stepped down from the board to allow for new members. (7) An election is not needed.

**Organizational Meeting:** Eileen Schnauder, President; Joyce Ranahan, Vice President; Karen Miller, Treasurer; Stacy LaMarca, Secretary; Layla Caballero, Buildings Director; Frank DeMaio, Grounds Directors; Alice Burnham, Director at Large.

**Next Meeting Date:** Next meeting will be on December 12 at 6:30 p.m. via Zoom and in person.

**Adjournment:** The meeting adjourned at 8:00 p.m. *Stacy motioned 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.