

Unapproved Minutes
Strathmore Gate East at Lake St. George Homeowner's Association, Inc.
Board of Directors Meeting,
Oct. 24, 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 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.** *A motion was made by Eileen to accept. It was seconded by Joyce. All in favor.*

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

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.*

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

President's Report, Fred Elflein: (1) Thanked several members of the Board for their efforts in recent weeks. (2) There are 7 Intent to Run forms received by Ameri-Tech for Board members (3) Keith stated that Ameri-Tech can do the agenda but the Board will give the topics to be placed on the agenda. (4) Any correspondence that goes out to homeowners must be approved by Board before it goes out. (5) More communication with the residents. Minutes will be put out, 2 weeks later we will send an update with a summary or updates in email blast form. Stacy will send the blurb to Karen and then send it to Ameri-Tech to send an email blast to homeowners.

Treasurer's Report: (1) Affordable work orders were put in the wrong account code but it was corrected next month (2) Reserves Total- \$1,057,888.04 (3) Cash Total: 1,367,930.40 (4) Once the cash in the operating account or reserve account approaches \$250,000 a new CDAR will be opened.

Vice President's Report: (1) Tell the court captains to have residents put their emails so Ameri-Tech can send out blast emails about business. Ameri-Tech will not share emails outside the company.

Delinquencies/Violations Report: (1) 007-Up to \$3,700- it is at the attorney (2) 005-Balance is \$1,030- *Fred made a motion to send to the attorney, Karen seconded that motion.* (3) 186- A

payment of \$1,100 was made on 10/24. Amber will check tomorrow morning. If they have paid it will not go to the attorney. If they didn't it will go. Up to \$1,490-Karen made a motion to send to the attorney. Fred seconded that motion. (4) Violations should be sent to the owner and tenants.

Buildings Report: Discussed in other areas today due to the absence of Jennifer (she was available for the earlier part of the meeting)

Property Managers Report: (1) Keith is doing weekly inspections on Thursday mornings of the property (2) Board packages will be submitted the Thursday before the meeting (3) The interior coating of the pool will be completed next week (3) This week will finish the beam refinish of the pool (4) Pool Heating will be continued throughout the year whenever the air temperature is 70° or higher. Eileen made a motion that we heat the pool 12 months a year if the temperature is 70 degrees or higher the pool will be heated to 82 degrees. Fred seconded the motion. (4) Shed update: Shar is still waiting for approval from the county. The permit was given to him by the electrician to share the electricity from the box. He said he can't call and follow up about permits, he has to wait for the county to call him. (5) No update on the sewer drain claim yet. (6) Survey Update: Once they receive the check, we are 7-10 days out from getting the survey. It was approved last week. (7) We do have recourse to go back to the owner if renters are a concern, we can use the clause about disturbances and nuisances. (8) 12-15 calls have been fielded by Keith about the proposed budget.

Grounds Directors' Report: (1) Trees will not be replaced on Arrowwood yet. (2) The Red Maple is planted. (3) Mat and Joyce looked at Cow Branch, and Paul Hayward from Pinellas County came out on 10/24 and he is going to look at the Cow Branch and the storm drains. They will get back to us next week.

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

"For Discussion" and/or Progress Reports: (1) 15-18 Proxies have been collected. (2) Court Captains will go around to get Proxies. (2) The bulletin board needs to be updated.

Unfinished Business: None at this time

New Business: None at this time

Next Meeting Date: Next meeting will be November 28th at 6:30 p.m. via Zoom and in Person. The annual meeting will be held at United Methodist Church on Nov. 14, 2022, at 6:30 p.m. Sign-in will begin at 6:00 p.m.

Adjournment: The meeting adjourned at 7:45 p.m. Stacy 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.