

Unapproved Minutes
Strathmore Gate East at Lake St. George Homeowner's Association, Inc.
Board of Directors Meeting,
Oct. 3, 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.

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 6:30 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 Eileen, and it was seconded by Jennifer. All in favor.*

Reading and Approval of Minutes: Meeting was rescheduled from Sept. 26th due to hurricane Ian. *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) Cathy Schaffer (4) Cale Camareno (5) Shelley Trackedinburg (6) Amber Massotto (7) Jennette Murray

President's Report, Fred Elflein: (1) Thanked several members of the Board for their efforts in recent weeks.

Treasurer's Report: (1) Reserve Expenditure for the year totals \$112,341.86

Delinquencies/Violations Report: (1) 1 with an attorney 007 balance is at just under \$2300, Ameri-Tech has no updates. There is a lean claim on demand. They must respond by Nov. 4th (2) 034-Letter #3 went out. Currently delinquent \$770. Once over \$1000 it will go to the attorney.

Buildings Report: (1) The pool project, the process will take a few more days to finish. They are waiting for Duke Energy to complete the wiring. The electric needs to be running for them to finish. Due to the hurricane, we are unsure when they will be ready to come out. The electricians are trying to give the pool company temporary electric to fill the pool. Duke energy will still have to come out and complete the set up. (2) Shed update, we are just waiting on the county.

Property Managers Report: (1) Shar redid the drawings and resubmitted to the county. We are waiting for the county and permits. (2) Annual Meeting Nov. 14th (3) We have another quote for pressure washing coming (4) The outside survey came in at \$3500 for the 4th bid. There is no

actual survey on file. (5) We are waiting to hear back from the county about fixing the storm drain. The county is talking with their insurance company. (6) Benches are on hold at this time.

Grounds Directors' Report: (1) A tree fell on a car. The tree dent her side passenger door. The insurance company was called. (2) 3 trees were removed this month for \$1475 (3) We are still awaiting a Redwood (4) Shelley asked about a tree that looks like it is dying. The arborist said there is nothing wrong with the tree so we will not be taking it down. (5) Every Jan. the arborist comes out and trims the trees 3-6 ft. away from the roofs. (6) Joyce will call about the cow branch clean up

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

"For Discussion" and/or Progress Reports: (1) There were children playing by the broken sidewalk and the generator. Do we need to put fencing or signs around as a warning. It is owned by Pinellas County, are we liable? Joyce will call the county and ask them about the lift station. (2) The purpose of the survey was to determine the fencing issues that we keep having *Fred made a motion to accept the bid for the survey, Joyce seconded it. All in favor.* (3) Keith is going to look into the Peter Lontakos invoice we already paid him. (4) Fob bids are on hold at this time. (5) Special Assessment discussion: Homeowners insurance is going up 70%, for regular increases and to get a new assessment. Insurance is saying at this time that roofs older than 16 years must be replaced. The insurance agent will be at the annual meeting. It was proposed raise the monthly fee to \$420 and not look at the special assessment until next year.

Unfinished Business: None at this time

New Business:

Next Meeting Date: The next meeting will be held at Ameri-Tech and zia zoom on Oct. 24th at 6:30 p.m. and the annual meeting will be held at United Methodist Church on Nov. 14, 2022, at 6:30 p.m.

Adjournment: The meeting adjourned at 8:13 *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.