

**Unapproved Minutes**  
**Strathmore Gate East at Lake St. George Homeowner's Association, Inc.**  
**Board of Directors Meeting,**  
**November 27, 2023**  
**Held at Ameri-Tech Community Management**  
**24701 U.S. Highway 19 N. Suite 102, Clearwater, FL 33763**  
**[www.strathmoregateeast.org](http://www.strathmoregateeast.org)**

**Board Members Present:** Eileen Schnauder, President; Fred Elflein, Vice President; Karen Miller, Treasurer; Stacy LaMarca, Secretary; and Angela Johnson, Ameri-Tech Community Property Management.

**Call to Order:** Eileen declared that a determination of proper notice was posted, a quorum was present, and called the meeting to order at **6:30** p.m.

**Approval of Agenda:** The agenda was approved with a *motion made by Fred to accept. It was seconded by Karen. All in favor.*

**Reading and Approval of Minutes:** A *motion was made to waive the reading of the previous minutes by Karen, and Fred seconded that motion to approve the minutes from October 2023. All in favor.*

**Guests Present/Guest Forum:** (1) Renee Harris (3) Jeannette Murray (3) Samet “Mat” Velioski (4) Pat Girard (5) Erik Foreman-Haskell (6) Phaedra Geer (7) Verona Eckenrode.

**President’s Report, Eileen Schnauder:** (1) Diamond Leaf unit owners are happy with the roofs. We have requested Erik Borland from Watertight be on our property tomorrow.

**Treasurer’s Report:** (1) Monthly delinquencies are around \$16,000. Our income is around \$5,000-\$6,000 monthly short. (2) Ruth Dorch, the Ameri-Tech bookkeeper, went to Pinellas County Utilities concerning the exorbitant charges for water and sewer. As a result of her efforts, we received a \$200,000 credit against those/bills. The excessive bills were the result of defective new meters installed because of the accident at the front entrance. (3) Karen has allowed excess cash in the bank because we are being billed by contract every time two building roofs are completed. (4) Over \$44,000 in interest due to investments of the special assessment and reserve funds in Treasury Bills.

**Vice President’s Report:** (1) Sprinklers need a remote for Mat to control them. We have a new one, but it still doesn’t work. Mat has to do it manually and needs two people to do it. We need to have a system that can be controlled by the maintenance. We will get bids for updating the system. (2) Elder Court has three zones down. Mat has engaged Yellowstone to repair them since it appears to be electrical. Fred will call Wayne to get an update.

**Delinquencies/Violations Report:** (1) 007 is behind, but they have activated autopay. They still need a certified letter to notify the unit owner of the past-due balance. (2) 047-At attorney (3) 060-Ruth will see if they are on autopay. If they miss the next payment, they will be sent to the

attorney. (4) 068- At attorney (5) 082-At attorney (6) 095-At attorney (7) 185-At attorney (8) 186- At attorney

**Buildings Report:** No report at this time.

**Property Managers Report:** (1) The new front entrance sign should be completed by the end of the week; AWO cannot help Mat install the sign. Angela will research other companies. (2) Sidewalk Grinding: CutRight-\$17,190, Velocity-\$14,560, AWO-\$5,000-\$14,000 (3) Yellowstone Lamppost and Light Pole repair-Not completed yet

**Grounds Directors' Report:** (1) 163 plants have been planted, and (2) five projects are left that will be approved within this year's budget. (3) There is no sod budget, and it will be placed into next year's budget (4) The situation on Boxwood Court has been fixed and updated

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

**"For Discussion" and/or Progress Reports. Input from the guests:** (1) An issue with the gutters from the roof company. They are twisted, have no gutter guards, and were put back incorrectly. Gutters are bent and torn—no return call from Ameri-tech. Watertight was addressed when on the property. They talked to the supervisor and said they would take care of it. If this has happened, please take pictures and send them to Ameri-tech. (2) The shingles are coming up on the roof. Watertight stated that it was not hot enough for them to seal. (3) Watertight is working at night and in the pouring rain. (4) Pat Girard on Buttonbush has received a \$300 bill from her plumber because roots went into the pipes of her toilet. She stated that about four years ago, a tree was removed because of the roots, and there was a main water leak less than a year ago. It has been years of root infestations into the main water pipes. She would like \$306 to cover that cost. This is on the inside of the unit. The BOD rectified the outside issues. We will not move forward with providing payment for \$306.

**Unfinished Business:** (1) Roof Update-Erik will be out tomorrow, Nov. 28<sup>th</sup>, at 8 to review. (2) Process for Invoicing Residents for Plywood (3) Fed Ex Claim-Approved, Check will be issued in 3-5 business days (4) Front Entrance Insurance Money-has received water invoice, waiting on offer (5) Piper Fire Repair of Fire Hydrants-Waiting on parts still, painting proposal? (6) Dumpster cleaning- will send available dates (7) Expected Date for Contract Information added to Vendor List- will complete by year-end (8) Cow Branch Dredging-We received a bid from Aquagenix for \$8,400. Waiting for a proposal from Lake Doctors, FL Aquatic-Pinellas County Utilities or Watershed Maintenance, Feeds into Lake Tarpon-Permitting? (9) Pool Lamppost- No proposal yet; Angela will follow up.

**New Business:** (1) Haskell looks for erosion; they track and keep an eye on things when they are out to spray. The backs have been treated, so they are looking at treating the fronts. We would like to have it sprayed closer to the wall. Haskell will come to complete an inspection in January. (2) Speed limits- a reminder to watch your speeds- Include in the newsletter (3) Proxies for Annual Meeting- We have 18 currently. Court Captains will start collecting (4) Notices of Intent to Run for BOD-Currently four intents (5) Concrete Repair Quote: Sidewalk Grinding: CutRight-\$17,190, Velocity-\$14,560, AWO-\$5,000-\$14,000-Fred made a motion to accept Velocity at

\$14,560, Stacy seconded the motion. (6) Common/Personal Property Issues-Lot Lines will need to be determined by a survey or send letters. Angela will send violations. This will be put in the newsletter. They will have to be removed by a certain date. If not, then a violation will be sent. (10) What does the process look like to charge the homeowners for sheets of plywood? We will continue to discuss. (11) The expectation for meetings is that homeowners are allowed to speak for 3 minutes only at the beginning of the meeting.

**Next Meeting Date:** The next meeting will be the annual meeting on December 6th at 6:30 p.m. in person.

**Adjournment:** The meeting adjourned at 9:05 p.m. *Fred made a motion to end the meeting Karen seconded. All in favor*

Note: If you want the minutes emailed to you, please contact Stacy LaMarca at sharrisniu@yahoo.com.