

Approved Minutes
Strathmore Gate East at Lake St. George Homeowner's Association, Inc.
Board of Directors Meeting,
April 24, 2023
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: Eileen Schnauder, President; Joyce Ranahan, Vice President; Karen Miller, Treasurer; Layla Caballero, Buildings Director, Frank DeMaio, Director at Large; Alice Burnham, Director at Large handling violations and delinquencies; Stacy LaMarca, Secretary; and Keith Phillips, Ameri-Tech Community Property Management

Call to Order: Eileen 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.**

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

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

Guests Present/Guest Forum: (1) Mat Velioski (2) Leonard and Susan Snapstailer (3) Jeannette Murray (4) Quan Vo (5) Elaine Abrams (6) Toni Sciriha (7) Addie Alvarez (8) Fred Elfein (9) Pat Simmons (10) Diane Proios (11) Artie from Ameri-Tech.

President's Report, Eileen Schnauder: (1) Yellowstone changed all requests to the contract that we asked for. Karen made a checklist that once items are completed, Mat will go around with Cameron, the onsite Yellowstone supervisor, to check all the work. Yellowstone reduced its annual fee to a 5% increase instead of a 9.2% increase. Mat explained that they will meet weekly to look at the work. "Layla requested that the information from the weekly check-in be summarized quarterly so that we keep Yellowstone accountable for the services offered in accordance with the new contract. Keeping Yellowstone accountable gives our association leverage for future contract negotiations". "Layla requested that the information from the weekly check-in be summarized quarterly. Layla is not willing to take on the responsibilities at this time because she is already committed to the Building Director role and the responsibility of supervision of the landscaping company calls under the Grounds Director on the board. " *Karen made a motion to accept the renegotiated Yellowstone Contract for a net of \$102,900; Joyce seconded the motion. All were in favor.*

Treasurer's Report: (1) We picked up a little extra money because we caught up on some delinquencies. (2) Over \$300 was spent on the mailings sent out for the assessment. (3) The April Ameri-Tech bill was paid at the end of March, so the expense looks excessive. (4) Reserves, we are now getting almost 3% on our money market, and some of our newer CDs are

as high as 4.5 or 4.7%. Karen has asked Ruth, Ameri-Tech's bookkeeper, who will research CD rates for the assessment income coming in.

Vice President's Report: No report at this time

Delinquencies/Violations Report: (1) 1 90-day, 3 60-day, and 2 30-day at collections. (2) 060- They owe \$860, and the third letter will need to be sent. (3) unit 105 has yet to be sold (4) 184- Possibly need a 3rd letter.

Buildings Report: (1) Shed update: The garage door will be installed on Tuesday, May 2nd. Once the door is installed, the final inspection from Pinellas County will happen. Once completed, the invoice will be submitted for final payment. Layla stated that he would be asking for additional funds because the cost of materials went up since his original proposal and contract execution in 2021. The Board will review the contract at the request of the contractor.

Property Managers Report: (1) Financials were sent out on 4/11. (2) Bid proposals for roof replacement have been received and forwarded to the board members. (3) The money came in from Pinellas County to fix the storm drain that their truck damaged. The total was \$3,190. Four bids have come in to fix it. *Karen made a motion to accept the bid for \$3,190 from Nichols Company to fix the storm drain. It was seconded by Joyce. All were in favor.* (4) One property is now in the attorney's hands for not being taken care of. (5) One neighbor was going to paint the entire outside without getting permission. All concerns are being addressed and handled when they come in.

Grounds Directors' Report: (1) This will be added to the agenda for next month.

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

"For Discussion" and/or Progress Reports: (1) Susan asked what is being done at the pool area about security. She felt a camera and fob security would be a good idea. The gate has been propped open using the large stones to keep it open. An email will be sent to residents as a reminder not to prop open the doors. We have looked into cameras and fobs in previous years, but there were no funds. We will look into cameras and fobs once we get the funds after the roofing project. The large rocks can be removed from the area. (2) Jeannette and Renee are not receiving any email blasts. Keith asked for their email address so they could be added to the distribution list. They stated that they are patiently waiting for the removal of the tree on the side of the house that is $\frac{3}{4}$ dead. She will replace it but would like it removed. Joyce and Mat would like to look at it to see if it can be removed. (3) We need at least three people to join the compliance committee. We need this, or we can't enforce violations. Keith will send an email blast to see if anyone would like to join. (4) Addie stated she would volunteer to be on the compliance committee. (5) It was asked do we know what roofers we are going with. The board has not made a decision on the contractor yet. (6) It was asked if the payments could be spread out into four payments; it was explained that it was voted on that it would be three payments so we could sign the contract to start the project at the beginning of the year. (7) A resident asked it about the payments to the roofing company. How that works, and what it looks like. It was explained that it is per the roofing company.

Unfinished Business: (1) Shed Update: See Building Report (2) Yellowstone Contract: See President Report (3) Storm Drain Update: See Property Manager Report

New Business: No new business

Next Meeting Date: Next meeting will be on May 22nd at 6:30 p.m. via Zoom and in person.

Adjournment: The meeting adjourned at 7:50 p.m. *Karen made a motion to end the meeting Alice seconded. All in favor*

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