

**Strathmore Gate East at Lake St. George Homeowner's Association, Inc.**  
**Board of Directors Meeting,**  
**August 28, 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; Joyce Ranahan, Grounds Director; Stacy LaMarca, Secretary; and; Angela Johnson, 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 from July 2023, and Fred seconded that motion. All in favor.*

**Guests Present/Guest Forum:** (1) Jeannette Murray (2) Renee Harris

**President's Report, Eileen Schnauder:** No report at this time

**Treasurer's Report:** (1) Just got \$37,000 and \$695 from Spectrum (2) Keeping our reserve funds more liquid until we decide when we will commence the reroofing project. Every two buildings completed for the roof will cost \$93,000.

**Vice President's Report:** No report at this time

**Delinquencies/Violations Report:** (1) Unit 186 is at the attorney (2) Six units are-30 day delinquent (3) One unit is 60 days delinquent.

**Buildings Report:** None at this time

**Property Managers Report:** (1) The audit has been completed (2) Emailed Haskell's about the termite contract. Ameri-tech is waiting to hear back about when an inspection can be completed. All of Strathmore Gate will be inspected. The Board would like to look into other bug companies for a possible new contract. Angela will look into new companies (3) Sign for front entrance- Total of \$2,512.23. Waiting for a bid from Dunlap. Angela will reach out to Signature Signs who did the original signs for a bid. (4) Fire hydrants need to be updated yearly. Vendor is Cox Fire Protection. Some are expired. The hydrants need to be inspected now. (5) The Board would like Ameri-Tech to provide a tickler list for the property, including a list of our vendors and when things are coming due. Karen will send what was done in the past to Angela. (6) Roofs-Shingle color will be replaced if the current color is back-ordered. The roofing company will replace the shingles on the shed and structures in the pool if our first choice is not available.

**Grounds Directors' Report:** (1) Seven dead trees pine trees and one palm tree damaging gutters and hanging over the roof; there were three bids received. We will go with the bid for \$2,350 for the dead pine trees. (2) 2969 Buttonbush has a tree that is invading the pipes in her plumbing. Pinellas wants us to plant nine trees if one pine tree is taken down. Joyce has written a letter to Pinellas County stating she felt this was excessive. She is waiting for a reply. (3) John is the new supervisor for Yellowstone. (3) Yellowstone broke the streetlight pole on Fig Ct. Yellowstone is looking into getting a new pole.

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

**"For Discussion" and/or Progress Reports:** (1) 2965 Yucca needs an extender for her gutters. It is being cut by lawn care. This is the 3<sup>rd</sup> one. Mat will take a look at it. The board will also talk to Yellowstone.

(2) On Yucca there is a unit that has many plants in pots and statues. She has not secured them for the hurricane. Send an email about securing all materials, and if things aren't secured, responsibility for damage is up to the owner's expense.

**Unfinished Business:** (1) Update on roofing project-Original package was sent to the lawyer. Watertight negotiated several items. We have to promise to pay within 20 days instead of 30 days. We will also hold back 3% of the money until all things are fixed. Waiting to hear back from Watertight to move forward. Eileen will follow up with Watertight. The project will start as soon as possible. When started, Yucca will be started first and Boxwood. (2) Status of Fed Ex Money-No money has been received. Angela followed up. She has a case number but they said that they also need a tracking number. They said they will call back but haven't. Angela needs to follow up with Fed Ex again. (3). Update on the sign money from the insurance company. All bids need to be submitted before insurance will pay. Fred suggested to reach out to our current insurance representative to see how to submit the bid and invoices. (4) Status of Special Assessment Delinquencies-

**New Business:** (1) Cost and Availability of an updated Reserve Study- *Karen made a motion to spend \$4,050.21 to get an updated reserve study. 30 day completion from the time the report is completed. Fred amended the motion to include if it can be completed within 30 days we will move forward with motion. All in favor.* (2) New Front Door Option-Fred made a motion to make a second option for front door. *There can be Single or double side panels and a small glass insert on the top of the door. All door changes still have to be approved by the board. The architectural control form was approved for 2961 Buttonbush.* (3) Date for Budget Workshop-Sept. 19<sup>th</sup>. Ameri-Techs will commence preparation for Budget Workshop. (4)-Dec. 4th for the annual/budget meeting A notice will be sent 60 days prior to the meeting, and the 2<sup>nd</sup> notice will be sent 30 days prior. Angela needs to contact Heritage Church to see if we can hold the annual meeting there.

**Next Meeting Date:** Next meeting will be on September 25th at 6:30 p.m. in person.

**Adjournment:** The meeting adjourned at 8:15 p.m. *Karen made a motion to end the meeting Joyce seconded. All in favor*

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