

**Approved Minutes**  
**Strathmore Gate East at Lake St. George Homeowner's Association, Inc.**  
**Board of Directors Meeting,**  
**Jan. 23, 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; Alice Burnham, Frank DeMaio, Director of Grounds; Director at Large; 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 **6:31 p.m.** *A motion was made by Layla to accept. It was seconded by Alice. All in favor.*

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

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

**Guests Present/Guest Forum:** (1) Mat Velioski (2) Humberto Anzola (3) Elaine Abrams (4) Pat Simon (5) Laurie and Sean Searfoss

**President's Report, Eileen Schnauder:** (1) Thanked several members of the Board for their efforts in recent weeks. (2) Eileen made a suggestion and is looking for Board approval to remove Frank as the Director of Grounds and remain a Director at Large, *Karen made the motion and Joyce seconded that motion. The motion was 5:2 in favor to remove Frank.* Frank stated that he is unhappy with grounds.

**Treasurer's Report:** (1) Category 5410-Grounds budget is ½ from 2022 (2) Building expenses are high but there were 2 plumbing needs that needed to be taken care of. (3) Exterminating was paid in advance so we can get a discount. (4) Column 4500- 2 applications fees but 1 check bounced.

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

**Delinquencies/Violations Report:** (1) 007 is paid off and settled (2) 90-day delinquency 092 a letter was sent (3) 60-day delinquent 034- they owe \$100, 095-they owe \$780 (4) 105 NSF because of account being closed

**Buildings Report:** (1) Shed the roof is done (2) Gas company connected the pool heater (3) Estimated time to complete shed is 2 ½ week (4) Benches on the property- (a) Offer residents to do a memorial bench would be roughly \$700 per bench, this doesn't include the plaque on the

bench. (b) the board could start with paying for 4 benches and add more as needed throughout the years (c) benches could be sponsored by businesses; concerns are that we don't have money in the budget; Keith will look into documents and write an email to send out to the community to see if they are interested about memorial benches (5) Layla would like to clean up the bulletin board with new signage. Karen with proofread them.

**Property Managers Report:** (1) Keith will be our manager moving forward (2) Financials were mailed out on 2/9/23 (3) Bi-weekly inspections will continue (4) Damaged storm drain we are waiting on estimates (5) Pinellas County utilities will send water usage reports to Ameri-tech (6) Quotes are being obtained for erosion behind 2913 Fig was taken care of free of charge from material from the shed construction and 2906 Star Apple. (7) The most recent wind mitigation report was from 2009, it will not be redone until the roofs are replaced.

**Grounds Directors' Report:** (1) Yellowstone started the first clean-up on 2/14/23-they only did 1 side; there have been several complaints about the clean-up (2) Improvements that were suggested from Frank to add to the contract with Yellowstone are: Height limits from the bushes, common areas not being cleaned out. Frank would like to sit down with Keith and any other board members to look at the contract moving forward. (3) Mat and a board member will walk through the property in March to look at the property.

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

**"For Discussion" and/or Progress Reports:** (1) Keith suggested that if homeowners have complaints please direct them to Ameri-tech

**Unfinished Business:** (1) Solar panels for the shed, Layla has not looked into it because of the current need for roof replacement. Any benefits from solar panels we would not see benefits of the panels for 10-15 years. (2) There is discussion from Karen to Layla about an email that she felt slandered her name.

**New Business:** (1) Yellowstone Contract-Negotiations-See Grounds report (2) Property & Liability Insurance-the significant issue for us is that the roofs went from replacement value to cash value. (a) the new policy needs to be posted once we get it (b) the web needs to be cleaned up of old companies (3) Roof Replacement-All Buildings-We do need to get new roofs. How do we pay for them? We need to look at a special assessment or a suggestion was the board could take out a loan We are approximately \$880,000 short. Per unit the special assessment would be \$4,800.00; 3 payments of \$1,600 (3 payments would be due July 2023, Oct. 2023, Jan. 2024) Keith will write up the paperwork to set the meeting about the special assessment and send to the board to approve. (4) New Roof Estimate for Pool Bathrooms & Gazebo- To complete roofs in the pool area it would take 1 day. Proposal was a total of \$5,534.00 *Layla made a motion to move forward with replacing the roofs in the pool area, seconded by Karen* (5) Tennis Court Fence & Gate-We are getting an estimate to fix the holes or replace the fence and fix the top of the fence. The replacement was originally set to be set to be completed in 14 years. (6) The electrical company that is heating the pool said we owe them for the months of Nov. and Dec. and Jan. we have not seen invoices from them. Keith will get the invoice. The Consolidated

Electric had a bid for \$7370.00 to replace the wiring under the road. *Joyce made a motion to accept the bid, Alice seconded the motion.*

**Next Meeting Date:** Next meeting will be March 27th at 6:30 p.m. via Zoom and in Person.

**Adjournment:** The meeting adjourned at 8:29 p.m. *Alice 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](mailto:sharrisniu@yahoo.com).