

**Unapproved 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](http://www.strathmoregateeast.org)**

**Board Members Present:** Eileen Schnauder, President; Karen Miller, Treasurer; Layla Caballero, Buildings Director; Frank DeMaio, Grounds Directors; Alice Burnham, Director at Large and Amber Massotto, 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 6:32 p.m. *A motion was made by Eileen to accept. It was seconded by Alice. All in favor.*

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

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

**Guests Present/Guest Forum:** (1) Mat Velioski (2) Elaine Abrams (3) Fred Elflein (4) Pat Simons (5) Ada Alvarez.

**President's Report, Eileen Schnauder:** (1) Thanked several members of the Board for their efforts in recent weeks. (2) Pool was closed for the safety of the community (3) Concrete foundation has been laid on the maintenance building.

**Treasurer's Report:** (1) We ended the year within 4% of the budget. (2) Sewer costs are up 17% more than what we expected. (3) We are getting 3.92% on our current CDAR account with Cadence Bank. (4) Ameritech admin service fee went from \$135 to \$155 and mailing went up as well. (5) *A motion was made look into the insurance survey by Karen it was seconded by Eileen.*

**Vice President's Report:** No report this month

**Delinquencies/Violations Report:** (1) 007 is at the attorney (2) 034, 186 are paid up to date. (3) two are on the 3<sup>rd</sup> letter. (4) Need an update for the foreclosure date (5) 092 needs a 3<sup>rd</sup> letter sent.

**Buildings Report:** (1) Concrete has been poured for the shed (2) There will be several inspections for each stage of the building. (3) Looking at finishing mid-March. (4) Layla suggested a community amenity of tennis lessons possibly starting for a fee to participating members. No expense to the HOA. Concerns were expressed for liability and insurance issues. (5) Layla also suggested a community garden-with minimum set up costs. Could set guide lines. It was mentioned that a significant change in the common areas would probably require a vote of

the entire membership. (6) Layla additionally suggested an outdoor exercise area for adults. An upfront cost but little upkeep. Again, the liability issue as well as change to common area would need to be explored further. (7) Finally, Layla and Frank mentioned benches made out of recycled plastic. Would need a quote for the cement pour. The HOA could cover or look into sponsored benches. (8) For any of the suggestions need to be looked at by a lawyer. (9) There are concerns from the board that how can we raise rates with possible special assessment can we suggest things that cost money.

**Property Managers Report:** (1) Dec. financials were mailed out on the 10<sup>th</sup> (2) An email blast will be sent out about coyotes, gutter cleaners, and water usage. (3) We don't put up fences, if there is an issue with the fences the complainer needs to get the survey before they come to our residents. (4) Burden of cost should lie on the homeowner when it is the homeowners request.

**Grounds Directors' Report:** (1) 2 cleanings, one in Feb. one in March. (2) Suggested that there be 3 cleanings a year. 1 in March, 1 in June, 1 in Oct. It was suggested there still be the 2 cleanings in Feb. and March this year and in the new contract negotiations for 3 cleanings. (3) Green ribbons were tied to the trees that need to be removed. (4) It was also discussed what trees need to be trimmed. A quote will be obtained.

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

**"For Discussion" and/or Progress Reports:** (1) Minutes and financials are updated on the website.

**Unfinished Business:** None at this time

**New Business:** None at this time

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

**Adjournment:** The meeting adjourned at 8:31 p.m. *Layla 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.