

Unapproved Minutes
Strathmore Gate East at Lake St. George Homeowner's Association, Inc.
Board of Directors Meeting,
July 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; Fred Elflein, Vice President; Karen Miller, Treasurer; Joyce Ranahan, Grounds; and Keith Phillips 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 Fred to accept. It was seconded by Joyce. All in favor.*

Reading and Approval of Minutes: *Karen motioned to waive the previous minutes' reading and approve them. Fred seconded that motion to waive the reading and approve the minutes from May 2023. All in favor.*

Guests Present/Guest Forum: (1) Mat Velioski (2) Edith Sequera (3) Lou Sequera (4) Tracy Devore (5) Marion Kaplan (6) Cynthia Gonzalez (7) Jayne Creelman. One resident asked about a solution to the “nasty” condition of the dumpsters. Angela advised that she will follow up with Solar Waste to see if they offer cleaning and how much it might cost.

President’s Report, Eileen Schnauder: Eileen stated she would present her report under new business.

Vice President’s Report, Fred Elflein: Fred advised that he had nothing to report. He has suggested that we issue another newsletter to cover items relevant to the residents, including the prohibition of private sprinkler watering and detailed information on the re-roofing project. Karen offered to do this and requested input for more items to include.

Treasurer’s Report, Karen Miller: Karen reviewed the financial recap with notes on the correction of the monthly assessment, including the special assessment line item. She also noted that \$600,000 was deposited in Treasury Notes at 5.2% in June. An additional \$200,000 was deposited in Treasury Notes at 5.2% in July. She also stated that the maintenance shed was paid for without any additional charges that the vendor requested. She opened up the floor to questions. One resident asked whether they would have to pay for gutter removal and reinstallation because of the roof work – Eileen advised that it would be addressed under new business. Another resident asked if they could expect additional special assessments for the roof. Karen stated, “No,” the amount collected will be sufficient. There are significant

delinquencies in payment of the first installment of the special assessment due no later than June 30th. A solution was discussed later in the evening under violations and delinquencies.

Grounds Directors' Report, Joyce Ranahan: Joyce discussed the Orchid Tree that fell over in the storm that afternoon. It was on the list to be removed, and the storm saved the Association \$250. The tree fell after Mat left for the day, but he returned and removed it from blocking the roundabout. A unit on Buttonbush Court has two healthy pine trees whose roots have clogged her toilet. The unit owner hired Drain Team to clear the clog. They took pictures of the roots and advised that the pine trees had to be removed to avoid additional clogs. A bid was obtained from David Swingle for \$2,350 for the removal of the trees, including the use of a crane. Following the Board's approval of this bid, along with the removal of a palm tree that is leaning against a unit, and the removal of three dead pine trees behind a unit on Star Apple and three dead pine trees behind a unit on Boxwood, Pinellas County replied that the Association would have to replace the two pine trees with nine 2" caliper trees or donate \$4,500 to the county's tree fund. In prior instances, Joyce has successfully negotiated with Pinellas County and will undertake this task to see if we can mitigate some of the expense.

Property Managers Report, Angela Johnson and Keith Phillips: They reported no accounts at the attorney for collection. However, one account was over 30 days, three accounts were over 60 days, and 23 accounts were delinquent in payment of the special assessment. The accounting firm is processing the annual audit. NaturZone has eliminated the yellow jacket nest on Star Apple for \$175. We have received one proposal for replacing the front sign damaged by the car accident. It was for over \$30,000, and the insured only has insurance of \$10,000. Angela is getting additional quotes. Lou Sequera stated he had built the posts holding the sign for the Association many years ago. Mat may discuss this further with Lou to see how we can minimize the replacement costs. Keith is also checking with their accounting department to see if we received the \$400 from FEDEX for the damage to the post on Buttonbush Court.

Unfinished Business: All unfinished business on the agenda was addressed by Angela or Keith in the managers' report.

New Business: (1) Special Assessments as per Amended and Restated Declarations of Restrictions. In response to inquiries from residents, Eileen read several sections from Article IV detailing the Board's authority and the residents' responsibilities concerning assessments. In essence, the Board is responsible for the regular and special upkeep of the property and is authorized to assess a monthly fee and special assessments as required. It is the resident's responsibility to pay these monthly and special assessments on time. If this is not done, the Board is authorized to add late fees, interest, and even place a lien and foreclose on a unit. (2) Vote on Roofing Contractor. Karen and Eileen discussed the detailed analysis they conducted over the weekend on the two top vendors: Stratus and Watertight. After several questions and answers with the vendors, it was determined that the two vendors were capable of successfully completing this project and, upon initial investigation, were within \$14,000 of each other. However, Stratus included a bid to remove and replace the 134 front and 88 rear gutters for \$76,713, which they would bill to the Association. Then we would have to bill the residents with gutters approximately \$350 per gutter. That was not acceptable. Meanwhile, Watertight

will take down and reinstall any gutters at no cost that are required to complete the project. Karen motioned *to accept the Watertight bid of \$1,573,477 subject to a positive response on some outstanding issues and a review of the contract by the Association's attorney. Eileen seconded the motion. All in favor.*

Violations and Lateness Report: With the absence of Frank DeMaio, the director who handles violations and delinquencies, the remaining board members made some decisions about the delinquencies. In particular, as per normal policy, the account is turned over to the attorney when the regular monthly assessment payments are overdue in excess of \$1,000. As a result, units 185 and 186 will be turned over to Rabin Parker if they aren't paid up by July 31st. Unit 126 will be turned over to the attorney to generate a rent demand letter to the tenants. In addition, the Board established a policy for those units in arrears for the special assessment. In particular, if payment hasn't been received by July 31st a second letter will be sent via certified mail, giving them until August 15th to make payment. If payment isn't received by the deadline, the account will be turned over to the attorney. This means the resident will be liable for the \$1,600 assessment, interest, late fees, and legal fees. The board felt this was the only way to handle this issue.

Next Meeting Date: Next meeting will be on August 28th at 6:30 p.m. in Ameri-Tech's conference room.

Adjournment: The meeting adjourned at 8:06 p.m. *Karen made a motion to end the meeting Fred seconded. All in favor*

Respectfully submitted,

Karen Miller,
Acting Secretary

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