

Approved Minutes
Strathmore Gate East at Lake St. George Homeowner's Association, Inc.
Board of Directors Meeting,
March 27, 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.

Guests Present/Guest Forum: (1) Holly Moulton (2) Leonard (3) Brenda (4) Kristina Garcia (5) Fred & Christi Elfein (6) Clara Maroulis (7) Ada A. (8) Elaine Abrahams (9) Georgina (10) Cale Camareno (11) Harry Ericson (12) Dave Fitts (13) Jim Marshall (14) Sandy J. (15) Alexander Gawel (16) Marjorie Medwed (17) Jennette Von Besser (18) Judy Prestez (19) Gary and Linda Jones (20) Pat Sim (21) Danny Lenz (22) Pat Kryza (23) Jennette Murray (24) JoAnn Shonefelt (25) Cynthia Gonzalez (26) Diane Proios (27) Sokol Hasaubelli (28) Dana and Carla Concrad (29) Margie Petit (30) Beth Cannon (31) JoAnne DiGeorgio (32) Lark Seaman (33) Jim Serman (34) Christine Saginis (35) Suzanne DelRegno (36) Toni Sciriha (37) Kathy (38) Shelley Trachtenberg

New Business: (1) Special Assessment for Roofing proposals: Robert Mitchell from the insurance company came and explained what is going on in the insurance industry. In Dec. the state passed a legislative package that will help the impact of insurance companies. It will take a few years until we see the impact of this legislative. There was a reduced cost in our insurance because the roof coverage went from full coverage to cost value. He stated that if we try to renew our insurance for 2024 what is Robert's professional opinion. He stated that best case scenario there is just a small percentage increase, worst case scenario we will have to go through a second market company or with Citizens which will not provide all coverage. (2) Karen reviewed the current financials. She explained that Ameri-tech provides a project manager for a 5% fee. Our HOA is not currently fully funded. We currently are only funding for 59% per the vote of the residents. (3) We can't start the project until we have the full funding for the roofs. (4) The time frame for choosing a company for the project would be roughly a few months. (5) Bids are based on the gold pledge standards (6) Bids that came in were as follows: A-1,587,189.70; B-1,940,000.00; C-1,584,000.00; D-1,806,168.29; E-1,413,692.00; F-1,573,477.00 (7) It was noted that if we keep delaying, the bids may go up. Can we move forward with a time line? (8) Bids are good for typically 30-60 days (9) *Joyce made a motion to move forward with the special assessment as written, Alice seconds this motion. A vote of 5 accepts to 2 opposed.*

Next Meeting Date: Next meeting will be on April 24th at 6:30 p.m. via Zoom and in person.

Adjournment: The meeting adjourned at 8:16 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.