

Unapproved Minutes
Strathmore Gate East at Lake St. George Homeowner's Association, Inc.
Board of Directors Meeting,
May 22, 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; Stacy LaMarca, Secretary; and Keith Phillips, Ameri-Tech Community Property Management; 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 Layla 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. Joyce seconded that motion to waive the reading and approve the minutes from April 2023. All in favor.*

Guests Present/Guest Forum: (1) Mat Velioski (2) Fred Elfein (3) Diane Proios (4) Robert Kelly-Ameri-Tech

President's Report, Eileen Schnauder: (1) We had a successful court captains meeting. (2) Thanks to Layla, we were able to get a compliance committee. There are currently four members. *Sandy Jenkins, Elaine Abrams, Clara Maroulis, Marge Petit. Eileen made a motion to appoint the compliance committee members, Layla seconded. All in favor.* (3) Mat's vacation will be June 20-July 21. Some of this vacation will be a carry-over from the last two years, which the board approved. Affordable Work Orders and Triangle Pool Works will come out in his absence. An email will be sent to residents a week before to let (June 12) them know that Mat will be on vacation.

Treasurer's Report: (1) The monthly maintenance income is overstated since the roof account had not been set up yet. \$26,400 showed up on revenue, but it will be reversed this month and put in a separate account. (2) Irrigation repair (5420) was for the pump station. (3) \$300 was for the Health Department's yearly fee for the pool permit. (4) Legal fees were for the unit entry and the BOD controversy. Layla initiated a prolonged discussion concerning the \$3,000 expense to cover property maintenance while Mat is on vacation.

Vice President's Report: No report at this time

Delinquencies/Violations Report: (1) 186 is going to the attorney; Fred *made a motion, and Joyce seconded the motion. All in favor.* (2) 034 is on the 2nd letter, almost up to \$1,000.

Buildings Report: (1) Layla initiated a discussion about the options for a better way to keep track of work orders. She is looking to explore options free and paid. Ameri-Tech reminded the Board that some software is free, but Ameri-Tech will still have to charge to use their servers. The rest of the Board did not pursue this option, and the subject was dropped.

Property Managers Report: (1) Keith is having difficulty getting hold of General Insurance for the claim from the accident at the front entrance (2) Keith needs to know which companies for the roofing bids we would like to come in and present (3) Keith is soliciting bids for clearing the Cow Branch bed of vegetation that is blocking the flow of the water.

Grounds Directors' Report: In the absence of a Grounds Director, Eileen asked Mat to provide a report. (1) Palm trees need to be trimmed. It is behind schedule. Mat is waiting for the exact dates of the trimming. (2) We are waiting for the estimate of the sign in the front. (3) Pinellas County will change the entire system in the front due to the accident. (4) Stumps are left because they are too close to the building and could cause damage to pipes and electrical. (5) Frank is not happy with Cameron and the crew. He feels they are not following the contract; they are not blowing properly, removing debris, or the price of the sprinkler heads.

Court Captains' Report, Elaine Abrams: Not present.

"For Discussion" and/or Progress Reports: (1) A resident was concerned about the entrance and the number of accidents. Traffic has increased drastically since 2017. Could more barriers or can we reach out to the county and the school board to see if there are things we can do to alleviate this issue? Keith will be contacting both the county and the school board. In addition, the resident stated she would be willing to pay for another row of plants (Viburnum) to act as an additional barrier.

Unfinished Business: (1) Status of Insurance Claim/Auto Accident: Ameri-Tech calls the company every day, but it is not a quick process. (2) Compliance Committee: 4 members have been voted in. (3) Haskell Update: the technician is not going along the sliding doors or the area on the property. There is no ticket for annual termite spraying. Keith will follow up on this.

New Business: (1) Right of Access Agreement-Spectrum: Bob Kelly from Ameri-Tech discussed the Right of Entry for cable companies. Communities either have a bulk cable account or do not. The last contract Strathmore Gate signed was in 2007. A deal was being offered by Spectrum is a 10-year contract with an incentive. \$200 a door, \$37,200. They are willing to profit share 7% of income and 3% on internet/cable. It is estimated to be about \$7,800 a year. In addition, Spectrum will provide two complimentary internet connections. The board discussed putting one in Mat's office for future access control systems. The second one may also go into that area to provide Wi-Fi for the pool area. It was discussed would this incentive be available with other cable companies. Bob stated yes, possibly. The only one they are looking into now is Spectrum. *Karen made a motion to accept the Spectrum contract that provides ten years of Spectrum's right of entry; Joyce seconded the motion. All in favor.* (2) Roof Bids: Eileen will give the companies to Keith that we need to come in and present (3) Appoint board Member, *Eileen made a motion to appoint Fred back on the board, Karen seconded that motion. All in*

favor (4) Re-organization of the board: Buildings is open. Eileen-President, Joyce made a motion, Fred seconded; Fred: Vice President, Karen made a motion, Eileen seconded; Karen: Treasurer, Joyce made the motion, Eileen seconded; Stacy: Secretary-Karen made a motion, Eileen seconded; Joyce-Grounds: Fred made a motion, Karen seconded; Frank: Delinquencies and Violations-Eileen made a motion, Joyce seconded. Layla resigned from the board.

Next Meeting Date: Next meeting will be on June 19th at 6:30 p.m. in person.

Adjournment: The meeting adjourned at 8:35 p.m. *Karen 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.