

Strathmore Gate East at Lake St. George Homeowner's Association, Inc.
Board of Directors Meeting,
September 25, 2023
Held at Ameri-Tech Community Management
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, Buildings Director; Stacy LaMarca, Secretary; 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: A *motion was made to waive the reading of the previous minutes by Karen, and Fred seconded that motion to approve the minutes from August 2023. All in favor.*

Guests Present/Guest Forum: (1) Mat Samet (2) Sokol Hanavelli:

President's Report, Eileen Schnauder: (1) The roofing company is looking at working roughly 8:00 to late afternoon, six days a week. We will need someone to oversee the work of the roofing company. (2) Mat can start re-doing the dumpster enclosures. It is currently in the budget. Fred will research the design, material, and set up a schedule.

Treasurer's Report: (1) One-time income from Spectrum was posted under other (2) 18 applications have come through so far. We budgeted for 20. (3) Within the Administrative expense is the fee for the Spectrum deal. Ameri-Tech gets 5% for negotiating for us. (4) Accounting code 5410- \$3,835 shows spent, but that was from last year. If needed, we still have money for bushes and shrubs (5) Some additional legal fees due to our need for a legal opinion about the right of entry into a unit (6) Rabin Parker expenses for the roofing contract will be moved to the roofing reserves. (7) Building Maintenance and Repair and Pool Supplies include the time that Mat was on vacation. (8) Truist Reserves that expired were rolled into the T-Bills.

Vice President's Report: (1) Residents, please pick up your dog excrement from the grass. Also, please make sure that empty bags are picked up. (2) Reminder that the speed limit is 15 miles per hour in the development.

Delinquencies/Violations Report: (1) Delinquencies for special assessment should be going to the attorney on Nov. 2nd. (2) 041- Will be watching since it is up to \$840.00 and will go to the attorney next

month. (3) 077- Will be watching since it is up to \$840.00 and will go to the attorney next month.. (4) 095- Will be watching since it is up to \$840.00 and will go to the attorney next month. (5) 185 and 186 are at the attorney

Buildings Report: No report at this time.

Property Managers Report: (1) FedEx. Hit a post on Buttonbush, and they are saying that they never received the claim. They need an invoice to move forward with the claim of \$400. Karen will find the invoice and send it to Ameri-Tech so they can submit it.

Grounds Directors' Report: (1) 6 pines were removed for \$2,550. We are still waiting for Pinellas County to re-assess the tree replacement for the two pines trees to be removed on Buttonbush Court.

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

"For Discussion" and/or Progress Reports: (1) No discussions at this time.

Unfinished Business: (1) Update on Roofing Project: Watertight Roofing. An FAQ will be sent out to discuss updates on the roofs. (2) Haskell: When they come through, they are always inspecting. He offered to come to the board meeting so he can explain his process and we can go over our concerns and questions. We will invite him to the October meeting (3) Status of Front Entrance Insurance Money: There is a \$10,000 limit. Pinellas County claims it cost approximately to replace the pipes. Insurance is waiting for an invoice from Pinellas County, and then they will prorate with a settlement offer. Once that is completed, they will cut the checks. Debris can be moved from the front but needs to be saved for the insurance. Mat will place the remains of the sign in the back of the maintenance area. (4) Solar Waste and cleaning of dumpsters: They will clean the dumpsters once free of charge. They have asked if water is available by the dumpsters. It was requested to know how they will clean it. There will be a charge moving forward. It would be an addendum to the current contract. (5) Newly approved alternative door: Eileen will send a better picture and description to Ameri-Tech to post. (6) Heritage Church for Annual and Budgeting Meeting: They are unavailable. Ameri-Tech will check into Palm Harbor Community Center, Palm Harbor Fire Department, and Hospice on Tampa Rd. It needs to hold roughly 45 people.

New Business: (1) Cleaning up of Cow Branch: Called Lake Doctors and Aquagenixs. We would like it cleared from behind Star Apple and Fig, from the natural area to the natural area. (2) Fire Hydrants Inspections and Repairs: Piper Fire Protection. They are scheduled to flush out and inspect on Thursday, September 28. Then, they will give us a report. (3) Tickler List of Contracts and Vendors: Karen sent the list, Keith said there will be an extra admin charge because there are a lot. Angela will make an Excel spreadsheet with our current contracts, dates, and the point of contact. Karen or Angela will do an Excel export of our vendors and add it to the contract spreadsheet.

Next Meeting Date: The next meeting will be in person on October 23rd at 6:30 p.m.

Adjournment: The meeting adjourned at 8:08 p.m. *Karen made a motion to end the meeting Stacy seconded. All in favor*

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