

**Unapproved Minutes**  
**Strathmore Gate East at Lake St. George Homeowner's Association, Inc.**  
**Board of Directors Meeting Annual Meeting,**  
**Nov. 06, 2024**  
**Pinellas County Fire Department**  
**1123 Illinois Avenue Palm Harbor, Florida 34683**  
[www.strathmoregateeast.org](http://www.strathmoregateeast.org)

**Board Members Present:** Eileen Schnauder, President; Fred Elflein, Vice President; Karen Miller, Treasurer; Stacy LaMarca, Secretary; At Large, Buildings Director; At Large, Grounds Directors; PhaedraGeer, Director at Large and Keith Philips, Ameri-Tech Community Property Management, Angela Johnson, Ameri-Tech Community Property Management

**Call to Order:** Fred declared that a determination of proper notice was posted, that a quorum was present, and called the meeting to order at 6:34 p.m.

**Budget Meeting:** . (1) The increase for Ameri-Tech will be about 10% which is equal to about \$55 monthly (2) Insurance will go about 12% this year (3) New lawn service will be \$122 a month cheaper (4) Irrigation Repair and maintenance is going up to \$22,600 due to pipes being 40 years old (5) Audit will be conducting (6) We have successfully earned \$75-80,000 in interest + \$30,000 from Spectrum so we had to pay income tax (7) Pest Control increase of 5% (8) Termite is going up 5% (9) Waste Removal increase of 3% (10) Reserves- Two options fully funded or partially funded. (11) The vote was for partial funding. *Karen made a motion to approve the non fully funded budget Fred seconded that.* The entire Board approved the motion. The budget meeting adjourned at 7:02 p.m.

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

**Annual Meeting:** Eileen declared that a determination of proper notice was posted, that a quorum was present, and called the meeting to order at 7:07 p.m. New board nominees Jennifer Elflein, Dave Fitts, Eileen Schauder, Frieda Bays, Matthew Abbott, Catherine Schaefer

- (1) Pool Heater and pump have been replaced
- (2) David Swingle will be the new lawn maintenance company that will start in Dec.
- (3) Cow Branch is looking into being cleaned out-They do need to check with the county
- (4) Aquagenix looked at the hole in the back of Fig and it was deemed erosion. It does need to be filled in.
- (5) AWO is repairing the fences around the garbage bins
- (6) Dave Swingle looks once a year starting in Dec. To see what trees/branches need to be cut down.

**Organizational Meeting: Determined by new board.**

**Next Meeting Date:** To be determined by the new board

**Adjournment:** The meeting adjourned at 8:00 p.m. *Stacy motioned to end the meeting Eileen seconded. All in favor*