

Approved Minutes
Strathmore Gate East at Lake St. George Home Owners Association
Board of Directors Meeting
November 25, 2024
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; Matthew Abbott, Vice President; Frieda Bays, Treasurer; Cathy Schaefer, Secretary; Larry Middlemiss, Violations/Delinquencies; Dave Fitts, Grounds Director; Angela Johnson from Ameri-Tech.

Visitors: Karen Miller, Diane Proios

Call to Order: Eileen declared that a determination of proper notice was posted, 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 Dave Fitts to accept it. Motion was seconded by Larry Middlemiss. All were in favor.

Guests Present/Guest Forum: (1) Karen Miller, (2) Diane Proios

Inquiry about the new landscaping company and was a second quote obtained. President stated SGE has an existing contract with David Swingle Lawn Care for removing trees. She noted Yellowstone the outgoing landscaping company was unable to remove trees. SGE has contracted with David Swingle Lawn Care for 10 years, and received excellent service from him. Cuthright Landscaping was contacted for a bid. Our property is too large for them, and they would have outsourced tree removals. The prior board preferred to use a vendor with whom they had prior positive experience, rather than taking chances on someone new.

President's Report, Eileen Schnauder: Welcome to the new board members.

Treasurer's Report, Frieda Bays: The audit for 2023 is complete and will be loaded on the website in the Residents section.

Grounds Report, Dave Fitts: 1) Open tickets are for fences and walls. Drainage ticket for 9/17/2024. 2) Open tickets for WaterTight Roofing, roof repairs due to

old leaks and gutters. Eileen has the list at home. 3) Open work orders for AWO related to replacing light bulbs are done. Open work orders related to reattaching the globes due to hurricane damage need electrician action. Eileen asked Tracy for 8 globes, currently Tracy has 6. Eileen asked Angela to contact Tracy at AWO; if Tracy cannot get the other 2 globes, to let us know. 4) Other tickets were for downed trees and bushes. Tree issues will go through David Swingle Lawn Care starting December 1st. 5) Unit owner on Arrowwood Court is requesting HOA to replace plants that died. HOA will not do the planting since now is not the correct time for planting. 6) Drainage easement issue: both side of Cow Branch were cleaned. Area by Star Apple east to apartments is a wildlife easement to a drainage easement to a right of way. Whoever owns the easement needs to clean it. Dave contacted County Commissioner Dave Eggers who said it's difficult to reach to get into the space to clean it. The area downstream by Star Apple is washed out. The area needs a lot of dirt to fill it in. Dave will talk to Swingle. If a resident talks to the landscaper about any issue, then the landscaper will refer the resident to Dave Fitts.

Building Director Report: 1) Angela Johnson reported the electrician will do work on 12/5/2024 for globe replacement, irrigation timing and inspect the smoking ground behind Diamond Leaf Court and Bluff Oak Court.

2) Proposals were requested from Bay Area Fencing and Mat, the previous maintenance person, to replace fences around various dumpsters and other fallen wood fences. We are expecting a proposal from Mat. He is 3 weeks out on his schedule. He is having a hard time getting wood due to the recent hurricanes. To note, this task is out of scope for AWO.

3) Stucco replacement requests were submitted by several residents on Button Bush, Star Apple, Honey Locust, Boxwood, and Yucca (50% deposit sent to vendor). Work is pending due to delays from hurricanes.

4) Triangle Pools reported the Stenner chlorine feeder pump needs to be replaced. Cost is \$492.15 (pump + tax, no labor charge). Motion was made to replace the pump by Matthew, seconded by Dave. All were in favor.

5) Angela reported Duke Energy said SGE needs to have our electrician look at the smoking hole behind Diamond Leaf Court and Bluff Oak Court. Cathy explained

the fire department report states Duke Energy needs to resolve the smoking hole, not the association electrician. Angela will make another call to Duke Energy on 11/26/2024.

6) Consolidated Electric, the electrician, will fix the lights on the replaced front sign on 12/6/2024. They will also fix the irrigation pump.

7) Dave Fitts will replant and stake the berry bush on Bluff Oak Court. He reported on multiple stumps around the property, explaining stump removal for 30 trees is expensive.

8) Unit owner in Star Apple requested fence installation. Issue was reviewed. Installation is the responsibility of the apartment complex, and not SGE.

New Business: Digitizing work orders – Matthew is interested in digitizing work orders since the website has the capability to scan and flow the details of the orders. Homeowners should be able to locate their account in the system to see the status of their account and work orders. Group discussed residents' comfort with using the web technology. Eileen wants all open tickets to be resolved soon. Matthew agreed to go to Ameri-Tech office to review the functionality of the website and how it works. Comment was made to use it for the 2025 painting, including uploading pictures of fences which need repair prior to painting.

Tenants cannot submit tickets or work order requests. All tenants must submit the request to their landlord/owner of the unit who will submit the request.

Violations: #34 going to attorney, #127 going to attorney, #057 1 month from going to attorney, #047

Next Meeting Date: No December meeting. The next meeting will be in person on January 27, 2025. Zoom has been reactivated at residents' request. All homeowners are welcome to attend in person or through Zoom. Please contact Angela Johnson by Friday, January 24th so that she can include the Zoom link and password on the agenda. Thank you.

Meeting closed at 7:47 p.m.