

Strathmore Gate East at Lake St. George Homeowner's Association, Inc.
Board of Directors Meeting,
August 26th, 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; Fred Elflein, Vice President; Karen Miller, Treasurer; Stacy LaMarca, Secretary; Phaedra Geer, Violations/Delinquencies. Angela Johnson from Ameri-Tech.

Call to Order: Eileen declared that a determination of proper notice was posted, a quorum was present, and called the meeting to order at **6:31** p.m.

Approval of Agenda: The agenda was approved with a motion made by Fred to accept it. *It was seconded by Stacy. 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 July 2024. All in favor.*

Guests Present/Guest Forum: (1) Diane Proios (2) Cathy Schaefer (3) Renee Harris (4) Jeannette Murray (5) Elaine Abrams (6) Sandy Jenkins. Various topics were brought up, including Yellowstone's performance, water leaks, sprinklers, loose pool light, tree trimming, raccoons, gutters, submetering, and the need for sod.

President's Report, Eileen Schnauder: (1) Leaves are being blown off the roofs, but they need to be cleaned up once they are off the roofs (2) Shawki will begin fixing the garbage bins once he has completed blowing off the roofs.

Treasurer's Report: (1) Unit maintenance is doing well (2) Bringing in a decent amount of interest from T-bills and CDs (3) Pulling in quarterly Spectrum rebates (4) Water and Sewer bill is back to where they should be (5) The drainage, infrastructure, and stucco expenses need to be moved to reserves (Angela to verify these are acceptable reserve accounts) (6) The front entrance sign should be removed from the reserve study (7) T-Bill coming due at the end of this month will be renewed for the best term once interest rates are determined. (8) Angela is to have Global Solutions revise the reserve study to include items in five above and to remove item six above.

Vice President's Report: (1) No report at this time

Delinquencies/Violations Report: (1) 185 at attorney (2) 186 at attorney (3) 171 if no payment send to attorney (4) 023 send to attorney

Buildings Report: (1) No report at this time

Property Managers Report: (1) Still waiting for quote on stucco repair on 4039 Bluff Oak - Fred will look into the repairs needed to see if Shawki could repair (2) Duke boxes humming and need painting.-Angela and Keith have both reached out; Angela will talk to Ruth to see if Duke will talk to her (3) Annual fire hydrant inspection is scheduled for this week.

Grounds Directors' Report: (1) Roofs have begun to be blown (2) Garbage bins will be replaced as needed following the roof blowing (3) Please continue to pick up your dog droppings and full bags and dispose of them properly.

Court Captains' Report, Elaine Abrams: (1) Elaine and Sandy will post notes and agenda in courts prior to the meeting and minutes after the meeting.

"For Discussion" and/or Progress Reports:

Unfinished Business: (1) Date for Entrance signs-None at this time-One column still needs to be built (2) Date for the annual audit-Angela emailed Karen Browder, and there is no response yet (3) Replacement of the front street sign-to be paid by the auto owner's insurance company - need quotes to be obtained by Angela (4) Cow Branch Quotes-Waiting for one more quote (5) Submetering discussion-NES went out and assessed no proposal as of yet. Waiting for three quotes (6) 2927 Fig Court Broken sewer line-Needs to be replaced because it will become a bigger problem. Angela will get quotes

New Business: (1) Status of preparation by Ameri-Tech for our budget meeting/scheduling of the budget meeting at least one week after the preliminary budget.- tentative for Sept.-17th 4:00 (2) Date and venue for the annual meeting- -tentative November 4 depending on Ameritech and the availability of the Palm Harbor Fire Department's facility on West Lake (3) Pool heater quotes- Waiting for proposals for the pool heater. Sunsplash and PoolWorks both want to come out and provide quotes. We are looking at electric, thermal, and gas options.

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

Adjournment: The meeting adjourned at 8:11 p.m. *Fred made a motion to end the meeting Eileen seconded. All in favor.*

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