

**Strathmore Gate East at Lake St. George Homeowner's Association, Inc.**  
**Board of Directors Meeting,**  
**July 22, 2024**  
**Held at Ameri-Tech Community Management**  
**24701 U.S. Highway 19 N. Suite 102, Clearwater, FL 33763**  
[www.strathmoregateeast.org](http://www.strathmoregateeast.org)

**Board Members Present:** Eileen Schnauder, President; Fred Elflein, Vice President; Karen Miller, Treasurer; Phaedra Greer, Violations and Delinquencies. Keith Phillips 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 **6:20** p.m.

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

**Reading and Approval of Minutes:** *A motion was made to waive the reading of the previous minutes by Karen and Phaedra seconded that motion to approve the minutes from May 2024. All in favor.*

**Guests Present/Guest Forum:** None

**President's Report, Eileen Schnauder:** (1) We need to buy a leaf blower to enable our maintenance employee to blow off the roofs. Three different sites were checked, and the preferred leaf blower costs \$549.99 plus tax. *Fred made a motion to purchase the leaf blower for \$549.99 plus tax. Phaedra seconded the motion. All were in favor.* (2) Eileen noted that based on her observations, our property is being well maintained by a part-time maintenance employee. (3) Eileen reminded the Board that Shawki will be on unpaid vacation from July 31 to August 14 and will return to work on August 15. She has arranged for AWO to maintain the property while Shawki is away.

**Vice President's Report:** (1) Fred is concerned about palm tree trimming. Eileen had contacted John from Yellowstone to complete this project. John indicated that he hadn't heard from the company they subcontract this project to. Keith will follow up for us. (2) Fred confirmed that the Board will entertain bids to replace the pool water heater for installation by October.

**Treasurer's Report:** (1) With the water issues behind us, we were finally able to move money into CDs, Money Market Accounts, and T-Bills to achieve good interest rates. (2) Karen completed all the questions for the Reserve Study. Keith will send the required files to the company to complete the questionnaire.

**Delinquencies/Violations Report:** (1) No new accounts need to be sent to the attorney. However, several accounts bear watching and may hit the \$1,000 threshold by the next meeting. (2) Two units in arrears and at the attorney (002, 126) have paid in full. (3) One unit with a payment agreement

(185) did not honor the agreement with the attorney. Rabin Parker will get a summary judgment to go to foreclosure.

**Buildings Report:** (1) No report at this time

**Property Managers Report:** (1) Star Apple stucco repair was completed. The homeowner is complaining about ants. (2) The truss sign was installed at the entrance and cleared by the Palm Harbor Fire Department. (3) AWO fixed the tennis court gate. (4) Triangle Pool has repaired the lighting inside the pool. (5) The wasp nest on Buttonbush Ct. was cleared by Naturzone. (6) We are still waiting for a start date for the front entrance signs from Specialty Builders and Developers, who have our downpayment and all materials. Keith will follow up for the Board. (7) AWO was unable to reinstall the front street sign. Keith will stop at our property on Tuesday, July 23, to see what needs to be done to replace the sign. (8) With completion of the water issue, the Board is again reviewing clearing out Cow Branch. They have received one quote from Aquagenix for \$8,400 from early in the year. Keith will check with them to see if the quote is still valid and if the herbicide they propose meets the EPA and Pinellas County requirements. Keith will get additional quotes from other firms. (9) The Board is still studying the cost and feasibility of submetering our water. One quote was received from Think Utility, and we are waiting for proposals from other firms. (10) The Duke Energy box between 2959 and 2961 Buttonbush Ct is humming; all boxes need painting. Angela advised Eileen that Eileen had to put the request in, which she did last month. Keith will follow up for the Board.

**Grounds Directors' Report:** (1) None at this time

**Court Captains' Report, Elaine Abrams:** (1) None at this time.

**"For Discussion" and/or Progress Reports:** (1) Keith called Erik at Watertight concerning any outstanding items. Erik noted that one unit has a gutter issue that will be corrected this week.

**Unfinished Business:** (1) Nothing that wasn't covered by the Manager's Report or Director's Reports.

**New Business:** (1) Keith covered some of the items contained in the new House Bill 1203 and discussed how Ameri-Tech was handling the new obligations. He also mentioned some of the requirements for Board members beginning after their election. Keith sent the Board a copy of a PowerPoint presentation that provided an overview of the new laws.

**Next Meeting Date:** The next meeting will be in person on August 26, 2024 at 6:30 p.m.

**Adjournment:** The meeting adjourned at 7:27 p.m. *Fred made a motion to end the meeting Eileen seconded. All in favor.*

*Karen Miller*

Acting Secretary

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