

Unapproved Minutes
Strathmore Gate East at Lake St. George Homeowner's Association, Inc.
Board of Directors Meeting,
June 24th, 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; and Kristina Garcia, Director At Large. 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 **6:30** p.m.

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

Guests Present/Guest Forum: (1) Elaine Abrams (2) Jennette Murray (3) Renee Harris

President's Report, Eileen Schnauder: Things completed from Jan.-June (1) Roof replacement (2) Shed inspection (3) Light poles in pool area were ordered and installed in June (4) 2nd Fire hydrant inspection-fire hydrant painted and replaced (5) Water issue resolved and credit received (6) Tree trimming and removal (7) Honeylocust and Fig had drainage repairs completed (8) New lights for tennis court (9) Fire hydrant on Corkwood replaced

Treasurer's Report: (1) 4200-One of the collections instead of paying Rabin Parker they paid us 5905 was offset with that. (2) Other income-got another \$2,000 from Spectrum (3) Charges in 6400-Maintenance Supervisor wages-that is paid to AWO and triangle pool (4) Water and Sewer should be on track (5) Next financial report will reflect that money will be placed in CDs and T-Bills.

Vice President's Report: (1) Palm tree trimming-Eileen will contact John from Yellowstone to complete.

Delinquencies/Violations Report: (1) 002-At attorney (2) 068-At attorney (3) 126-At attorney (4) 172-At attorney (5) 185-At attorney (6) 186-At attorney

Buildings Report: (1) No report at this time

Property Managers Report: (1) Work order was put in for adjustments to the drainage on Honeylocust. (2) Stucco on Elder Ct. complete and no mold (3) Remotes for sprinklers were

found in the maintenance office but they still don't work and they were never returned. Karen remembered that we purchased these from Yellowstone when they were still FLC. Fred remembers they were purchased from Amazon by Joyce Ranahan. (4) AWO will replace the street sign damaged from the car accident and fix the tennis gate. (5) The window on Buttonbush has not yet been replaced by Yellowstone [note: It was replaced by the end of the meeting].

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

Court Captains' Report, Elaine Abrams: (1) Posting of minutes:-Sandi and Elaine can post minutes and anything else that needs to be posted in courts.

"For Discussion" and/or Progress Reports: (1) Gutters in Yucca Ct. Eileen will follow up with Erik because it was two weeks and no response.

Unfinished Business: (1) Status of Clearwater Towing-new sign-Completed (2) Status of Front Entrance Signs-when will it be installed-caps are in it will be scheduled to put the signs up. (3) Status of the main road street sign replacement-AWO will replace sign (4) Status of the insurance claim for the newer accident-Will submit once AWO gives an invoice for the sign (5) Status of the swimming pool light replacements-completed (5) Status of drainage behind Fig Ct.-Completed (6) Status of the search for a maintenance employee:-he is cleared with background and drug test. \$25 an hour and will get pool certification, 90 day trial period. *Fred made a motion to offer the position for part time 4 hours a day Kristina seconded the motion All in favor.*

New Business: (1) Stucco Repair on Star Apple Ct.-\$5,100 *Stacy made a motion to move forward, Eileen seconded All in favor.* (2) Reserve Study Cost and Status-Price is good for a year, takes about 60 days may be sooner. *Karen made a motion to accept, Fred seconded.* (3) Status of Audit of 2023 Financials-spoke to CFO and was told still in process. On June 6th they requested other documents and was sent immediately. (4) Submetering-an announcement should be made to community that we need to start looking at conserving water, and if things continue, we may be looking at submetering. (5) House Bill 1203-Passed-by Jan. 2026-website needs to be updated with lots of new things (all digital). Board will have to do classes starting with newly elected members (4 hours annually). You may have your vehicles as long as no commercial vehicle. (6) Cow Branch needs to be completed-Angela will get quotes

Next Meeting Date: The next meeting will be in person on July 22nd at 6:30 p.m.

Adjournment: The meeting adjourned at 8:03 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.