

**Unapproved Minutes**  
**Strathmore Gate East at Lake St. George Homeowner's Association, Inc.**  
**Board of Directors Meeting,**  
**September 23, 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; 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 Karen to accept it. *It was seconded by Fred. 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 August 2024. All in favor.*

**Guests Present/Guest Forum:** (1) Louis and Edith Sequeira (2) Renee Harris (3) Cathy Schaefer

**President's Report, Eileen Schnauder:** (1) Eileen is aware of all the vines, and she talked to Clifford from Yellowstone, who agreed to cut the vines in the tennis court (2) **Residents were harassing workers. We are requesting that any and all concerns about vendors or grounds staff come directly to the board or Ameri-Tech. Do not talk to vendors directly. Please do not go to the county directly about services without bringing concerns to the board first-** Angela will follow up with the unit owner

**Treasurer's Report:** (1) Everything is good

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

**Delinquencies/Violations Report:** (1) 095-At attorney (2) 185-At attorney (3) 186-At attorney

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

**Property Managers Report:** (1) Pool heater proposal-Triangle pools \$6313, SunSplash \$5850, Fred made a motion to approve Triangle pools bid, Phaedra seconded-all in favor (2) 2927 Fig Angela will follow up to get a bid for the drain (3) 4039 Bluff Oak Repair, Fred made a motion to approve, Eileen seconded all approved (4) 2922 Star Apple-standing water issue received own proposal. Angela will follow up and find other proposals (5) 2945 Yucca-stucco repair \$2400 to

remove and replace damaged stucco; the drywall will be the unit owner's responsibility, *Eileen motioned to approve, and Fred seconded it all approved* (6) Bees Nest of Buttonbush-completed (7) 2914 Star Apple-stucco waiting for proposal (8) 4044 Honeylocust-John from Yellowstone will look and see what can be done (9) 2965 Yucca drainage issues-Cameron from Yellowstone will be asked to walk around with Eileen to note problems (10) Approvals-2913 Boxwood-new windows and doors for porch-Still incomplete-Eileen will attach the newest bid and sign approval (11) 4033 Arrowwood and new windows and doors-Approved (12) Duke Energy about getting boxes painted-Angela filled out paperwork, Eileen signed (13) Renewal contract for Ameri-Tech-will send to the lawyer to discuss

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

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

**"For Discussion" and/or Progress Reports:** (1) Look at getting bids for lawn care companies

**Unfinished Business:** (1) Firm date for front entrance signs-09/24/24 at 10:00 am (2) Firm date for the annual audit-Angela is touching base with Karen Broward (3) Replacement of the front street sign-to be paid by the auto owner's insurance company-Angela will follow up (4) Cow Branch quotes-Wind River environmental-Official bid Monday, Aquagenix-\$8400 *Fred made a motion to approve Aquagenix to get Cow Branch, Karen seconded-Eileen said no.*

**New Business:** (1) Maintenance man 3 month review-will be completed (2) Date and venue for the annual meeting-Confirmed Nov. 6-Check in at 6, meeting at 6:30 (3) Golf cart is getting fixed-\$495+ tax

**Next Meeting Date:** The next meeting will be in person on October 28th at 6:30 p.m.

**Adjournment:** The meeting adjourned at 8:05 p.m. *Karen made a motion to end the meeting Phaedra seconded. All in favor.*

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