

**Strathmore Gate East at Lake St. George Homeowner's Association, Inc.**

**Board of Directors Meeting,**

**April 22nd, 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; Kristina Garcia, Director At Large**

**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 Karen to accept. Kristina seconded it. All in favor.*

**Reading and Approval of Minutes:** Karen moved to waive the reading of the previous minutes, and Kristina seconded that motion to approve the minutes from March 2024. *All were in favor.*

**Guests Present/Guest Forum:** (1) Renee Harris (2) Amanda Harris (3) Jeannette Murray (4) Alice Burnham (5) Penny Votogiannis

**President's Report, Eileen Schnauder:** (1) Roofing is winding down. Hopefully, within the next week and a ½, it should be complete. (2) Tree Trimming/Removal-a motion was made; see unfinished business

**Treasurer's Report:** (1) Update ledger items 7002 and 7003 since we received the check for \$203,690 and a refund for \$1200 for the leak detection. Karen will look at the budget and balance sheet as of April 30 to see if we can start earning interest again and replenishing the reserves (2) A delinquent account was paid (3) \$4,800 other income was from the money received from the March accident (4) The disparity of the current budget is due to the insurance coming all out in March.

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

**Delinquencies/Violations Report:** (1) 007-At attorney (2) 068- At attorney (3) 126-At attorney (4) 171-At attorney (5) 185-At attorney (6) 186-At attorney

**Buildings Report:** (1) There is a proposal from Specialty Builders to replace the stucco at a unit on Elder Court for \$3,600. *Eileen made a motion to approve Specialty Builders proposal, Fred seconded the motion. All in favor.*

**Property Managers Report:** (1) The Light pole on Fig Ct. was fixed by Yellowstone (2) Reimbursement for the water bill was received. (3) Shut-offs for the fire hydrants were completed. No report has been received as of yet. (4) Triangle Pools can't hold a quote for the heater until the fall.

**Grounds Directors' Report:** (1) Get a quote for a remote and circuitry for the sprinkler system (2) Yellowstone is getting all work orders for sprinklers and landscaping.

**Court Captains' Report, Elaine Abrams:** No updates currently.

**"For Discussion" and/or Progress Reports:** (1) The pool heater is broken. Karen is meeting with a vendor about thermal heating to get a quote.

**Unfinished Business:** (1) Status of the agreement with Clearwater Towing and acquisition of a new sign- (2) Status of front entrance signs- Both signs will be delivered to the maintenance shed on April 23<sup>rd</sup>. Specialty Builders will remove the old, broken post and east side sign and hang the new signs for \$1400; Karen motioned to accept the bid, and *Eileen seconded. All in favor.* (3) Status of the main road street sign replacement with Pinellas County Public Works- The sign is in production, but Ameri-Tech left messages to talk to transportation to confirm that the sign will be replaced. (4) Status of the insurance claim for the newer accident - Proposal for landscaping was sent to them, but a final claim hasn't been put in until we get confirmation from Pinellas County that they are responsible for the sign. (5) Status of additional quotes for the swimming pool light replacements-The companies that were reached out to don't do those lights. *Kristina made a motion for \$7542.86 from LLC-Consolidated Electric, Fred seconded the motion. All in favor.*(6) Tree Trimming/Removal- *Karen motioned to approve Swingle's quote of \$16,150, and Fred seconded the motion All in favor.*

**New Business:** (1) Status of drainage correction behind Fig Ct-Cameron from Yellowstone is working on it. (2) Status of the search for a maintenance employee-Angela is checking if there are any candidates available. The board is looking for part-time employee. 20-25 hours, morning hours, able to do pool cleaning, poop stations, irrigation, and pool certification. (3) Next meeting would normally be Memorial Day-Rescheduled for May 29<sup>th</sup>, a Wednesday (4) Ameri-Tech will reach out to a handyman to get a quote to replace the garbage structures.

**Next Meeting Date:** The next meeting will be on May 29th at 6:30 p.m. in person.

**Adjournment:** The meeting adjourned at 7:45 p.m. *Fred motioned to end the meeting, and Eileen 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).