

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

**Board of Directors Meeting,**

**May 29, 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 Geer, Delinquencies & Violation; Kristina Garcia, Director At Large

**Ameri-Tech Community Manager Present:** Angela Johnson

**Board Members Absent:** Stacy LaMarca, Secretary

**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. Fred seconded it. All in favor.*

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

**Guests Present/Guest Forum:** Sean & Lorie Searfoss, Addie Alvarez, Francesco "Frank" DeMaio

**President's Report, Eileen Schnauder:** (a) Mat used to go around when people raked leaves he would pick them up, and Yellowstone would remove them. Eileen did some research and figured out that no one was picking up the leaves due to Mat's absence. A workorder needs to be placed to have the landscaping issue addressed. In the past two-months Eileen has received over 70 work orders, directly related to landscaping and irrigation. These work orders are reviewed every Wednesday morning with Yellowstone. (b) All bushes had to be cleared 36" around the hydrants.

**Treasurer's Report:** We received our water bill refund. The board has been able to move money around into T-bills and CDs, due to the refund from Pinellas County. The board had suspended transferring money monthly into our deferred maintenance account during the water leak crisis. Now that this has been corrected we have caught up the reserve account.

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

**Delinquencies/Violations Report:** (002) The Board agreed to send this to the attorney. (068) (126) (171) (172) The Board agreed to send this to the attorney. (185) The board agreed to accept the payout term with the proviso that the unit owner pays the currently montly assessment as well as payment plan. Additionally, the Board advised that if the unit owner defaulted that the attorney was to immediately apply for a summary judgment. (186)

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

**Property Managers Report:** The website has been updated. AWO will also replace our cul-de-sac signs. The Piper invoices will be waived for the dripping fire hydrant since it was the day after they had tested the valves. Angela received a bid to paint the ten fire hydrants as required by the Palm Harbor Fire Department. Fire Hydrants will be painted \$50/per. She also received a verbal bid from AWO for \$550-\$600 including the paint. Awaiting a written bid. Sign for our trusses will be ordered and posted for the fire department. Angela said that Wayne is working on the irrigation motherboard.

**Grounds Directors' Report:** No updates currently.

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

**"For Discussion" and/or Progress Reports:**

**Unfinished Business:** (a) AWO - sign has been delivered to our maintenance area for AWO to install.

(b) Status of Front Entrance Signs – when will it be installed – We have signed agreements with Specialty Builders to install them once the caps have been fabricated and delivered.

(c) Status of the main road street sign replacement - AWO looked at this sign and they will be able to replace the sign. Once it is determined that Pinellas Country Public Works is not responsible.

(d) Status of the insurance claim for the newer accident - Angela spoke to Geico regarding the 12/16 accident, we are still waiting on the sign invoice.

(e) Status of the swimming pool light replacements - Consolidated Electric – they are removing the poles and starting the project.

(f) Approval of drainage behind Fig Court – Eileen spoke to John and they sent a message to Cameron and they approved to get it the project done.

(g) Status of the search for a maintenance employee – nothing at this time for part-time. Fred asked if we could check for full-time to see if there are any available at all.

**New Business:** (a) Beehive at 2945 Buttonbush – being removed on 5/30/24

(b) Homeowner Request for Landscaping Discussion – All landscaping is being addressed by Eileen with Yellowstone.. All landscaping issues must be addressed by work orders.

(c) Transition to South State Bank - Karen wants to know if how many of our residents have enrolled in the online banking.

**Next Meeting Date:** June 24, 2024

**Adjournment:** The meeting adjourned at 7:38 p.m. *Fred motioned to end the meeting, and Eileen seconded. All in favor.*

*Respectfully Submitted by Kristina Garcia, Director At Large*