

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

**Board of Directors Meeting,**

**October 28, 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 6:30 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 Stacy and Fred seconded that motion to approve the minutes from September 2024. All in favor.*

**Guests Present/Guest Forum:** (1) Maria and Brad Shier (2) Mildred Hornacek (3) Marion Kaplan (4) Edith and Louis Sequeira (5) Cynthia Gonzalez (6) Sandy Jenkins (7) Elaine Abrams (8) Renee Harris (9) Joann Shonefelt (10) Diane Proios

**President's Report, Eileen Schnauder:** (1) We have terminated the maintenance man and are using AWO

**Treasurer's Report:** (1) Some items were moved from the operating budget to the reserves budget. (2) New category in operating budget named hurricane (3) As of end of Sept. \$72,000 in interest, but we have to start paying income tax. (4) A T bill is coming up at the end of Nov.

**Vice President's Report:** (1) Change of Landscaping Company-we looked at various bids. We are looking at David Swingle. Lawyer is looking at the contract with David Swingle. It is still up for review. The letter was drawn up to terminate the contract with Yellowstone. *Fred made a motion to accept the contract for David Swingle pending revised contract approval by HOA lawyer, lawyer and pending the agreement on paragraphs 7, 10, and 13. Stacy seconded the motion.*

**Delinquencies/Violations Report:** (1) 047 (2) 186 (3) 153

**Buildings Report:** (1) Painting of 3 courts starting next year-Phase 1: Elder, StarApple, and Fig

**Property Managers Report:** (1) The auditor is looking for the Spectrum Access contract. Ameri-Tech will provide it and ensure a copy is placed in the HOA's file (2) The front entrance sign was replaced. (3) Owner of Silver Bell unit has been notified of his tenant's actions (4) Pool Heater was replaced and pump was repaired (5) Leak on Boxwood was repaired by Drain Team (6) Two bees nests on Buttonbush has been reported (7) The hinges on Bluff Oak is broken on the garbage bins. This will be fixed (8) A new flag will be provided by Eileen

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

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

**"For Discussion" and/or Progress Reports:** (1) Angela will call the county and find out who is responsible for the trees and water in conservation area.

**Unfinished Business:** (1) 2927 Fig Ct. Sewer Pipe-Angela needs to contact the company that Eileen provided her with who worked for Pinellas County to line the sewer pipes. The unit is pending sale and the stucco needs to be repaired. Board will provide the paint for the wood that needs to be replaced. (2) Status of Front Street Sign-a new pole is needed, Angela will find a vendor that completes street signs. (3) Date for Cow Branch Cleaning-A new quote needs to be obtained by AquaGenix. Angela will follow up with an exact date of the new quote. This is a priority (4) Status of 2922 Star Apple Stucco Repair-a downpayment invoice is needed before they will complete the work. Angela will get an invoice and get approval by board. (5) Status of 2945 Yucca Ct. Stucco Repair- a downpayment invoice is needed before they will complete the work. Angela will get an invoice and get approval by board (6) Status of 2955 Buttonbush Stucco Repair- a downpayment invoice is needed before they will complete the work. Angela will get an invoice and get approval by board (7) Quote for drainage on Honey Locust-Yellowstone can't prepare a proposal until Cameron has come out and he hasn't come out yet.

**New Business:** (1) Status of the Hole Behind Fig Ct.-AquaGenix is going to come out and look at this to see where the problem is coming from. (2) Annual Meeting Proxy Update-24 proxies currently we need 62 proxies and/or residents in attendance (3) Investigate Liquid Blanket or Liquid Solar Blanket to cut down heating costs. Ameri-Tech will investigate this. (4) Change of Landscaping Company-we looked at various bids. We are looking at David Swingle. Lawyer is looking at the contract with David Swingle. It is still up for review. The letter was drawn up to terminate the contract with Yellowstone. *Fred made a motion to accept the contract for David Swingle pending revised contract approval by HOA lawyer and pending the agreement on paragraphs 7, 10, and 13. Stacy seconded the motion.* (5) Status of AWO or requirement to research other similar companies-completed. We will stay with AWO

**Next Meeting Date:** The next meeting will be in person and is the the annual meeting on November 6th at 6:30 p.m.

**Adjournment:** The meeting adjourned at 8:01 p.m. *Eileen made a motion to end the meeting Fred 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).