



Approved Minutes
Strathmore Gate East at Lake St. George Home Owners Association
July 28, 2025 Board of Directors Meeting
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; Cathy Schaefer, Secretary; Larry Middlemiss, Buildings Director; Dave Fitts, Grounds Director; Angela Johnson, Ameri-Tech

Guests Present / Guest Forum: At Ameri-Tech Office: Renee Harris and Zoom: Elaine Abrams, Karen Miller

Call to Order: Eileen declared that a determination of proper notice was posted, a quorum was present, and called the meeting to order at 6:40 p.m.

Approval of Agenda: The agenda was approved with a motion made by Cathy Schaefer. Motion was approved by Eileen Schnauder, Cathy Schaefer, Larry Middlemiss, and Dave Fitts.

Waive reading of prior month's: Motion to waive the reading of the previous meeting's minutes and accept as written by Larry Middlemiss. Motion was approved by Eileen Schnauder, Cathy Schaefer, Larry Middlemiss, and Dave Fitts.

Another meeting was scheduled from 6:00 p.m. to 7:00 p.m. by another Ameri-Tech property manager which prevented our HOA from accessing the Zoom link until 7 p.m. Angela suggested that she set up and send out a different Zoom link. The decision was made to continue meeting without Zoom and the link would be active at 7 p.m.

President's Report, Eileen Schnauder: President called on visitor Renee Harris who reported a broken sprinkler head in the southwest corner of the pool. Light bulb out in pool. Tall lights are on 24/7 and need to be fixed. Recommendation was made for dusk to dawn sensor. Renee recommended 5 Star Painting for exterior painting. Budget for 2026 will be voted on in November at the annual meeting. Discussion about the date of the annual meeting. Secretary will not be available for the first and last weeks of November. Angela will contact Fire House Station 65 at 250 West Lake Road to find out availability dates in November. Notice must be mailed 60 days in advance for the meeting and 30 days in advance with a copy of the proposed budget.

Treasurer's Report: Reported actual amounts for Units Maintenance Fees for the month of July 2025 is \$76,491, the actual YTD amount of \$501,571.04 and budgeted amount Year to Date of \$502,200 with a variance of \$ 628.96.

Grounds Director Report, Dave Fitts: Trees were removed in Boxwood and 3 trees in Honey Locust for the 2 swale areas in Honey Locust. Sod has been delivered. Director will check to see if there are any new work orders.

Building Director Report, Larry Middlemiss: Stains have been removed from buildings in 6 courts with 6 more courts to be done. One more dumpster enclosure needs to be done in Boxwood. 2 streetlights were fixed by Duke Energy. We have an option to continue with paying AWO by task, or the work can be billed as a monthly charge. Larry will research the monthly charge and what tasks would be included. AWO does not have a contract with us; they call it an agreement. AWO was using Matt's checklist with their prices. Larry will research other tasks they can do.

Property Manager Report: 1) Two painting proposals have been received, one from Lowes and one from Ken Avery, dated 6/19/2025 with Sherwin-Williams paint specs. Motion was made to approve Sherwin-Williams painting specs by Cathy Schaefer. Motion was approved by Eileen Schnauder, Cathy Schaefer, Larry Middlemiss, and Dave Fitts. The specs will be sent to Lowe's and Ken Avery. Both companies will review the specs and update their proposals for the board to review for approval next month. 2) Purchase Application is pending in Fig Court. The buyer asked about the number of dogs allowed. They were advised the board is currently reviewing rules and regulations for a limit of 2 dogs. Note: Board approved new rules and regulations later in the meeting for a limit of 2 dogs. Angela will advise the buyer. 3) Open positions on the board – the current board can appoint someone to fill the position, so we have enough board members for a quorum. 4) Eileen does not have online access to review and approve invoices. Angela will work with Ruth to get Eileen's access updated. Eileen will return the petty cash to Ameri-Tech.

UNFINISHED BUSINESS

Tennis court resurfacing – Ace Coatings Florida will have a proposal in the next day. They explained two pickle ball courts could be on one tennis court. The fence will be a separate proposal.

Pest Control – Angela submitted a request for a proposal to Hughes and Nature Zone.

Rules and Regulations Changes – the document was revised based on current law. A list of the changes are included. Motion was made to approve the rules and regulations changes by Larry Middlemiss. Motion was approved by Eileen Schnauder, Cathy Schaefer, Larry Middlemiss, Dave Fitts. Larry will send the word document to Angela. A copy of the new rules and regulations will be mailed to all owners with a cover letter and the sheet showing the changes. The association will be charged for 7 pages x 183 units + postage. Ameri-Tech charges per page.

NEW BUSINESS

Motion to accept the resignation of Frieda Bays, Treasurer by Dave Fitts. Motion was approved by Eileen Schnauder, Cathy Schaefer, Larry Middlemiss, and Dave Fitts.

Ground cover around the front entrance signs – all of the vegetation was destroyed by the pipes. Angela will request a proposal from Dave Swingle for the plant replacement.

Lights at the pool – Tall lights are on 24/7 and light bulb is out in the pool. A dusk to dawn sensor is needed.

Budget planning and annual meeting date – the workshop for planning the budget is typically done in August or September. Last year it was done on Sept. 17th. Discussion was to have the budget meeting on September 15th. One board member would not be available for that date. Board discussed we will not have quorum if all 4 board members are not present. Renee Harris volunteered to join board, and it was approved by Eileen Schnauder, Cathy Schaefer, Larry Middlemiss, and Dave Fitts.

Motion made to adjourn meeting at 7:55 pm. Motion was approved by Eileen Schnauder, Cathy Schaefer, Larry Middlemiss, and Dave Fitts.

Next Meeting Date

The next meeting will be in person on Monday, August 25, 2025 at 6:30 p.m. Zoom information will be on the meeting agenda when the notification of the meeting is posted.

All owners are invited to attend in person or through Zoom. When using Zoom, homeowners are requested to include their full name on their video screen, turn their video on and select the mute option, until they are recognized for discussion in the meeting. Thank you.

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