

Cathy Schaefer
Board Secretary

Unapproved Minutes
Strathmore Gate East at Lake St. George Home Owners Association
September 15, 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, Stacy Lamarca and Zoom: Elaine Abrams, Karen Miller, Carmen Camereno, Sandy Jenkins, Maria & James Shier, Frieda Bays, Brandon Schneider, Alan DeFrancisco, Shelly Trachtenberg, Renay Aubel

Our meeting was on the Ameri-Tech schedule for 9/22/2025 which was the original meeting date. Homeowners were having difficulty accessing the meeting. When Angela signed into the meeting, the homeowners had access and the issue was resolved.

Call to Order: Eileen declared that a determination of proper notice was posted, a quorum was present, and the meeting was called to order at 6:30 p.m.

Approval of Agenda: Motion to approve the agenda was made by Dave Fitts. 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.

President's Report, Eileen Schnauder: Motion was made for Renee Harris to join the board by Larry Middlemiss. Motion was approved by Eileen Schnauder, Cathy Schaefer, Larry Middlemiss, and Dave Fitts.

The President asked if any members wanted to comment for the meeting. No one had any questions or comments. Motion was made to accept Renee Harris as a new board member by Dave Fitts. Motion was approved by Eileen Schnauder, Cathy Schaefer, Larry Middlemiss, and Dave Fitts.

Manager's Report: Angela reported on the month of August which consists of Revenue of \$77,559.74 minus Operating Expenses of \$47,413.72 minus Deferred Maintenance of \$17,083.33 for total expenses of \$64,497.05 and September monthly income of \$13,062.69. Several T-bills matured and the board needs to decide where to invest the money - \$315,873 matured 6/5/2025 and \$105,041.42 matured 8/28/25 and were moved to a money market account. Ruth Dorch, Ameri-Tech accountant, gave the board a list of options how much to invest and where to invest, interest amounts and maturity dates. Ruth Dorch is requesting the board's decision soon so that she can complete the update. If money is moved to a bank, the balance needs to be under \$250,000 for FDIC protection. If the money is placed in a T-bill, there is no limit. Angela advised South State, Cadence and Truist are the 3 banks that Ameri-Tech has electronic links set up to easily transfer money. Current rates are under 4%. Any new investment documents have to be signed by 2 signers. Process for Larry and Eileen to sign the T-Bills was slow, and has been resolved for future transactions.

Grounds Director Report, Dave Fitts: Grounds are looking good. Palm tree trimming, which is part of the landscaping contract, will be done mid to end of October.

Building Director Report, Larry Middlemiss: The dumpster enclosures construction has been completed. Painting of them needs to be done. Rust stains have been removed from buildings; however water continues to spray on buildings. The sprinkler heads need to be redirected so that water does not hit the buildings or the cars. They should be able to do that without us. Angela will contact Swingle.

UNFINISHED BUSINESS

Tennis Court – 1) Ace Coatings submitted a quote for surfacing the tennis court with half basketball court and two layers of color for \$8,500. Quote included information about shuffleboard court. Angela will contact Ace Coatings requesting a revision to remove the shuffleboard information and include pickle ball court quote. Surface also is uneven and will need to be fixed. Later in the meeting, Angela received a text message from Ace Coatings which stated the revised quote for rough numbers is \$60,000 - \$75,000 for demo, rebuild, repave for tennis and pickle ball and a new fence. 2) Lock for gate also needs to be either replaced or fixed. This is needed to prevent non-residents from using the facility. Request was sent to Countryside Walk. The holes in the fence still need to be repaired. Discussion about the lock included using keys, codes and a fob system. Options other than keys would be too expensive. Fob system would require Wi-Fi and prohibitively expensive. Angela will get separate quotes for the gate, the fence and the tennis court.

Termite Control – Termite Control bill for \$4246.09 for subterranean termites. Larry gave okay to take the invoice off hold.

Status of Painting Elder, Star Apple and Fig Courts - Two painting proposals have been received for Phase 1 of 48 units with one from Lowes and one from Ken Avery, dated 6/19/2025 with Sherwin-Williams paint specs. Ken Avery's proposal does not include any information about Sherwin-Williams painting specs. He wants to use Florida Paints. He wants the association to guarantee protection of his equipment during the painting project for \$48,000. Motion was made to accept Lowes proposal by Cathy Schaefer for \$57,600. Motion was approved by Eileen Schnauder, Cathy Schaefer, Larry Middlemiss, and Dave Fitts. Renee Harris abstained. Discussion about having a project manager for the painting work which would be either Keith or Phil from Ameri-Tech. Ameri-Tech bills 5% of the cost of the project to have a project manager on site every day, make sure vendor is using the right specs, and overseeing all of the work. Motion was made to go with the project manager by Larry Middlemiss. Motion was approved by Eileen Schnauder, Cathy Schaefer, Larry Middlemiss, and Dave Fitts. Renee Harris abstained. Lowes will submit their scheduled date(s) for the work. Homeowners will be notified to complete their repairs of the fences and privacy walls by a deadline to be determined. Angela will let Lowes know we are going with them and to get the date.

Pool Lights Pool lights (4 which stay on) and tennis court light (1 which is off) – Consolidated Electric will do the work by the end of this week.

Pool fence – Estimated at 245 feet of new pressure-treated wood to be installed with 2 foot footers and 4x4 posts. Quote was received from SV Handyman for \$11,755 not including painting the wood. Request was made to get quote revised to include painting. The process will be to work in sections, with tear down and install done each day, including prepping the area, cutting all the vegetation back. Start around the back where there is the most damage. Recommendation was to get a quote from another company. They will do the entire fence at one time, including getting a permit, and the pool will be closed during the construction.

Pool deck – Paint is chipping and needs to be repainted every year. Larry researched the cost of repainting and estimated the cost at \$75 per gallon, and two coats of paint will be needed each time. The surface needs to be prepared and made rough for paint to adhere. Review when the painting was scheduled. Repainting and option to tile will be put on the agenda for next month. Pool signs and life ring will be replaced per Angela.

NEW BUSINESS

Speed Sign - Speed sign by entrance needs a new base since the cement was broken and needs to be replaced. Stop signs in two courts have been fixed.

Entrance Ground cover and plants – Swingle will meet with Larry on Wednesday about ground cover by entrance sign. New plants in pool area were planted on right side.

Paint dumpster enclosures - Quote is \$7975 which is to paint the inside and outside of the 12 enclosures. Motion to accept the quote for all 12 units was made by Larry Middlemiss. Motion was approved by Eileen Schnauder, Cathy Schaefer, Larry Middlemiss, and Dave Fitts. Renee Harris abstained.

Pressure Washing Dumpster Enclosures - Solar Sanitation is sending their regular contract renewal. They will send a proposal for cleaning inside the dumpsters. Larry is requesting for cleaning the area inside the enclosure, the concrete in the units as well as the concrete islands. AWO would do it for \$50/hour for a total of \$500-700. Cathy read the Pinellas County storm water regulations ordinance Article VI, Chapter 58 which includes any discharge to the drainage system that is not composed entirely of storm water is prohibited and violators may be fined up to \$10,000 per day. Renee suggested a vacuum truck. Further discussion and research is needed. Angela will contact AWO for how they will do this process.

Building Rust Stains Sprinklers – a chemical treatment system can be added at each pump station to prevent the rust stains. Angela will get more information from Swingle tomorrow.

4021 Bluff Oak – A/C has been replaced and toilet/water leaking has been resolved by the owner

4039 Bluff Oak – wood repairs still not done. Samet will take care of it.

2951 Yucca Court (stucco wall damage) - privacy wall stucco and wall underneath is broken from the sprinkler head facing the wall. The sprinkler has been adjusted correctly now. Quote will be requested from SV Handyman. 4039 Bluff Oak fence by front lanai still needs to be repaired from 2 years ago also. Include this repair in the quote.

2955 Buttonbush – the Board received a proposal from SV Handyman Services for drainage work including install gutters, downspouts, 33 feet of French drain, build concrete retention wall with stucco. The board needs clarification and more investigation as to the scope of work.

CINC online access for board members President suggested this be deferred to the next board to decide.

Honeylocust parking spots – repaint the parking curbs with the applicable unit numbers. AWO will be asked to do this.

Delinquency Report - Board had closed session related to the delinquencies and referrals to the attorney.

Adjournment of meeting at 8:30 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, October 27, 2025 at 6:30 p.m. Zoom information will be on the meeting agenda when 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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