

Approved Minutes
Strathmore Gate East at Lake St. George Home Owners Association
Board of Directors Meeting
April 28, 2025
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; Matthew Abbott, Vice President, Frieda Bays, Treasurer; Cathy Schaefer, Secretary; Larry Middlemiss, Buildings Director (on zoom); Dave Fitts, Grounds Director; Angela Johnson from Ameri-Tech.

Guests Present / Guest Forum: At Ameri-Tech Office: Renee Harris

Zoom: Elaine Abrams, Brad & Maria Shier, Addie Alvarez, Bret McCosh, Holly Moulton, Stephanie Jones

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 Dave Fitts, Matthew Abbott seconded. In favor: Eileen Schnauder, Frieda Bays, Cathy Schaefer, Larry Middlemiss, Dave Fitts Opposed: no one Abstained: Matthew Abbott Motion Passed

Waive reading of prior month's minutes: Motion to waive the reading of the previous meeting's minutes and accept as written by Dave Fitts. In favor: Eileen Schnauder, Matthew Abbott, Frieda Bays, Cathy Schaefer, Larry Middlemiss, Dave Fitts Opposed: no one Motion Passed

Renee Harris completed research for pickle ball on the tennis court. Set up between the tennis net and the back fence/south fence. Lines can be painted to outline the pickle ball court. Portable pickle ball net would have a crank and waterproofing would cost \$169. Painting the lines costs \$800. Renee received this information from the Palm Harbor YMCA. Discussion was about who would set up pickle ball net and roll back to fence when done. Matthew VP volunteered to do this daily. Discussion was about when tennis court is scheduled for resurfacing based on the

reserve schedule in 2026. Funding is in the Deferred Maintenance Reserve. Angela explained since we are so close to 2026, we could get a quote now. Angela will request a proposal from Welch Tennis 800-282-4415 for resurfacing, painting for pickle ball lines and for the basketball court a free throw line and 3 point line. If the proposal is received before the next meeting, the pickle ball court will be put on the next month's agenda.

Holly Moulton 4033 Bluff Oak – unable to reinstall leaf filter on gutters since it was stepped on and thrown away by roof vendor, which voided the homeowner's warranty with Leaf Filter. Eric at Watertight said it's the j-channel which he is willing to install. Homeowner has been speaking with Watertight for over a year about this issue. She is requesting resolution. Side light glass panel on right side of front door was damaged by Yellowstone 6 months ago, and Holly sent a picture to the board. She bought door from Home Depot. Yellowstone has inspected it and John said they would fix it. Eileen will contact John at Yellowstone to get the repair date.

President's Report, Eileen Schnauder: Double signature was needed on check to pay Swingle for tree cutting

Vice President's Report, Matthew Abbott: no report.

Treasurer's Report, Frieda Bays: Reported amounts for Units Maintenance Fees for month of March 2025 of \$80,688.60, the budgeted YTD amount of \$251,100 and actual Year to Date of \$246,921.37 with a variance of \$4178.63. Treasurer has the details and documentation of the difference in the amounts.

Grounds Director Report, Dave Fitts: Star Apple drain easement – last year after Hurricane Milton the flood was caused by hurricane debris. County will maintain the water flow. There is no tree to remove on SGE property and the county won't remove a tree if it might fall down. Trees are in the county's water maintenance area and not impeding water flow.

Irrigation – broken sprinkler heads require a request ticket –

2963 Yucca and 2965 Yucca and have been replaced on 4/23/25.

4048 Honeylocust has a hole in the ground – pending resolution.

4025 Arrowwood sprinklers – pending resolution.

2995 Elder – missing leaf filter. Owner spoke with Eileen and WaterTight. Issue and resolution is pending.

4031 Bluff Oak Court – 4/19/2025 irrigation at corner of unit shooting into the air – pending resolution.

Star Apple – one sprinkler went off 3 times in one day on the island – need confirmation of resolution.

Eileen requested a monthly report from irrigation company to include pending issues, what was fixed and what was resolved.

4020 Honeylocust submitted Landscaping Modification form which was approved

Quote requested for St Augustine sod for units 4021, 4023, 4025, 4027, 4029 Bluff Oak

Building Director Report, Larry Middlemiss: Globes pending, homeowners need to get electrician for a few units. 9 lighting clips ordered. Mat has 3 more dumpster enclosures to rebuild.

2995 Elder Court – gutter issue pending from the roof replacement.

Property Manager Report: 1) walked the property with president, clips reordered 2) Owner of Haskell Pest Control has returned and Angela will meet with him about the current extermination contract 3) Dunedin Electric will review lighting at entrance on Monday 5/5, Consolidated Electric will review on Tuesday 5/6 about 1pm. Both will quote to dig up existing wire(s) and replace them due to car accident last year based on prior maintenance person's review. 4) fences over the meters 5) pressure wash and sanitize inside of all dumpsters – quoted \$2950 – will need review at next meeting 6) propane bill \$1512 in the mailbox for March – will need review at next meeting

Unfinished Business:

1) fences/lattice over meters. Some homeowners are fixing and replacing them, some don't want them. Discussion to take them down and not needed Motion: To get rid of the meter fences by Dave Fitts. Motion approved by Eileen Schnauder,

Matthew Abbott, Cathy Schaefer, Davie Fitts, Frieda Bays, Meters are not read manually, information feeds electronically. Homeowners can take them down if desired. Discussion was to not spend money that we don't need to spend.

2) Pickle Ball – Matthew will contact company to get fence repair and lines quote.

Motion: Matthew will contact 2 companies to get quotes to repaint for pickle ball and fix the fence. Motion approved by Eileen Schnauder, Matthew Abbott, Frieda Bays, Cathy Schaefer, Dave Fitts.

3) Fix gate and lock – Angela contacted the company who had their ID on the fence. She will forward information to Matthew.

4) Letter to Renters – revised – Motion to approve revised Welcome Letter to Renters. Motion approved by Eileen Schnauder, Matthew Abbott, Frieda Bays, Cathy Schaefer, Dave Fitts. Motion to post the Welcome Letter to Renters on the website. Motion approved by Eileen Schnauder, Matthew Abbott, Frieda Bays, Cathy Schaefer, Dave Fitts.

5) Painting Courts – Elder, Star Apple, Fig is scheduled for 2025. Eileen requested Angela contact Ken Avery to provide us a quote, including Sherwin Williams and Benjamin Moore paint.

New Business

Analysis of hiring new maintenance person. Research and review is needed about what we have been spending for AWO and tasks, pool maintenance, irrigation set up and maintenance, add back in the costs of salary, benefits. Person could be Ameri-Tech employee for workers comp. Item will be put on May's agenda for further review and discussion.

Next Meeting Date

The next meeting will be in person on Monday, May 26, 2025 at 6:30 p.m. Zoom information will be included 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 the video on and select the mute option, until they are recognized for discussion in the meeting. Thank you. Meeting closed at 8:25 p.m.

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