

Approved Minutes
Strathmore Gate East at Lake St. George Home Owners Association
Board of Directors Meeting
March 24, 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; Frieda Bays, Treasurer; Cathy Schaefer, Secretary; Larry Middlemiss, Violations/Delinquencies; Dave Fitts, Grounds Director; Jennifer Elflein, Building Director; Angela Johnson from Ameri-Tech.

Guests Present / Guest Forum: At Ameri-Tech Office: Artie Schnauder, Diane Proios, Mildred Hornacek, Michelle Funt, Edith Sequeira, Michelle Funt

Zoom: Karen Miller, Stephanie Jones, Fred Elflein, Renee Harris, Elaine Abrams, Brad & Maria Shier, Stacy LaMarca.

Call to Order: Eileen declared that a determination of proper notice was posted, a quorum was present, and called the meeting to order at 6:39 p.m.

Approval of Agenda: The agenda was approved with a motion made by Larry Middlemiss, Dave Fitts seconded. In favor: Eileen Schnauder, Frieda Bays, Cathy Schaefer, Larry Middlemiss, Dave Fitts, Jennifer Elflein Opposed: no one Motion Passed

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

Edith Sequeira, 4024 Corkwood Ct. 1) reviewed the situation with the car of a non-resident on her court which was ongoing since December. Eileen reported she spoke with them multiple times and violation letter was sent. Vehicle is gone now as of 3/21/2025. 2) renters at 4032 Corkwood Ct discarding coconut shells in the backyard causing pests and animals. Violation letter was sent. 3) dumpster was jimmy rigged and not working. Board confirmed dumpster enclosure will be fixed

in the next month 5) leaves left around units by landscapers and asked if leaves should be blown out. Edith said she has created multiple work orders in the past to remove bags of leaves. Grounds Director advised her to create a work order.

Mildred – 11 courts need meter covers and will be replaced by Mat. (Arrowwood, Yucca, Star Apple, Buttonbush, Honeylocust, Fig, Silver Bell)

Diane Proious – 1) Tennis court and pool light timers still not working. Lights on continuously. Grounds director is unable to locate the timer. Larry believes we need new sensor light. Electrician with Mel's is unreachable. New company Lantacus Electric will review and fix. 2) Tennis court gate is broken. Issue will be discussed later in meeting. 3) Suggestion to add another speed bump closer to the entrance to the community. Discussion about driving safety turning into community related to high speed traffic on Tampa Road. Alternate solution will be discussed.

Stacy LaMarca – work orders for 1) rust on side of building. Advised to resubmit request and include address where sprinkler head is that needs to be fixed. 2) broken tree by tennis court. Issue has been addressed in contract with Swingle, Landscaper for Silver Bell.

Stephanie Jones – 1) requested status of which courts will be painted this year – Star Apple, Elder and Fig. Suggestion was to change the door color. Red brown brings down property value. Suggested gray. Change would require a homeowners vote, and an item for the annual meeting. Discussion explained the community used to have 3 different colors of doors, then it was standardized to red for ease of repainting the entire community. 2) Suggestion to remove, or trim, the landscaping in the pool area due to bugs and grasshoppers. Swingle Landscaping typically trims the trees from the chain link fence outside the pool. We will look at it.

President's Report, Eileen Schnauder: Motion was made to approve the master insurance policy for this year at expense of \$189,751.26 by Cathy Schaefer, seconded by Frieda Bays. In favor: Eileen Schnauder, Frieda Bays, Cathy Schaefer, Larry Middlemiss, Dave Fitts, Jennifer Elflein Opposed: no one. Motion approved. Last year the cost was \$195,000. This year is lower due to roof replacement in 2024 and no claims. Frieda Bays, Treasurer, signed the check. Angela, Ameri-Tech will mail to Mitchell Insurance.

Vice President's Report, Matthew Abbott: absent from meeting – no report

Treasurer's Report, Frieda Bays: Reported amounts for Units Maintenance Fees for month of January 2025 of \$76,690, the budgeted YTD amount of \$167,400 and actual Year to Date of \$166,252.77 with a variance of \$1147.23. Treasurer has the details and documentation of the difference in the amounts.

Fences covering meters will be completed for \$4950 (Arrowwood, Yucca, Star Apple, Buttonbush, Honeylocust, Fig, Silver Bell) Motion was made to approve the repair and cost by Cathy Schaefer, seconded by Dave Fitts. In favor: Eileen Schnauder, Frieda Bays, Cathy Schaefer, Larry Middlemiss, Dave Fitts, Jennifer Elflein Opposed: no one.

Grounds Director Report, Dave Fitts: He is checking on and reviewing requests once a week. For irrigation requests, he needs to know what needs to be fixed for example which sprinkler head(s) are not working. David Swingle, landscaper checks on his team at random times when they are here one time per week. Residents' comments: work order request will be submitted for dead branches behind Silver Bell. Dave will review with homeowner. Tree down behind Silver Bell needs another work order. Mildred reported a tree came down at 4039 Arrowwood, wants removed and a new work order is needed. Fred Elflein likes the new landscaping company, said choosing them was a great decision. Discussion was about the remote control for the sprinkler system. 2 broken remotes are in the maintenance shed. Fred reported Yellowstone has a working remote control. Fred asked about motherboard, which would not require use of remote. Angela will contact Swingle on how to work the sprinkler system with/without the remote.

Dumpster enclosures discussion for Fig, Corkwood, Arrowwood, Star Apple: Mat wants to take all 4 structures down in 1 day with his team, then will come back another day to construct new enclosure. Discussion included we need job completed within 1 week. Cost per enclosure is \$3370. Motion was made to approve the cost not to exceed \$13,480 for the removal and completion in 1 week by Dave Fitts. Seconded by Larry Middlemiss. In favor: Eileen Schnauder, Frieda Bays, Cathy Schaefer, Larry Middlemiss, Dave Fitts, Jennifer Elflein Opposed: no one. Motion Approved.

Discussed cleaning the inside area between the dumpsters and the enclosures weekly. Solar Sanitation did cleaning of the inside of the dumpsters, once for free. Any additional cleaning would be charged. Board will discuss further.

Building Director Report, Jennifer Elflein:

4020 Honeylocust done, 4044 Honeylocust not done, bid is needed from Swingle. Star Apple and Yucca done. Water irrigation pipe fixed in Yucca. Swingle quoted lower than the other turf supplier. Mat will come by to give quote on stucco. Drainage quote is needed. Roof on gazebo by tennis court is done. 4037 Arrowwood roof is done. 2945 Yucca, no update, Angela is waiting for response. Tracy with AWO is in hospital again so Angela is still waiting to get the list of globe replacements. Jennifer recommended purchasing lighting kits @ \$8.83 unit for 10 kits, total \$88.30. Effective the end of this meeting, Jennifer Elflein announced she will resign from the board. She is unable to support the association as Buildings Director due to “time and bandwidth to do the work.”

Property Manager Report: 1) Owner of Haskell Pest Control is out of the country, so Angela was unable to meet with him this past month. She will schedule a meeting and walk through for April 20 or 21 to review the current contract.

2) Sync is the new Ameri-Tech website tool and users/homeowners can download the app. Angela brought flyers with the QR code for the app to open work orders. \$10 pool key replacement can be requested from the app. Motion to have Ameritech send an email to each unique owner so that they can get online. Frieda Bays seconded. In favor: Eileen Schnauder, Cathy Schaefer, Larry Middlemiss, Dave Fitts, Jennifer Elflein, Frieda Bays Opposed: no one Motion Approved. When the monthly fee payment transition was done from Truist to South State, all residents received a piece of paper to confirm they would continue to make payments. Angela will work with her team to get more information to us.

3) Architectural Request form submitted for 2903 Fig Court privacy wall to be repaired, with their own contractor. No pictures or drawings were submitted. Request is to remove and rebuild the wall. Motion submitted for architectural request approval by Eileen. In favor: Eileen Schnauder, Cathy Schaefer, Larry Middlemiss, Dave Fitts, Jennifer Elflein Opposed: no one. Abstained: Frieda Bays Motion Approved

- 4) Light timers by tennis courts and front entrance – Lontakos Electrical will give Angela a quote next week
- 5) Drainage in Honeylocust – Swingle will do walk through next week with Eileen / Angela
- 6) Stucco repairs estimate – Mat will follow up with Eileen on 3/25 for 4024 Honeylocust foundation line of villa, 2941 Buttonbush back along bottom edge, hole along foundation line, 2908 Silver Bell along flashing where wall meets roof, 2995 Elder holes where gutter was, view when facing unit on left & side of unit
- 7) Drainage issues for units on Honeylocust and Star Apple. Swingle will do a walk through.
- 8) Stucco repairs – Mat will come by tomorrow 3/25/25 to create an estimate for stucco repairs which he will do himself and then give the estimate to Eileen for 4024 Honey Locust, 2941 Buttonbush, 2908 Silver Bell, 2995 Elder: holes where gutter was, viewed when facing unit on the left and side of unit
- 9) Globe light kits – 4 are in the shed. Motion was made to purchase 10 light kits as soon as Jennifer gets information from Tracy at AWO by Dave Fitts. Seconded by Frieda Bays. In favor: Eileen Schnauder, Frieda Bays, Cathy Schaefer, Larry Middlemiss, Dave Fitts, Jennifer Elflein Opposed: no one.

New Business

Tennis Court Fence damage – 2 holes in fence, top bar of fence, wood on gazebo is unattached, broken gate lock (lock latch is broken, lock doesn't work). Decision made to keep tennis court locked since it is private property, put metal plate around lock for greater security. Motion was made to call the fence company to give us an estimate on repairing 2 holes in the fence, the bar and the lock on the gate by Eileen. Seconded by Dave Fitts. In favor: Eileen Schnauder, Frieda Bays, Cathy Schaefer, Larry Middlemiss, Dave Fitts, Jennifer Elflein. Opposed: no one

Tennis Court / Pickle Ball Court – Proposal to add a pickle ball court to the tennis court. Pickle ball net is lower than a tennis net is and a smaller court. Suggestion was made to investigate options, how many people are interested in changing to pickle ball, visit the Palm Harbor YMCA to see how they have both options on the same court. More research needs to be done.

Adding Speed Bump Closer to Community Entrance – Amazon driver drove over child's scooter that was in the middle of Silver Bell Court. Drivers use Silver Bell as turn around to leave community. Discussion that drivers coming into community could be going 20 mph to get off Tampa Road. Diane will get bigger cones to alert drivers to children in the area. A letter will be sent to Amazon and FedEx requesting they observe the 15 mph speed limit.

Review of Welcome Letter and Rules & Regulations for revisions – The website has one welcome letter for home owners and one welcome letter for the renters/tenants. The current Welcome Letter to home owners needs to be revised. The Welcome Letter to renters/tenants was revised but needs further review about removing trees. The letter does not need to go to the attorney for review. The board can approve the changes. The Rules & Regulations needs to be reviewed by our attorney before we can publish it for the community, recommended by Angela, and then mailed to the home owners.

Painting exterior of units – 3 courts due for Spring 2025 – Elder, Star Apple and Fig – Art Schnauder provided expertise, saying the quality of the current paint we have on hand is garbage. It does not contain any type of waterproofing or protection for the exterior of the buildings. Basing decision of contractor based on cost alone is inferior. He suggested using a waterproofing agent and satin finish. This will waterproof the cement. He suggested Sherwin Williams Duration paint. Duration typically costs \$110 per gallon and contractors pay 60% less. Ken Avery has painted in the past. We need a proposal from him.

Sales – 2953 Yucca Court was sold 3/24/2025 and renovation/construction has started as of 3/24/2025. Frieda is requesting verification about approval of sale by board. Angela will look for the application regarding the recent sale and find out more information.

Chat from recorded meeting is attached to minutes.

Next Meeting Date:

The next meeting will be in person on Monday, April 28, 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 8:35 p.m.

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CHAT

00:27:23 Maria James-Shier: The greenery around pool area is nice. The pool deck was previously was maintained daily, now maintained 3x week (M-W-F). Has an impact.

00:27:42 Stacy LaMarca: Reacted to "The greenery around ..." with 👍

00:28:41 Renee Harris: I also love the greenery at the pool. It's outdoors so of course there will be insects.

00:30:07 Maria James-Shier: Reacted to "I also love the gree..." with 👍

00:34:25 Maria James-Shier: We feel they are doing a very good job. Have cleaned up a lot since new contract.

00:34:47 Stacy LaMarca: Reacted to "We feel they are doi..." with 👍

00:34:47 Stephanie Jones: Reacted to "We feel they are doi..." with ❤️

00:34:59 Stephanie Jones: I agree, much better job

00:35:26 Maria James-Shier: Reacted to "I agree, much better..." with 🍷

00:38:59 Maria James-Shier: That would be helpful to retrieve SGE purchased remote. It is questionable if sprinklers operational behind 4025 Arrowwood. Thanks.

00:40:19 Maria James-Shier: Query: Will the fences around garbage bins be repainted post re build? It appears that new fences unfinished. Please advise. Thanks

00:40:54 Fred Elflein: what does Query mean?

00:41:12 Maria James-Shier: A new question :)

00:52:42 Renee Harris: Thank you Jen for all your hard work.

00:53:02 Maria James-Shier: Thanks for your service Jennifer. Board roles are a lot in the absence of a property maintenance personnel.

00:53:24 Jennifer Elflein: Thank you.

00:53:27 Stacy LaMarca: Thanks Jen!!!

00:53:28 Fred Elflein: yes, thank you Jen for your hard work from the former board member who apparently did nothing last year. LOL

00:54:00 Renee Harris: Reacted to "Thanks for your se..." with 🙌

00:54:39 Jennifer Elflein: Reacted to "Thanks Jen!!!" with ❤️

00:54:46 Jennifer Elflein: Reacted to "yes, thank you Jen f..." with ❤️

00:54:58 Jennifer Elflein: Reacted to "Thanks for your serv..." with ❤️

00:56:49 Renee Harris: What piece of paper?

00:57:09 Maria James-Shier: Transparency of work orders would be appreciated for quality improvement and fiscal operational decisions for community

01:00:05 Maria James-Shier: The message re online work orders was a bit unclear. What date was GO LIVE automated work orders for home owners? I was under impression the Board was testing process first. Communication a bit foggy

01:00:10 Stacy LaMarca: Reacted to "yes, thank you Jen f..." with ❤️

01:05:17 Maria James-Shier: If SGE Board is not in favour of online work orders, does that preclude home owners from using online work order system via Ameritech? Or would SGE operate with online and paper?

01:13:09 Maria James-Shier: The latch and keeper

01:15:54 Maria James-Shier: Since 1984, a professional fence repair and entry would be reasonable

01:16:39 Renee Harris: Was the fence not on the reserve study?

01:21:05 Maria James-Shier: Can we not support both? Our family plays tennis and pickle ball and basketball. Can we be flexible for all ages?

01:21:37 Renee Harris: I don't know a lot about it but there are kits to turn the tennis court to a pickle ball court. I didn't think it had to be one or another.

01:22:59 Maria James-Shier: Do home owners not provide their own tennis raquet, and pickle ball raquet? Also, liability of a pool may be greater than pickle ball injuries. We only requested lines for pickle ball be added to tennis court. Perhaps with 2 new nets (tennis/ pickle ball).

01:24:02 Maria James-Shier: Reacted to "I don't know a lot a..." with ❤️

01:24:57 Renee Harris: I totally agree that a speed bump would be a hazard that close to Tampa.

01:25:18 Maria James-Shier: Reacted to "I totally agree that..." with 🍷

01:33:14 Maria James-Shier: Thank you. we need to leave meeting