

Approved Minutes
Strathmore Gate East at Lake St. George Home Owners Association
Board of Directors Meeting
January 27, 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, Violations/Delinquencies; Dave Fitts, Grounds Director; Angela Johnson from Ameri-Tech.

Visitors: At Ameri-Tech Office: Diane Proios, Barbara and Alan De Francisco, JoAnn Shonefelt, Stacy Lamarca, Renee Harris, Jeannette Murray, Dr. Joy Pollard

Zoom: Karen Miller, Diane , Sandy Jenkins, Linda Himes, Leonard and Sue Snapstailer, Mary and James Star, Nishi Shah, Mildred Hornacek, Anzola Bermudez, Elaine Abrams, Brad & Maria Shier, Addie Alvarez

Call to Order: Eileen declared that a determination of proper notice was posted, a quorum was present, and called the meeting to order at 6:35 p.m.

Approval of Agenda: The agenda was approved with a motion made by Dave Fitts to accept it. Motion was seconded by Larry Middlemiss. All are in favor.

Waive reading of prior month's minutes: Motion to waive the reading and seconded. All are in favor.

Guests Present/Guest Forum: At Ameri-Tech office: (1) Karen Miller, (2) Diane Proios and On Zoom: Karen Miller, Sandy Jenkins, Linda Himes, Leonard and Sue Snapstailer, Mary and James Skar

Diane Proios: question about vehicle decorated with skeletons and snakes that is parking in Corkwood Court. He has been told to park in pool parking lot per Eileen. He is visiting a resident. Question about where someone should park an RV, which would be by the pool also. Eileen said we/board needs to know who they are and who they are visiting, then it's okay to park by the pool. Question

about recent incident where someone pulled a gun on a resident and the status of the investigation. Response was the investigation is pending. She reported 2 violations of a mattress outside 2910 Silver Bell Court and the broken screen on Diamond Leaf. Response was violation letters will be sent to the unit owners. The large tabebuia tree by the tennis courts behind Silver Bell needs to be reviewed and trimmed correctly by the arborist since the tree was damaged during Hurricane Milton. The top of the tree was damaged, requiring attention to allow the lower portion of the tree to recover. Dave will look at the tree again and will create a work order for Swingle. Owner of 2965 Yucca Court reported the sprinkler and water flow needs to be reviewed by her unit since her unit has been damaged.

4044 Honey Locust Court owner has poor drainage at the back of the unit since September and flooded during Hurricane Milton. 6 work orders were created for dead bushes in front of the unit. 1 was removed. Discussion and voting on the repair estimate will happen later in the meeting.

2922 Star Apple owner – issue is later in the agenda

Light by tennis courts are on 24 hours a day. The timer needs to be changed. Angela will follow up with AWO and work order to resolve this issue.

Major light in Button Bush is out. Duke Energy needs to fix this light.

4024 Honey Locust owner has stucco that is cracked and needs to be fixed. Angela said it will be looked at and evaluated for further action by her and a board member. Stucco issues will be reviewed on a case by case basis since the Association documents specify what is the owner's responsibility and what is applicable to the association.

Karen and Larry reported the west side entrance light is not working. Mel's Electric looked at it, but it was not fixed. Larry explained the timer was replaced, but it doesn't go to the west lights. The timer goes to the palm trees in median at the entrance. Action is needed to resolve this with Mel's Electric. Angela will follow up with vendor.

President's Report, Eileen Schnauder: All of the board members are required to take 4 hours of HOA training due to new FL Laws regarding Condo's and HOA's. Jennifer needs to get her certificate. Frieda and Eileen have certificates

and will submit them to Angela. Larry and Cathy have submitted their certificates. Matthew took class last week through DPPR and is waiting to receive his certificate. Dave will take the HOA class. The board members will be listed on the website after Angela receives their certificate.

Vice President's Report, Matthew Abbott: He walked around community and received a lot of insight of what we can do to improve our community. He is conducting an ongoing investigation of vendor killing a good tree. He wants to seek accountability from the board. He reported an alleged incident of someone pointing a gun at a resident of our community, which is currently being investigated. He has concerns about Mat, who was the former maintenance man, regarding current work that is being done for the community. He proposed that Eileen resign and allow the remaining board members to run the community. Transparency and communication is key. He wants more community activities, create money making opportunities and be online with work orders. Board member Dave Fitts submitted his resignation and walked out of the room.

Treasurer's Report, Frieda Bays: Reported amounts for Units Maintenance Fees for month of December 2024 of \$77,235 and Budget Year to Date of \$937,440 with a variance of \$78,000 from November. Question was asked why the Year to Date Collected and the Budget Year to Date amounts were different, which is due to prepayment of HOA fees by some owners and catching up on collections. A note will be made on the balance sheet and statement for reference. Angela will ask Ruth at Ameritech for best way with reconciliation of year.

Grounds Report, Dave Fitts: not available

Building Director Report, submitted by Jennifer, read by Eileen: we received proposal totaling \$16,487.32 for all projects and Angela requested a breakdown from the vendor by address: 1) 2903 Fig Court – stucco is owner's responsibility, letter sent by Angela, pending owner response. 2) 4024 Honey Locust – “Stucco is crumbling bottom of front of villa” – Angela requested Mat with SV Handyman Services LLC to look at it and submit a quote. 3) 2945 Yucca Court - completed, 4) 2916 Star Apple Court completed (related to stucco on unit), 5) 2955 Button Bush completed 6) 4044 Honey Locust Court for swale to improve drainage 75 ft. long parallel to back of building, 6 ft. wide, 10-12 inches deep remove turf shrubs

roots soil and haul debris, grade to form drain \$3850 work order approved by board along with 7) 4044 Honey Locust Court approximate capacity of swale 300 cu ft., deliver and install sod, approx. area 75 x 6 + 10% waste, light grading with hand tools \$1625 approved by board, 8) 2922 Star Apple remove turf shrubs roots soil, haul debris, grade \$289.25 and create drain swale to improve drainage 27 feet long 3 feet wide \$1050 for total of \$1339.25 work order approved by board, 9) 2961 Yucca Court deliver and install drain system by creating pass through trench from inside berm to outside of berm with 30'N12 pipe and drain basin kit with galvanized steel grate, backfill, grade, reinstall sod, clean up \$2225 work order approved by board; 10) 4020 Honey Locust Court \$425 clean out drain along back of building and remove dirt along porch (patio) work order dated 1/24/2025 approved by board with review of results from work (based on future rainfall and resulting drainage) before considering estimate for \$800 + \$400 for removing screen enclosure, remove tile, haul debris, install threaded metal rods. Note: estimate for \$1500 for tree removal will not be approved since all tree removal will be done by Swingle, landscaper.

Property Manager Report: 1) Tracy with AWO was asked to get a better price than \$32 per globe for lights, 2) Tracy tested sensor of the 2 pole lights, sensor needs to be replaced and requires the electrician. Need electrician to give us a quote, 3) several light bulb issues need to be done by the owners, and not by the association. Several owners were contacted and advised they are responsible, 4) timer was replaced at the entrance, on the sign, in the overhead lights by Mel's Electric 5) enclosures for dumpsters in Bluff Oak and Button Bush were rebuilt and completed by Mat, SV Handyman Services LLC, 6) recycling dumpster enclosure needs to be completed, bid was requested from Mat, SV Handyman Services LLC. He was contacted him since he built the original enclosure in Bluff Oak, replaced it with a better enclosure now, 7) 4039 Bluff Oak Ct – fence around front lanai was broken when roofers delivered the shingles and is still pending repair/replacement. Mat, SV Handyman Services LLC will review and give an estimate /invoice, 8) 2965 Buttonbush – Angela received email which referenced rotted wood on front patio fencing and wood near the back door. The owner needs to be notified the repair is their responsibility. 9) Top row of shingles is coming off of the shed by the tennis court. The roofing company needs to be notified for the repair to be done. Picture was attached to the report. Owner input: 2995 Elder

Court – stucco is broken along bottom of wall and creatures crawl underneath. Owner was asked to submit a work order for review. Not clear about who is responsible for stucco on exterior of buildings. Karen explained documents show HOA does exterior of building. Documents show owner is responsible for privacy wall. Controlling documents are on the website. Owner needs to submit work order for management/board review.

New Business:

2 new owners paperwork is pending Angela's review.

Smoking hole behind 4025/4027 Bluff Oak Court – Duke Energy came out and determined it was not their line. The hole did not line up with their equipment box. The electrician also determined it was not something he could fix, since he didn't have certification to review/repair. Nothing was smoking when Duke Energy was there. Issue could be potentially the fiber optic line for Frontier Communications. If any unit owners have problems with their internet/cable tv, then they will need to contact Frontier to review. Based on actions and current information, this issue is closed. The caution tape was removed, okay for landscapers to maintain grass there again.

Bluff Oak Court dumpster enclosure – done by SV Handyman Services LLC. Wood is unpainted now. It is pressure treated wood and needs to cure so it does not need to be painted.

Recycling bin door left side needs to be fixed – proposal of \$495 for board to review, and request to include the right side. Motion to approve to do both sides: All approved.

Website – all proposals, contracts and violations will be available online. The app's features will be accessible in March, including the ability to pay online. Ameritech will provide training. The board will decide which features to open up.

Solar panels – this was researched and discussed a few years ago and the cost was prohibitive as well as trees covered the roofs and the roof pitches wouldn't work

Trees – owner requested review of tree replacement between Bluff Oak and Arrowwood to keep the area filled with trees and bushes

Eileen reported the county said we cannot put a new tree in the spot where the old tree was removed. Eileen will get the approved list of trees from David Swingle.

4049 Bluff Oak has tarp and sand bags behind the unit – Eileen and Angela will review.

Pool – estimate from Triangle Pool Services – repair tech Kevin diagnosed chemical controller and found it has multiple issues that cannot be repaired. Recommend to replace controller at this time. 2 Stenner pumps are working but the controller is dead. Motion to make \$2744.50 repair made and approved by the board.

Heating pool – when the air temperature is over 70 degrees, the pool will be heated. Eileen explained she knows now how to turn pool heater on/off so that will be done when applicable.

Irrigation System – not included on Jennifer’s report. Update pending.

Training of new board members required by state was reviewed. See notes under President’s Report.

Chat from recorded meeting is attached to minutes.

Next Meeting Date: The next meeting will be in person on Monday, February 24, 2025. 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 their video on and select the mute option, until they are recognized for discussion in the meeting. Thank you.

Meeting closed at 8:55 p.m.