

Cathy Schaefer
Board Secretary

APPROVED MINUTES
Strathmore Gate East at Lake St. George Home Owners Association
Board of Directors Meeting
February 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; Matthew Abbott, Vice President; Frieda Bays, Treasurer; Cathy Schaefer, Secretary; Larry Middlemiss, Violations/Delinquencies; Dave Fitts, Grounds Director; Jennifer Elflein, Building Director; Angela Johnson from Ameri-Tech.

Visitors: At Ameri-Tech Office: Artie Schnauder, Dr. Joy Pollard

Zoom: Karen Miller, Sandy Jenkins, Fred Elflein, Nishi Shah, Cindy Gamble, Elaine Abrams, Amanda Baclit, Brad & Maria Shier, Penny Vitogiannis. Mary Jo Anderson renter signed in, was told that renters are not allowed to be at the board meeting, only owners, and was removed by Ameritech prior to the start of the meeting.

Call to Order: Eileen declared that a determination of proper notice was posted, a quorum was present, and called the meeting to order at 6:38 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

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

Guests Present/Guest Forum: At Ameri-Tech office: (1) Artie Schnauder, (2) Dr. Joy Pollard and On Zoom, see above

Dr. Joy Pollard commented on the Vice President's report made at the January meeting. She was offended by his words and the tone of his message; transparency and communication will improve when the app is active.

President's Report, Eileen Schnauder: A homeowner submitted a highlighted document to the board about pesticides and the rules related to pesticides in New York, without identifying themselves, unit and phone number. The president explained all requests, issues and complaints must show the requester's name, phone number and address for the board to review and respond in the future.

A renter continues to contact the county regarding tree removal, including a picture of the tree, which happened in 2024, and a picture of the stump of the tree. She explained this notification could cause us to be fined by the county in thousands of dollars, although the tree was removed correctly with a permit. Ameritech called the owner and explained that the tenant should not be contacting the county and that the owner should be communicating with the board about any HOA concerns. Question was "do we have recourse to remove the tenant?" We would need to contact our lawyer to find out, including who would be responsible for paying the fines (homeowner, tenant, association). Issue will be discussed further at a future meeting.

The HOA training due to new FL Laws regarding Condo's and HOA's has been completed by all board members. Angela has all of the certificates in the Ameritech files and copies can be saved in a file drawer in the shed by the pool.

Vice President's Report, Matthew Abbott: no report

Treasurer's Report, Frieda Bays: Reported amounts for Units Maintenance Fees for month of January 2025 of \$89,562.77, the budgeted amount of \$89,562.77 and Budget Year to Date of \$83,700.00 with a variance of \$5862.77 from prepayments. Treasurer has the details and documentation of the difference in the amounts.

Grounds Director Report, Dave Fitts: The drainage area behind Star Apple has been cleared. The county cleaned out the culvert area from Strathmore Gate Drive. They found a palm that fell during Hurricane Milton and it was removed. The county will "clear for flow" and will continue to do so. The county will not go into the area behind Star Apple; it is not accessible. We have not had a problem in that area. They will not go into the area along Tampa Road behind Silver Bell. The irrigation vendor is working to fix the problems with the irrigation system. Some of the sprinkler heads have been damaged or stopped up; it takes time to resolve. 2965 Yucca and Arrowwood have been repaired. Bluff Oak is not getting watered

from 4021 to 4029 Bluff Oak as well as the island behind the dumpster area. Angela will have Swingle Landscaping contact Dave and review onsite.

Building Director Report, Jennifer Elflein:

1) Drainage behind 4025 Honey Locust completed. 2) Duke Energy needs to mark power lines for 4044 Honey Locust, 2022 Star Apple and 2961 Yucca so that Dennis can start working 3) Stucco repairs are pending Angela will check on status of feedback from lawyers about who pays for the stucco. Dennis will look at the stucco. 4) Fencing work will start this week or next week, depending on the availability of his crew. 5) Roofing issue by tennis court. Eric from WaterTight will get with the owners. Any storm damage will be paid by the owners. 6) Globes for post lights – waiting for 20 globes from Tracy at AWO due to her health issues. Payment will be made after we get them. A couple of units also lost the base of the light fixture. Eileen found 1 on Amazon that resembles what we currently have for \$68.99. (PTOUG Solar Post Cap Light 9.8 “Outdoor Fence Pedestal Globe Post Lam Stainless Steel IP65 Waterproof External Column Lights, Vintage LED dimmable Pillar Light). Angela displayed the By-Laws on the screen for the Board to read. The unit owner(s) will need to submit an architectural request form to change to a more current light fixture, similar in design and globe diameter to the current fixture. The association will provide the globe. 11 are in the shed. Unit 2941 Star Apple wants a new fixture (base and globe) 7) Sensor light on two lights in front – Mel’s Electric is weeks out, so we need to find another electric company.

Property Manager Report: 1) Angela spoke with Robert Mitchell at Mitchell Insurance, property policy about its renewal. The rate looks favorable to our community. She needs to get the signed representation agreement from Mitchell. We will have numbers soon 2) Angela walked the community on 2/6/25 to look at issues with Swingle, 3) 2 open applications – 2973 Elder Court will be closing on 3/10/2025 and 2971 Button Bush. Renters will move in 3/1. Both people need to sign the application.

Unfinished Business:

Drainage issues for units on Honey Locust and Star Apple – sod will come from Swingle. It will need to be put in place by the end of the next day after the swail is dug, before it rains.

Tennis court lights and front lights – a new electrician was called

Training of new board members completed – missing one certificate. Angela will check with IT for them to update the website.

Propane for heating pool – two invoices were not paid, which was holding up the next delivery of propane. They have a portal so that Angela can pull the invoice from there and pay the December invoice. We budgeted \$7500 for 12 months. We will look at the total and include for next year's budget. Invoice for 433.5 gallons @ \$3.8363 per gallon for a total invoice of \$1779.45 Motion to approve the payment of the invoice. Eileen Schnauder made motion to approve, Cathy Schaefer seconded. In favor: Eileen Schnauder, Matthew Abbott, Frieda Bays, Cathy Schaefer, Larry Middlemiss, Dave Fitts, Jennifer Elflein. Opposed: no one

Dave, Grounds Director, asked how many people use the pool. Cindy Gamble, resident, reported 9 new people were at the pool as well as other people.

The decision to heat the pool is based on the weather forecast if the temperature will hit 70 sometime during the day. The heater is turned on that morning at 9 a.m. for the pool to hit 81 degrees. Then the heater automatically turns off when the water temperature reaches 81 degrees. Eileen said she checked it every day at the end of the day, but she noted she didn't need to turn it off. Also the heater is not on during the night.

Website - Angela will load work orders on the website since this is required with the new FL law

Matthew Abbott, Vice President joined the meeting at 7:36 p.m.

Reinstating Dave Fitts as Grounds Director – Motion to reinstate: Eileen, Seconded: Cathy. In favor: Eileen Schnauder, Matthew Abbott, Frieda Bays, Cathy Schaefer, Larry Middlemiss, Dave Fitts, Jennifer Elflein Opposed: no one

Ameritech website: 115 work orders will be loaded so that work status can be viewed as well as architectural requests. All board members will have access to review. No further update is available at this time.

Tree trimming and Swingle Landscaping purchase orders – Motion to approve purchase order: \$1775 by Cathy Schaefer, seconded by Dave Fitts. In favor: Eileen

Schnauder, Matthew Abbott, Frieda Bays, Cathy Schaefer, Larry Middlemiss, Dave Fitts, Jennifer Elflein. Motion to approve \$34,630 purchase order: Motion to approve Jennifer Elflein, seconded by Dave Fitts, In favor: Eileen Schnauder, Matthew Abbott, Frieda Bays, Cathy Schaefer, Larry Middlemiss, Dave Fitts, Jennifer Elflein Opposed: no one. We are over budget with these orders. Swingle put a few trees & trimming on a watch list.

Pest control – all board members want to replace the current vendor, Haskell. We can request a walk through and revisit the current contract per Angela. She will put it out for bid for 3 quotes.

Outstanding Work Orders – if anyone has a question about an open work order, the originator can email Angela to get the status of it.

Chat from recorded meeting is attached to minutes.

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Next Meeting Date: The next meeting will be in person on Monday, March 24, 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 8:00 p.m.

ZOOM CHAT

00:02:45 Maria James-Shier: So great to have Zoom! Thanks for facilitating.

00:05:02 Ameri-Tech Companies: 702246 please update your name or access you video

00:05:32 Maria James-Shier: Maria & Brad Shier - present on Zoom. 4025 Arrowwood. Thx

00:06:38 Shelley Trachtenberg: Thanks for sharing this. Shelley Trachtenberg

00:26:04 Maria James-Shier: 4025 Arrowwood: We are curious is there a process to acknowledge receipt of work orders? We have submit many over past year, and are unsure if they are received, approved, deferred, etc. Thanks, please advise.

00:42:38 Maria James-Shier: Kindly suggest we focus on process, and not people, Administrative and Technical supports may support all Board members and residents with decision making and planning priorities of community.

00:57:29 Maria James-Shier: Clarity from legal would be helpful. We understood stucco repair included with HOA, not homeowner accountability.

01:09:50 Nishi Shah: Who is SP Handyman Services? Is that Matt's company?

01:13:14 Maria James-Shier: If proceeding with Zoom meetings, will the comments in chat be included with minutes and participatory contributions? Please advise. Thanks

01:16:48 Maria James-Shier: Questions re follow up on work orders:

01:18:14 Maria James-Shier: Work Orders Outstanding: Painting of Green Electrical Boxes. Trees between Arrowwood and Bluff Oak. Interested to know if pool will be functional for March 2025, I recently heard that pool heater is not working. Please confirm. for 4025 Arrowwood home owner. Brad Shier

01:19:03 Addie iPhone: Thank you for adding zoom meetings. Hopefully more home owners will participate.

01:19:45 Maria James-Shier: Reacted to "Thank you for adding..." with 👍📱

01:23:43 Maria James-Shier: Curious to know if there is flooding in Bluff Oak? I see tarps and sand bags remain at 4045 Bluff Oak. We are in close proximity and would like to know if our area is at risk - 4025 Arrowwood. Thanks. Communication would be helpful.

01:39:49 Maria James-Shier: Will there be a timeline on pool repair? This will be several years that pool not operational/heated during March Break. Please advise.

01:43:14 Sandy Jenkins: I would like a recording of this zoom meeting please