

Cathy Schaefer
Board Secretary

Approved Minutes
Strathmore Gate East at Lake St. George Home Owners Association
Board of Directors Meeting
June 30, 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, Buildings Director; Dave Fitts, Grounds Director; Keith Phillips from Ameri-Tech.

Guests Present / Guest Forum: At Ameri-Tech Office: no guests

Zoom: Elaine Abrams, Sandy Jenkins, Karen Miller, Joy Pollard, Alan DeFrancisco, Linda Jones, Bret Makosh, Lois Dube-Lange

Call to Order: Eileen declared that a determination of proper notice was posted, a quorum was present, and called the meeting to order at 6:32 p.m.

Approval of Agenda: The agenda was approved with a motion made by Larry Middlemiss. In favor: Eileen Schnauder, Frieda Bays, Cathy Schaefer, Larry Middlemiss, Dave Fitts. Motion was approved.

Waive reading of prior month's minutes: Motion to waive the reading of the previous meeting's minutes and accept as written by Larry Middlemiss. In favor: Eileen Schnauder, Frieda Bays, Cathy Schaefer, Larry Middlemiss, Dave Fitts. Motion was approved.

President's Report, Eileen Schnauder: Court Captains meeting at the pool. Discussed and updated checklist document for New Owners. Secretary will update and review with Buildings Director for final version. Document will be sent to court captains when done.

Treasurer's Report, Frieda Bays: Reported actual amounts for Units Maintenance Fees for month of June 2025 is \$83,871.27, the actual YTD amount of \$425,080.40 and budgeted amount Year to Date of \$418,500 with a variance of \$6580.40. Treasurer has the details and documentation of the difference in the

amounts. Reviewed total amount in reserve account of \$863,975.26 in T-bills, money market, BB&T Bank. Income sheet: Reserves \$8929, Tennis Court \$3300, Preferred Maintenance \$756,103 and Interest Earnings \$95642.

Grounds Director Report, Dave Fitts: Everything is going fine. Bushes were taken out and owner is unhappy. Trees were removed at 2915 Fig Court – bushes and tree removed and owner is unhappy. Dead pine tree is on Boxwood along perimeter of property on Tampa Road and needs to be removed; Swingle will remove it. County has been contacted about maintaining flow on Cow Branch and director is waiting to hear back from county representative. 24 clear plastic clipboards on all dumpster enclosures will be installed on Friday.

Building Director Report, Larry Middlemiss: One more dumpster enclosure needs to be done in Boxwood. Between main street and Yucca, 2 street lights are out and Duke Energy was contacted. The underground cables need to be replaced, using a cable drilling machine. Duke has added the request to their schedule, unknown timeframe. Clips have been received for globes and Tracy at AWO will be contacted for installation. Rust and other stains on walls have been identified, on a 5 page list. Next step is to determine how to proceed and clean the stains. Krud Kutter @ \$14 in a can is available at Home Depot. Director needs to know if it is safe on the paint. Action Item: Identify how much cleaner is needed and who can do the job. Note: from May meeting, a proposal is needed from AWO and Angela will get a quote. Roof tar is on upper section of buildings by 12 units, and also needs to be cleaned. 5 globes are in the shed with 1 designated for a pending work order. More globes and fixture clips are needed and more will be ordered.

Property Manager Report: 1) Two painting proposals have been received, one from Lowes and one from Ken Avery, dated 6/19/2025 with Sherwin-Williams paint specs. We don't want to use Florida Paints; only use Sherwin-Williams paint. **Action Item:** Keith will follow up with vendors and Angela. 2) Damaged window on Star Apple – Swingle has the address and is working directly with the owner to resolve. 3) Elaine will bring proposals for drainage issue to Keith. 4) Pool fence proposal is needed from Samet when he returns from vacation in late July. 5) CINC portal – Ameri-Tech Jenny Kidd is ready to give the board members a class about the portal. Board needs to contact Ruth to identify 3 potential dates and set up time in the next month, Monday through Friday between 9am and 4pm, for

taking the 2 hour class. 6) Tennis Court fence – still pending a proposal for court resurfacing and fence repair/replacement. 7) Pool certificate with current dates received and posted on the bulletin board

UNFINISHED BUSINESS

Tennis court fence. Quote is \$7236 (top rails replaced, holes and bottom edges damaged), quote from another company is pending.

Swimming Pool Fence. Samet will quote the replacement cost when he returns to Florida in middle to late July.

Pest control. Haskell is the only quote received for \$39,396 for the termite contract, life time renewable warranty. The contract renewal for other pests is \$4246 and is on hold. This contract would cover pest control and shrubs. **Action item:** Angela was asked to get quotes from other companies.

Status of painting Elder, Star Apple and Fig Courts. Waiting for 1 more quote for board to evaluate and decide on vendor.

Homeowner Online Portal. Ameri-Tech is ready to give the board members a class about the portal. Board needs to contact Ruth to identify 3 potential dates and set up time in the next month, Monday through Friday between 9am and 5pm, for taking the 2 hour class.

Status of Speed Bump Request. Letter from Fire Marshal at Station 65, West Lake Road was read. Fire Marshal visited community. Key issue is response time increases for emergency responses with additional speed bump(s). He recommended we contact Pinellas County Sheriff's office and their community policing officer to help with a plan about vehicle speed control. The Board will not add another speed bump to Strathmore Gate East Drive.

Damages from Swingle Landscaping and Repair Updates. Remove pine tree at 2909 Boxwood; Keith has the quote. Swingle addressed holes in a fence which was damaged from the side away from the community. Keith will visit tomorrow to review at 11am. Swingle said their contract terms and conditions include they are not responsible for broken glass, lighting fixtures, hoses, or fountains.

4033 Bluff Oak front door window – owner is still in process of getting window fixed and then will give invoice to board.

NEW BUSINESS

Landscaping/Grounds Work. Two estimates were submitted. # 1307 dated 6/25/2025 for swale 80 feet long and up to 7 feet wide at Honeylocust 4042-4044-4046 for \$6,250. # 1308 dated 6/25/2025 for swale 100 feet long and up to 7 feet wide at Honeylocust 4020-4022-4024 including tree removal and obtaining county permit for \$9,275. Both areas had significant damage and flooding last year during hurricane season. Request was made to find out which tree it is and Eileen will find out from Swingle. Motion was made to approve the estimates by Dave Fitts. In favor: Eileen Schnauder, Frieda Bays, Cathy Schaefer, Larry Middlemiss, Dave Fitts. Motion was approved.

Questions:

Karen Miller – status of irrigation – left side of Buttonbush is not working. Requesting status of repair. Action: Eileen will send message to Swingle.

Dr. Joy Pollard – broken sprinkler – work order has been submitted and will be forwarded to Swingle

Alan DeFrancisco – bids are pending and then board will vote on vendor so painting won't start for at least a month.

Motion made to adjourn meeting at 7:36 pm. Motion was approved.

Next Meeting Date

The next meeting will be in person on Monday, July 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.

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