

Unapproved Minutes
Strathmore Gate East at Lake St. George Home Owners Association
Board of Directors Meeting Annual Meeting
February 23, 2026
Held at Ameritech Management Office,
24701 US Hwy 19 N #102, Clearwater, FL 33763
www.strathmoregateeast.org

Board Members Present: Larry Middlemiss, President; Troy Drewry, Vice President; Eileen Schnauder, Grounds Director; Stacy LaMarca, Secretary; Renee Harris, Treasurer; Angela Johnson from Ameri-Tech Community Management.

Zoom Link:

<https://us02web.zoom.us/j/82218263872?pwd=LhL8mC0gEHL796RGgyJUoyjaiCZVb.1>

Meeting ID: 822 1826 3872 Passcode: 061717

Call to Order: Larry 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 Stacy to accept it. It was seconded by Renee. All in favor.*

Reading and Approval of Minutes: *A motion was made to waive the reading of the previous minutes by Eileen, and Troy seconded that motion to approve. All in favor.*

Guests Present/Guest Forum: (1) Diane Proios (2) Robert Mitchell-insurance agent (3) Sandy Jenkins (4) Bret McCosh(5) Nishi Shah (6) Maria James-Shier (7) Ken Peirson (8) Elaine

President's Report, Larry Middlemiss: (1) There has been some vandalism and complaints going to improper places. Grounds complaints go to grounds. President should be notified of all complaints. Complaints should go to the board and not be directed to workers directly. (2) Troy was asked to take some of the building complaints until the building director position is filled. (3) Any complaints should be formally written from Strathmore Gate Website. Angela will talk to IT to add all Board members to receive emails.

Vice President's Report, Troy Drewry: (1) Most areas of discussion are in new or unfinished business. (2) This is a lovely community that isn't perfect, but a really good place to live.

Treasurer's Report, Renee Harris: (1) Total Reserve is \$85,224.78. Total operating is \$63,817.10. Combined Net Income is \$4,312.68 *Troy made a motion to approve, Eileen seconded. All in favor.*

Grounds Directors' Report, Eileen Schnauder: (1) Tree maintenance is continuing. (2) If there is an issue with grounds or contractors please contact Eileen. (3) If homeowners rake leaves it is the responsibility of the homeowner to dispose of them. Landscapers will not pick up leave piles. (4) If Palm fronds and branches are collected please write a work order and AWO will take care of them.

Buildings Report: (1) Lots of work orders for globes and light bulbs and brackets. Last week the oldest work orders were taken care of. AWO replaces and fixes. AWO does have the globes. (2) The light right before the tennis court has been out for a 1 ½. Angela will call an electrician to see if it is working or not. (3) Please keep an eye on empty units.

Property Managers Report, Angela Johnson: (1) update on agenda items

"For Discussion" and/or Progress Reports: (1) Homeowner Diane brought up concerns about redoing the tennis court. She is saying her and other residents don't want the tennis court redone and maybe put something else there. A change of use would have to be discussed at the annual meeting.

Unfinished Business: (1) Tennis court update: Schedules with ACE Coatings-2/27 at 12:30 pm, Triple Crown-2/25 at 11 am, Bay Area Fencing-2/26-10 am. Companies will replace the fence first before fixing the tennis court. (2) Swimming pool fence: Original proposal: \$11,755.00 and the new quote is \$15,505.00. We will ask Bay Area Fencing for a verbal quote. (3) Speed sign near entrance: The pole and base was reordered due to the wrong one coming in. Angela will check what exactly was ordered. We are currently waiting for it to come in. (4) Filter system on irrigation wells: Angela spoke to David about that. He can give us a proposal for that. We will table this for now. (5) Propane tank fence: The current proposal \$1,930. *Troy made a motion to approve, Eileen seconded. All in favor.* (6) Irrigation well pump enclosures: Angela will obtain another quote and coordinate with an electrician. We will table at this time. (7)

Mailboxes in fig court: Creative Mailbox Designs. Angela submitted pictures and hasn't received anything back. Angela will follow up. Angela will also check with the post office about replacing the mailboxes. (8) Insurance appraisal: (1) Insurance update: Premiums in many places are coming down. American Coastal provided the best value and price this year. This was our company last year. The premium summary for 2025 was \$194,579.08 this year 2026 is \$171,374.90. This includes no changes in the current coverage and sink hole coverage is back in the premium. This is a difference from 2025 to 2026 of \$23,204.18. The renewal date is March 6, 2026. An appraisal needs to be completed. Approval will be made at next month's meeting and it will be ratified. (9) Phase 3 Painting – Button Bush, Honey Locust, Cork Wood: Wood and repairs will need to be completed immediately. Notification will be sent to Button Bush, Honey Locust, and Cork Wood for any repairs that need to be completed. The notification will be sent to the unit of repairs needed. Board members will go around and check for repairs. Painting will begin after repairs are made. *Stacy made a motion to approve the painting proposal of \$60,100.00, Troy seconded. All in favor. Stacy made a motion for the project managing of the painting project, Eileen seconded. All in favor.*

New Business: (1) District Water restrictions: Watering is only permitted 1 day a week. Our irrigation is multiple nights, but each zone will only go off 1x weekly. Our variance expired. Larry asked if we could continue this. Larry got no response yet if we need a new variance. The variance should be shared with David. Angela will make a copy and send to David. (2) Parking stickers: none at this time. (3) Grounds Services: updated contract to be signed for Swingle \$113,040.00. *Eileen made a motion to approve the lawncare proposal of \$113,040.00, Renee seconded. All in favor.* (4) Pet waste removal: Any concerns/questions will be sent to Eileen. (5) Pest Infestation (rats, etc): Homeowners expense at this point. Angela will call Haskel to check the women's bathroom in the pool area. (6) Ongoing Tree Maintenance: being worked on. (7) Security Surveillance Cameras: table this for now until tennis court is completed. Troy will collect data for the meeting in April. (8) Angela will put a warning on the on 2 cars in question. After a week if the car has not been fixed or moved it will be towed.

Delinquencies/Violations Report: 2 current delinquencies 6 are at the attorney.

Next Meeting Date: The next meeting will be in person or Zoom on March 23, 2026 at 6:30 p.m.

Adjournment: The meeting adjourned at 8:37 p.m. *Stacy made a motion to end the meeting Eileen seconded. All in favor.*

Note: If you want the minutes emailed to you, please contact Stacy LaMarca at sharrisniu@yahoo.com.