

Unapproved Minutes
Strathmore Gate East at Lake St. George Home Owners Association
Board of Directors Meeting Annual Meeting
March 30, 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/84352811679?pwd=LNtQZnBOW7bDVjc5IqSmEZfTP1UIWF.1>

Meeting ID: 843 5281 1679 Passcode: 209383

Call to Order: Larry declared that a determination of proper notice was posted, a quorum was present and called the meeting to order at **6:31** p.m.

Approval of Agenda: The agenda was approved with a *motion made by Renee to accept it. It was seconded by Stacy. All in favor.*

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

Guests Present/Guest Forum: (1) Karen Miller (2) Cindy Schaefer (3) Elaine Abrams

President's Report, Larry Middlemiss: (1) 3 Stains have been removed by AWO. Arrowood, Bluff Oak, and Diamond Leaf (2) Arrowood had a water leak that cost about \$3200 to repair.

Vice President's Report, Troy Drewry: (1) Troy and Eileen will schedule the walk thru for the next 3 buildings to be painted. Angela will schedule with them.

Treasurer's Report, Renee Harris: As of Feb. 28th (1) Revenue of \$79,765.88. Operating expenses of \$28,417.43. Total Expenses of \$45,500.76 and month to date income of \$34,265.12. (2) Angela will get the interest rate for the CD that just expired.

A motion was made to accept the treasurer's report by Eileen, and Stacy seconded that motion to approve. All in favor.

Grounds Directors' Report, Eileen Schnauder: (1) Eileen is going to walk around with Dave Swingle to look at trees that need to be removed. They are waiting for all the leaves to fall first. (2) The main irrigation line on Button Bush was repaired because there were roots obstructing it. (3) Bluff Oak has dead bushes that need to be removed.

Buildings Report: (1) 2967 Elder Ct. an ongoing issue with the roof. There is a section between the 2 roofs that need to be repaired. Roofers made a temporary fix but water is still coming in. There is a quote for \$850 to repair by Water Tight Roofing to repair the stucco flashing. *A motion was made to approve the Water Tight repairs by Larry, and Troy seconded that motion to approve. All in favor.*

Property Managers Report, Angela Johnson: (1) Insurance check needs to be signed for renewal. Angela will add Larry to the bank to become a signer. (2) Pool Inspection was not completed because a pool key for the pump room has to be mailed to Pinellas County or provide the lock box code. Angela will send to Pinellas County so the inspection can be completed.

"For Discussion" and/or Progress Reports: (1) 4031 Bluff Oak Court needs bushes removed. (2) 4029 Would like to know when bushes will be replaced since they were removed over a year ago. Because of the drought we can't plant yet. We will remove and when we are able to plant we will replant.

Unfinished Business: (1) Tennis court update: Triple Crown: both quotes- 1. Resurface the court \$84,800 2. Repair surface and apply crack filler-\$56,200.00. Ace Coating-1. Paint the existing court-\$8,500 2. Repair surface-\$18,400 3. Complete demolition-\$80,835. Discount Fence-Repair \$26,500. Temporary fence and signs will need to be place. *A motion was made to accept the Ace Coating Option 3 to completely demo surface and fence and put new by Eileen, and Stacy seconded that motion to approve. All in favor.* (2) Swimming pool fence: No new quotes. Matt's quote is \$15,505 for the pool fence, pump room, and maintenance area fence. This does not include painting but does include demolition and hauling away of old fence. *A motion was made to accept the bid from Matt to replace the pool fence and pump room fence for \$15,505 by Renee, and Eileen seconded that motion to approve. All in favor.* Angela will reach out to get a time frame to begin the fence. (3) Speed sign near entrance: Completed (4) Filter system

on irrigation wells: Swingle will prepare a quote and provide to Angela. (5) Propane tank fence: Waiting on a quote from Bob from Fence Factory. (6) Irrigation well pump enclosures: Waiting on a quote from Bob from Fence Factory. Angela will reach out to Discount Fences to get a quote as well. (7) Mailboxes in fig court: Creative Designs \$3,500 which includes mailboxes and new slab. If a motion is made Creative Mailbox Designs can move forward in getting approval from the post office. *A motion was made to \$3,500 for the mailbox replacement in Fig Ct. by Eileen, and Stacy seconded that motion to approve. All in favor.* (8) Phase 3 Painting – Button Bush, Honey Locust, Cork Wood: Angela will go around with board members to check wood.

New Business: (1) Tennis Court Nets: Option number 2 includes nets for tennis, pickle ball, badminton, and volleyball. *A motion was made to accept the bid from First Team Sports Inc. the voyager multi-sport game system for a total of up to \$5,000 by Renee, and Troy seconded that motion to approve. All in favor.* (2) Tennis court additional Items-Security Camera, Rules regarding court usage: We are looking at a price quote to run electricity to the gazebo to run a system by the tennis court. The current rules and regulations are on the current sign. As a board we need to consider updating the rules and regulations for a future vote.

Delinquencies/Violations Report: (1) There are 7 at the attorney (2) 18 are delinquent (3) Consensus that the board will not waive the interest.

Next Meeting Date: The next meeting will be in person or Zoom on April 27, 2026 at 6:30 p.m.

Adjournment: The meeting adjourned at 8:06 p.m. *Larry made a motion to end the meeting Troy seconded. All in favor.*

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