

**Unapproved Minutes**  
**Strathmore Gate East at Lake St. George Home Owners Association**  
**Board of Directors Meeting Annual Meeting**  
**April 27, 2026**  
**Held at Ameritech Management Office,**  
**24701 US Hwy 19 N #102, Clearwater, FL 33763**  
[www.strathmoregateeast.org](http://www.strathmoregateeast.org)

**Board Members Present:** Larry Middlemiss, 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 **6:30** 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 Stacy, and Renee seconded that motion to approve. All in favor.*

**Guests Present/Guest Forum:** (1) Cathy Schaefer (2) Karen Miller (3) Nishi Shah

**President's Report, Larry Middlemiss:** (1) Fence has been completed around pool, pool equipment area, and well as the propane tank. The lock will be removed on the propane tank fence. (2) We are having a situation with vandalism, and it seems to be escalating. The people who witness must file a complaint with the police. Per the police department, if there is a video the homeowner doesn't need to file the report, the HOA can take the statement. If there is no video and the homeowner doesn't want to go on record the police can take the report over the phone. The police stated that they feel at this point it should be escalated to an attorney.

**Vice President's Report, Troy Drewry:** (1) Not present at today's meeting.

**Treasurer’s Report, Renee Harris:** (1) Revenue of \$81,289.11. Operating expenses of \$253,853.74. Total Expenses of \$270,937.07 and month to date income of \$-189,647.96. *A motion was made to accept the treasure report minutes by Stacy, and Eileen seconded that motion to approve. All in favor.*

**Grounds Directors’ Report, Eileen Schnauder:** (1) Swingle will begin taking trees down after the leaves stop falling. Lawn service will become weekly.

**Buildings Report:** (1) Eileen has been walking around to Honeylocust and Buttonbush to address the need for wood repair of the patios. Eileen is walking around with a man that is providing estimates. Angela will send a notice to the homeowners making them aware of the need for individual wood repair. (2) Angela will reach out to Lowes and ask for the paint for the exterior for touch ups.

**Property Managers Report, Angela Johnson:** (1) Will address on agenda items.

**“For Discussion” and/or Progress Reports:** No homeowner comments.

**Unfinished Business:** (1) Swimming pool fence: Fence has been completed around pool, pool equipment area, and well as the propane tank. The lock will be removed. Painting will be completed a month or 2 out. Angela will get a proposal for the painting estimate. (2) Tennis court update: ACE gave a tentative start date May 4<sup>th</sup> depending on gaining access to the area, which means shrubbery needs to be removed. We are trying to get in contact with David Swingle to discuss the removal. The time frame for the netting system also needs to be confirmed and sleeves for the poles need to be obtained before the work on the tennis court can be started. A notice will be posted when things are finalized. (3) Filter system on irrigation wells: Person is still out of town, will follow up when they are back. (4) Mailboxes in fig court: Should be about 1 month. It takes 3 weeks to order and a week to install. (5) Phase 3 Painting: Homeowners have until June 1<sup>st</sup>, 2026 to make any repairs to the wood on the front patio. If it is not replaced and Lowes has to repair, an invoice will be sent to the homeowner for payment. Painting will begin June 1<sup>st</sup>, 2026 for Button Bush, Honey Locust, and Cork Wood. Angela will send a letter out to homeowners informing them they need to trim back vegetation and make them aware if their wood needs to be replaced. Angela will also get a quote from Lowes for the painting of the fence.

**New Business:** (1) Blowing off the roofs: AWO included in the contract \$80 per section of the roof. We will determine which roof sections will need to be blown and let AWO

know. Homeowners are responsible for cleaning their own gutters. Blowing of roofs will begin on Honey Locust, Button Bush, and Cork Wood.

**Delinquencies/Violations Report:** (1) 4 at attorney

**Next Meeting Date:** The next meeting will be in person or Zoom on May 18, 2026 at 6:30 p.m.

**Adjournment:** The meeting adjourned at 7:50 p.m. *Renee 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](mailto:sharrisniu@yahoo.com).