

Unapproved Minutes
Strathmore Gate East at Lake St. George Home Owners Association
Board of Directors Meeting
August 24, 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 **6:30 p.m.**

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

Reading and Approval of Minutes: *A motion was made to waive the reading of the previous minutes motion made by Renee to accept it. It was seconded by Eileen. All in favor.*

Guests Present/Guest Forum: (1) Karen Miller (2) Elaine Abrams (3) Corinne Murray (4) Cathy Schaefer (5) Frank DeMaio

President's Report, Larry Middlemiss: (1) Reminders our swimming pool is licensed by Pinellas County from dawn to dusk. If it is used outside of this time we could lose our license. (2) Reminder to the board that we can take and communicate to each other, but we can not vote by email.

Vice President's Report, Troy Drewry: (1) Complaints about the grounds and people not picking up dog waste. (2) There was a request of how many people in our residence

are homeowners or a renter. Angela will get the numbers. (3) Vines are spreading all over the property.

Treasurer's Report, Renee Harris: (1) Revenue- \$63,980 (2) Operating-\$19,768.02 (3) Total Expenses-\$72,923.02. (4) Income- -\$8,943.02. Angela will follow up with a proposal for a reserve study. *A motion was made to accept the treasure report by Eileen, and Stacy seconded that motion to approve. All in favor.*

Grounds Directors' Report, Eileen Schnauder: (1) An order was made for 5 globes (4 on Honeylocust and 1 on Button Bush) (2) Phase 3 painting is complete.

Buildings Report: None at this time

Property Managers Report, Angela Johnson: (1) Dates for the budget workshop is needed. Last years meeting was 11/23/25. Angela will check with the firehouse if this date is open Nov. 30th for the annual meeting. The budget workshop we will look at a time in October.

"For Discussion" and/or Progress Reports: (1) The garbage area in Fig court is not being cleaned. Certain chores on the list won't be completed unless the HOA tells them to. The board will request that dumpsters that need cleaning will be blown out.

Unfinished Business: (1) Tennis Court Additional Items: (a) Security Cameras: Spectrum gave us a WIFI connection when we signed the agreement with them. We could ask them for it. The electrician will be out tomorrow to look at options. Troy will put together a report. Larry has requested for the agreement in the past, but nobody seems to have the actual agreement. Angela will look for the agreement. (b) Repair vegetation around court: there are 2 options about 4 plants. Small \$25 per plant about a year to grow in. or about shoulder height that will take a couple of months to grow which will be \$175 per plant. *A motion was made to made to accept David Swingle proposal of 4 plants for \$25 motion made by Renee to accept it. It was seconded by Eileen. All in favor.* (2) Filter system on irrigation wells: Parts have been ordered. They are not in yet. (3) Annual tree work status: David Swingle will start next week. They are unable to start until Duke Energy is completed with their work. (4) Phase 3 painting is complete. (5) Blowing off roofs: All roofs are complete and clean. (6) Skateboarding, roller blading, and use of motorized children's vehicles: The email blast was sent out. The board is not visiting or taking any action to change the current bi-laws. If a homeowner would like to start a petition there would need to be 25 homeowners to sign

that to be put on the agenda and go further. The petition would need to state exactly what the change should be. (7) Culvert Repair at Bluff Oak entrance: Parking Lot services proposal last month for \$3,631.00. Angela will follow up with Gary where we are on the project. (8) Items behind recycling bin: It has been removed. There was wood under leaves. (9) Electrical Issues pool lights, tennis court light, cover for plugs at front entrance-Electrician is coming out tomorrow. (10) 4048 Honey Locust- landscape modification: Angela will follow up with David Swingle to ensure that this is complete. (11) 2645 Yucca-Follow up Roof leak: There are 2 proposals. *A motion was made to accept the proposal of \$2,600.00 from Munyan by Eileen to accept it. It was seconded by Troy. All in favor.* (12) 4033 Bluff Oak-Repair/replace water damaged Lania floor: should be covered by the homeowners insurance. Angela will follow up to see if this has been completed. (13) 4049 Arrow Wood-Gutter Problem: Homeowners responsibility. Angela will follow up with Andrew to see where they are in this process. (14) 2657 Yucca Ct.-Trellis in front: has been removed. (15) 2937 Yucca Ct.-furniture left outside on grass area: it is not an architectural issue/need. (16) Court Captains: It's a good idea, but there is currently no direction. A job description would need to be written. Troy will do research about what other neighborhoods have written up so we can move forward with the process of making a decision to keep or not.

New Business: (1) Business at 4030 Honeylocust Ct.: An in-home business is allowed, but it can't be advertised on the website as the home address. Angela will send a reminder letter to the homeowner. (2) A compliance committee needs to be formed. Needs at least 3 members. If you are interested please reach out to a board member or Ameri-tech.

Delinquencies/Violations Report: (1) 2 at attorney (2) 2 at 60 days (3) 4 violations were escalated. 2 violations were closed. 1 will be going to the attorney.

Next Meeting Date: The next meeting will be in person or Zoom on September 28, 2026 at 6:30 p.m.

Adjournment: The meeting adjourned at 8:05p.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.