

Unapproved Minutes
Strathmore Gate East at Lake St. George Home Owners Association
Board of Directors Meeting Annual Meeting
February 3, 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=LhL8mC0gEHL796RGgyJUoyjaiiCZVb.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 **6:30** p.m.

Approval of Agenda: The agenda was approved with a *motion made by Eileen 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 Stacy, and Renee seconded that motion to approve the minutes from October 2025 and Renee made a motion to approve the minutes and Eileen seconded December 2025. All in favor.*

Guests Present/Guest Forum: (1) Cathy Schaefer (2) Karen Miller (3) Diane Proisos (4) Nishi Shah (5) Frank DeMaio (6) Elaine

President's Report, Larry Middlemiss: (1) Painting of garbage dumpsters are complete.

Vice President's Report, Troy Drewry: (1) There are some members of the community that need to remind them of the rules and regulations. We will discuss how to move forward. We could revisit the court captains sending out welcome packets. (2) The trees were cut down and three new trees were planted.

Treasurer's Report, Renee Harris: (1) The total reserve \$82, 074.78 (2) Total operating expenses: \$63, 817.10 (3) Total expenses: \$80,912.10 (4) Combined Net Income: \$1,162.68. *Larry made a motion to approve the treasurer report, Eileen seconded. All in favor.*

Grounds Directors' Report, Eileen Schnauder: (1) Three trees were planted on the approved lists (2) Poop stations and dogs: Community members are not picking up dog waste when walking dogs. If a community member is seen doing this a violation will be sent. There is also a county ordinance. PLEASE BE RESPECTFUL AND PICK UP YOUR DOG'S POOP. (3) Currently Pinellas County is under drought restrictions. Angela will find out the exact restrictions and let us know. *Troy made a motion to approve the Grounds Directors report, Renee seconded. All in favor.*

Buildings Report: (1) Construction of the new pool fence will begin soon. (2) In the future the fence around the propane tank and pump station needs to be replaced. We would like to get bids on synthetic materials.

Property Managers Report, Angela Johnson: (1) Lowes will be out Thurs. and Fri. of this week to look at the doors that have bubbled. They are not able to paint over trim that is plastic. (2) The website has had some updates. Larry will send suggestions of what else needs to be updated. Court Captains will need to be updated on the website.

"For Discussion" and/or Progress Reports: (1) Angela will send a letter to the family with the motorized carts. Troy will send Angela the addresses. (2) Troy will write a newsletter to share with community members via email blast and posting on the bulletin board. (3) Cathy Schafer had put in two requests for water stain cleaning and was wondering when they will be completed. We are working with AWO to complete that work per court. (4) On 4031 Bluff Oak there is a new unit owner that was inquiring about tree pruning that she put 2 requests in and was wondering when this would be completed. The Board will check work orders, but the landscapers are here every other week. (5) Cathy Schafer was inquiring about inputting work orders on the site. We have discussed and at this time we are not going to go all digital. We are going to continue with the paperwork orders. We will put on a future agenda to discuss.

Unfinished Business: (1) Pool Fence Update: There is no date currently. Angela will follow up with Matt to get a date. (2) Tennis Court Update: Angela reached out to Bay Area Fence Factory to get a quote about the exterior fence. The fence and the court

needs to be completed together. Discount Fence-fence only \$26,500, Triple Crown-repair \$25,000, and Ace Coating-resurfacing and repairs-\$18,400, FloCourts-complete demo-\$80,835. Angela will have Ace Coating and Triple Crown out to the property to discuss, and will look for a 3rd quote. Within 2 weeks from this meeting. (3) Crooked Speed Limit Sign Update: No update currently. Angela will follow up.

New Business: (1) Replacement of Trees taken down or sod install: 3 trees were planted to replace the trees taken down. Eileen will look at the tree that was removed on Yucca court to see if it will be replaced, and look at the bushes in the front to see if they need to be removed. (2) Phase 3 Court Painting: Scott will get a proposal to Angela, but it will be similar to the last proposal. Residents need to be notified to give them time to repair their fences. Angela will send out notification to courts Buttonbush, Honey locust, and Corkwood. Angela will set a date for repairs to be completed and then the board will walk through to approve. (3) Mailboxes in Fig Court: Currently the wood is rotted and it needs to be replaced. It will be upgraded to the metal mailboxes. Stacy will text a picture of the old mailboxes and Troy will take a picture of the new mailboxes and send to Angela. (4) Insurance Appraisal: Angela will get additional information from the company before we move forward. The agent will be at the next board meeting to discuss. If the pool fence and tennis court do not effect the quote we will move forward with the appraisal of \$995 by IP Risk Services. *Eileen made a motion to approve to move forward with the IP Risk Services appraisal as long as the current condition of the pool fence and the tennis court do not affect it, Troy seconded. All in favor.*

Delinquencies/Violations Report: 16 current delinquencies 4 are at the attorney.

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

Adjournment: The meeting adjourned at 7:51 p.m. *Renee made a motion to end the meeting Stacy seconded. All in favor.*

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