

Unapproved Minutes
Strathmore Gate East at Lake St. George Home Owners Association
Board of Directors Meeting
July 27, 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-Not Present; Eileen Schnauder, Grounds Director; Stacy LaMarca, Secretary; Renee Harris, Treasurer; Andrew George 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) Laurie Searfoss (2) Cathy Schaefer (3) Carmen Camareno (4) William Himes (5) Joy Pollard (6) Frank DeMaio (7) Sean Searfoss (8) Karen Miller

President's Report, Larry Middlemiss: (1) Tennis court is completed. Larry has been trying to get the lock smith to change the lock on the gate so all keys will work with the tennis court and the pool. (2) Dogs not on a leash. Dogs can only be walked on common property and will need to be on a leash. Pets are only allowed on the approved common areas. Ameri-tech will send an email blast about the dogs. (3) People are moving in that we have not been made aware of. We will need to discuss how to move forward.

Vice President's Report, Troy Drewry: Was not present

Treasurer's Report, Renee Harris: (1) Revenue- \$81,891.00 (2) Operating- \$23,107.42 (3) Total Expenses-\$40,202.42 (4) Income- \$41,688.58. *A motion was made to accept the treasure report by Stacy, and Eileen seconded that motion to approve. All in favor.*

Grounds Directors' Report, Eileen Schnauder: (1) Painting is completed on Button Bush, Honey Locust has been started and Corkwood has also been started. (2) David Swingle will be out to check the trees that need to be removed. He has not gotten back to Eileen about when he will be out.

Buildings Report: None at this time

Property Managers Report, Angela Johnson: None at this time

"For Discussion" and/or Progress Reports: (1) What are the flags around the neighborhood? Larry explained that Duke Energy is upgrading systems and inputting lines underground. (2) Car that is parked in the pool lot. Larry stated that we are looking into it, but the car does belong to someone in the court. We will put a notice in the court giving a warning to move the car. (3) Dead palm tree on Bluff Oak ct.-David Swingle is coming out to look at the trees and give a report. (4) The tennis court looks amazing. The gate was open, but it is not closing, we will look into the gate. (5) It was asked can the rule about skateboards and rollerblading be re-looked at. This can be done at the annual meeting.

Unfinished Business: (1) Tennis Court Update: completed, but the pallets need to be picked up by AWO. A new hand crank has been replaced. (2) Tennis Court Additional Items: A power source will need to be figured out before security cameras can be installed. (a) Security Cameras: Wyze cameras was shared. Ameri-tech will get an electrician out to look at options. (b) Repair Vegetation around court: Eileen will look into bushes to fill in the ones removed. (3) Filter system on irrigation wells: No information. David Swingle has not be responsive. Ameri-tech will reach out to David Swingle to follow up. (4) Mailboxes on Fig Court: Mailboxes have been replaced and old one removed. (5) Phase 3 painting-Corkwood, Honey Locust, Button Bush: Button Bush completed, Honey Locust ready for inspection, Corkwood Started. (6) Blowing off roofs: have not been completed. Eileen will follow up. (7) Skateboarding, roller blading, motorized children's vehicles are not permitted per Article X, Section 7 of our

governing documents: Ameri-tech will send out an email blast as a reminder. (8) Bridge repair at cow branch creek: Completed-additional problems were found-we had them complete for \$2,875.00. As they age the solidify. (9) Cleaning cow branch creek: Completed (10) Culvert Repair at Bluff Oak: Proposals: All Phase-\$4,195.00 or \$3,190.00 (split into 2 jobs), Parking lot services-\$3,631.00, Rose-\$3,138.48 or \$7,136.49. *A motion was made to accept the proposal from Parking lot services for \$3,631 by Renee, and Eileen seconded that motion to approve. All in favor.* (11) Items behind recycle bin: David Swingle was supposed to complete but asked us to ask AWO have been asked to pick them up, but they haven't removed yet. (12) Electrical issues pool, tennis court, plugs for front entrance: Ameri-tech will call an electrician to set up a time to come out. (13) 4048 Honey Locust landscape modification: not completed follow up with David Swingle (14) 2945 Yucca Ct. follow up on roof leak: Water Tight will come out and look at it also. Based on another estimate it was not installed correctly. It is the homeowners responsibility to fix any damage in the house.

New Business: (1) 4033 Bluff Oak-Repair/replace water damaged lanai floor: should be covered by the home owner's insurance. (2) 4049 Arrow Wood-Gutter problem: have not been repaired after the roof. Homeowner responsibility, fix or remove. Moving forward all gutter problems are to be corrected by the home owners. (3) Annual Tree work status: David Swingle. Ameri-tech will follow up. (4) 4026 Diamond Leaf-landscape maintenance behind units: Strathmore Gate East property line is 38 feet from the side of 4026 house, the referenced plants are 42 feet. This is not an issue for Strathmore Gate East. (5) 4025 Bluff Oak-landscape request remove/replace viburnum bush. (8) Court Captains: Job Description needs to be written-previously when a new person moves to the court the court captain would welcome and introduce themselves and review the rules and regulations (highlighting), there used to be meetings-but haven't been had in a while. Postponed for further discussion. 0

Delinquencies/Violations Report: (1) 2 at attorney

Next Meeting Date: The next meeting will be in person or Zoom on August 24, 2026 at 6:30 p.m.

Adjournment: The meeting adjourned at 8:00p.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.