

12/18/17  
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**Unapproved Minutes**  
**Strathmore Gate East at Lake St. George Homeowner's Association, Inc.**  
**Board of Directors Meeting,**  
**November 20, 2017**  
**Held at Ameri-Tech Community Management**  
**24701 U.S. Highway 19 N. Suite 102, Clearwater, FL 33763**  
**www.strathmoregateeast.org**

**Board Members Present:** Richard Kramer, President; Sandy Malenchik, Vice President; Karen Miller, Treasurer; Stacey Dasher, Secretary; Joyce Ranahan and Suzanne Alexander, Grounds Directors; Lorraine Powell, Director at large and Nichole Allard, Ameri-Tech Community Property Management.

**Call to Order:** Mr. Kramer declared that a determination of proper notice was posted, that a quorum was present and called the meeting to order at 6:35 p.m.

**Approval of Agenda:** The Agenda was approved with the addition of "Crime Prevention" under *Unfinished Business* and a Christmas bonus for Mat Velioski (to be addressed following the meeting proper; the decision on the bonus was unanimous.)

**Reading and Approval of Minutes:** Reading of the minutes of the Board's Organizational Meeting of November 6, 2017 was waived. *Karen Miller motioned and Joyce Ranahan seconded. All approved.*

**Guests Present:** none

**President's Report, Richard Kramer:** Mr. Kramer welcomed the three new Board members: Suzanne Alexander, Stacey Dasher and Lorraine Powell.

**Treasurer's Report, Karen Miller:** (1) Strathmore's finances are in order. (2) After the November books close, Ms. Miller would like a break-down of expenditures to date (Jan 1 – Nov 31, 2017), by category for review purposes.

**Delinquencies Report, Nicole Allard:** (1) A number of delinquencies are outstanding. These have not been on the books for long. Ms. Allard is verifying that letters are sent as soon as an account is over-due. She will also supply the board with a listing of delinquencies annotated with Letter #1, 2 or 3.

**Property Manager's Report, Nichole Allard:** (1) Ms. Allard received permission from the Board to write a final letter of warning in an instance where multiple violations have occurred. The letter is to state that the next violation will result in an immediate fine. The unit in question is number 70. Approval was also given to put a "TOW" sticker on a car that is still without current registration. The sticker warns that it will be towed within 24 hours. *Joyce Ranahan motioned to tow the vehicle in question within 24 hours if current plates are not on the car. Sandra Malenchik seconded the motion. All approved.* Ms. Allard will take care of these matters on Tuesday, November 21, 2017. (2) An issue brought up in the Court Captains' meeting, a dog off leash and owner not picking up waste, was addressed by Joyce Ranahan, who visited the person. Other incidents mentioned by the Court Captains are that dogs are off leash in Elder Court and squirrels are still being fed. Nicole Allard will write letters to those involved, as they have already been asked to adhere to community rules. (3) Ms. Allard recommended against the Association sponsoring a volunteer clean-up program, discussed at the Court Captains' meeting, due to liability issues. Therefore the Board cannot approve this program or sponsor it.

**Grounds Directors' Report: Joyce Ranahan** (1) FLC will landscape on Tuesday, November 21<sup>st</sup>, prior to the Thanksgiving Day holiday. Trimming of shrubs will be completed prior to Thanksgiving so that those who choose to do so may put Christmas lights on the bushes. (2) A large tree on Elder Court fell. Mat put police tape on it to prevent accidents prior to its removal. This tree is one of 36 trees that have died. Jason, of Swingle, inspected the property with Joyce Ranahan; they tagged trees according to those already dead or dying and must be removed, those that are diseased but don't need immediate removal and those to be watched for signs of sickness. (3) The directors discussed the responsibilities of homeowners and the association regarding issues that involve tree roots and damages to homes. Nicole Allard will check for a clear definition from her supervisor and from our attorney. (4) The permit to repair irrigation issues resulting from electrical problems in the back courts has been obtained. Cable and electric lines have been tagged. The project will now begin. (5) A resident's complaint about difficulty using the dumpster door in Buttonbush has been addressed

Her second complaint that of leveling the area in front of the door, has not been addressed at present because the pavement by the adjacent door is level. That door can be used. When roads are resurfaced, a request to pay particular attention to leveling these access areas, when possible, will be made to the company doing the work. The issue is about persons with mobility challenges.

**Court Captains' Report, Elaine Abrams:** Issues brought up at the Court Captains' meeting are published in the "Court Captains' Notes", available on the dumpsters and emailed to those who request it. Often these issues are brought up within the context of various reports in these minutes, especially where action is being taken by the Board. One suggestion made at the Court Captains' meeting was to issue stickers for residents' cars. Ms. Allard mentioned that such a program is not feasible. It is usually seen only in communities with on-site management or within a gated community.

**"For Discussion" and/or Progress Reports** (1) An Open House was held last weekend. Permission was not sought. The directors stress the importance of requesting permission prior to advertising an open house. There are certain guidelines to be met. (2) Please leave the globe lights on that are in front of your unit. This involves a security issue and the ease with which emergency vehicles can find your home. If your globe light is broken, please fill out a Work Order form, available at the mailbox near the pool.

**Unfinished Business:** (1) Brighter light bulbs for certain dark areas and installation of parking lot lights was thought to be going forward. Instead, a new vendor is needed. The last company is unresponsive to repeated attempts to begin this project. (2) Ameri-Tech's renewal contract was adjusted from a three year to a one-year contract. This change was unanimously approved by the directors. The contract was signed shortly after the meeting. (3) Participants of the Neighborhood Watch team were identified. Stacey Dasher will contact them and arrange the first meeting with Officer Skipper from the Sheriff's Office, Community Outreach Program.

**New Business:** (1) Stacey Dasher was advised of the duties of the office of secretary. Ms. Dasher is taking over these responsibilities immediately. (2) Painting of Fig, Elder and Star Apple Courts: An inspection of the units will be made sixty days prior to scheduling the actual painting. This will allow time for any needed repairs to be completed by homeowners. Avery Painting takes care of small cracks in the stucco, but the owner is responsible for more extensive or other needed work. The owner can hire any contractor/handy man qualified. Avery charges \$35 per hour for repair work. The Board will ask Jerre Pease and Bob Malenchik to perform this inspection. (3) Ken Avery Painting, Inc. was contacted regarding the painting work because they have done it in the past. Nicole Allard will obtain quotes from two other vendors by December. (4) In conjunction with painting, the state of front doors was discussed. Some doors are in need of repair or replacement. Joyce Ranahan stated that Ken Avery mentioned some doors that cost approximately \$100 each, either steel or fiber glass. This price does not include installation, locks or painting. The doors come primed. (5) Road Sealing: Bids will be elicited for this project. Work to be specified in the contract is: Sealing and striping all roads and parking lots/courts within Strathmore Gate. Included will be painting and stenciling the concrete stops at the front of each parking place. They must be moved prior to road work. Any stops broken during the work are to be replaced. (6) Directors discussed replacement of certain railroad ties. This work is done on a priority basis. Railroad ties of various materials were discussed as well as the possibility of putting a concrete wall in front of them. The concrete can impinge on road width, hampering the passage and turning of fire engines and other long/large vehicles. The Board again hopes to elicit the help of Jerre Pease with inspecting the state of railroad ties in the community. Phil Colettis, Director of Operations, from Ameri-Tech will also participate.

**Next Meeting Date:** The next meeting will be held at Ameri-tech on December 18, 2017 at 6:30 p.m. The Court Captains will not hold a meeting in December. Their next meeting is January 9, 2018...

**Adjournment:** The meeting adjourned at 7:48.

Respectfully submitted, Vernetta von Besser, Friend to the Board, for Stacey Dasher, Secretary.

Note: If you want the minutes emailed to you, please contact Stacey Dasher at [staceydasher@yahoo.com](mailto:staceydasher@yahoo.com).