

Approved
7-17-17

Unapproved Minutes
Strathmore Gate East at Lake St. George Homeowner's Association, Inc.
Board of Directors Meeting,
Held at Ameri-Tech Community Management, Inc.
MAY 22, 2017
24701 U.S. Highway 19 N. Suite 102, Clearwater, FL 33763

www.strathmoregateeast.org

Board Members Present: Elaine Abrams, President; Sandy Malenchik, Secretary; Karen Miller, Treasurer; Joyce Ranahan and Tracy Wallace, Grounds Directors; Jerre Pease, Buildings Director; Richard Kramer, Vice President, and Nichole Allard, Ameri-Tech Community Property Management.

Call to Order: Ms. Abrams declared that a determination of proper notice was posted, that a quorum was present and called the meeting to order at 6:33 p.m.

Approval of Agenda: The Agenda was approved as written.

Reading and Approval of Minutes: Reading of the minutes of April 17, 2017 was waived; the minutes were approved as written. Karen Miller *motioned and Joyce Ranahan seconded. All approved.*

Guests Present: none

President's Report, Elaine Abrams: none

Treasurer's Report, Karen Miller: (1) Community finances are on schedule with the approved 2017 Budget. Spare insurance money that had been budgeted is being placed in Reserves with the intention of using it towards the insurance deductible in case it is needed.

Delinquencies Report Elaine Abrams: Five accounts are either two months behind or are one-plus months late and are accruing late fees. Unit 64 is three months behind plus late fees. A lien was placed on it March 27, 2017. A lien was also placed on Unit 80 on October 31, 2016. Decisions regarding foreclosures are usually determined based on recommendation of counsel and the projected direction of each individual case. Legal papers were received from Wells Fargo on Unit 163; the owner is deceased. An update from our attorneys is needed on this account.

Property Manager's Report, Nichole Allard: (1) Mat Veliosky will be enrolled in a pool class. (2) A storm drain was damaged near Corkwood Court. Ms. Allard will contact Duke Energy requesting restitution. (2) Ms. Allard will follow through on the over-charge by Duke Energy. Ms. Miller will analyze current charges vis-à-vis past charges.

Grounds Directors' Report: Joyce Ranahan and Tracy Wallace: Ms. Wallace: (1) The installation of seven trees is required by the county to replace trees that died and were removed. Ms. Wallace suggests closing the gap near the front entrance, with Arizona Cypress. They are compatible with the area. The quote for seven fifteen-gallon trees is \$1,750.00, installed and irrigated. Pinellas County determines the size of the trees to be purchased. ***Karen Miller motioned to approve funding this project; Joyce Ranahan seconded. Approval was unanimous.*** (2) FLC will replace shrubs that have not thrived. Plants purchased from FLC are warranted. (3) Tracy Wallace submitted her resignation to the Board because she is selling her unit. The Board accepted her resignation and thanks her for her service over the last several years. Today is her last Board meeting.

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