

Unapproved Minutes
Strathmore Gate East at Lake St. George Homeowner's Association, Inc.
Board of Directors Meeting,
Held at Ameri-Tech Community Management, Inc.
October 16, 2017
24701 U.S. Highway 19 N. Suite 102, Clearwater, FL 33763
www.strathmoregateeast.org

Approved
11-20-17
[Signature]

Board Members Present: Elaine Abrams, President; Richard Kramer, Vice President; Karen Miller, Treasurer; Joyce Ranahan, Grounds Director; 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 6:32 p.m.

Approval of Agenda: The Agenda was approved with the addition of "Hurricane Roof Damage" under New Business.

Reading and Approval of Minutes: Reading of the minutes of September 18, 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) Ms. Miller noted two completed transactions that were potentially incorrectly appearing on the monthly financial report: one is a payment to Haskell Pest Control; the other is a petty cash check that was cashed. (2) No late fees were posted for last month due to the hurricane and this needs to be corrected. (3) A "resolution by the board of directors" was affected regarding electronic voting. The original resolution lacked points required by the State; therefore an updated version of the resolution was signed by the president and made a part of these minutes. (4) Ms. Miller pointed out a miscommunication in the Court Captains' Notes and perhaps in other places, even word-of-mouth information. Although election of directors to the Board is not available electronically (only four people are running to date,) it is possible and recommended to go on-line at <https://strathmore.myhost.com> to register and opt-in. You will be able to sign your proxy on-line and submit it. This will help to establish a quorum so that Association business can be conducted at the Membership Meeting. Proxies will be returned to you, should you attend the meeting.

Delinquencies Report, Elaine Abrams: (1) Two significant accounts have been rectified. (2) The Association will receive an approved percentage of unpaid fees from a bank foreclosed unit that recently sold.

Property Manager's Report, Nichole Allard: (1) Ms. Allard reported on letters sent to persons in violation of Strathmore documents. (2) A letter has been prepared regarding the Arrow Wood petition that was submitted to the board. It will be mailed shortly.

Grounds Directors' Report: Joyce Ranahan (1) Update was reported regarding electrical problems causing in-operation of the sprinkler system for the back courts. The cause of the problem is damaged wires that lie under Strathmore Gate East Drive. It has been determined that these wires, and therefore the cost of their repair, belong to the Association. An estimate of \$12,000 will cover tunneling to and repair of the wires, a new meter box and a new electrical panel. Shed repairs may also be required to protect the equipment wires from water infiltration. Should the pump not function properly after these repairs are completed, there will be additional expenses.

(Please turn page)

(2) There remain a lot of dead trees, some even on the ground, to be removed. Swingle will return tomorrow to continue the preparation of a list of dead trees so that the scope of the project can be determined. (3) Roofs damaged during Hurricane Irma: Two units in Diamond Leaf Court sustained damage to the shingles and to the crown of one unit. A cost of \$900 for shingle replacement and \$250 for repair of the crown has been projected. A delay of 4-5 weeks is expected for the work to begin. Ms. Allard will seek an additional quote from another company. She will also contact our insurance carrier to ascertain whether any of the damages are covered in the hurricane policy. (4) A resident in Star Apple Court has been working on his jeep and has erected a red tent over the jeep. A letter was written to advise the owner of non-compliance with the documents and rules of the Association. This has been an on-going problem despite verbal and written warnings. It was also noted that the car can be legally towed because it is inoperable. Inoperable vehicles may not be parked within the community. A decision on which action to pursue will be made shortly. Ms. Allard advised that she will telephone the owner. (5) The Directors discussed the amount of fines that could be imposed by an Association in cases of continued non-compliance to the rules and documents. The amount can vary, dependent on the Directors' decision, up to \$100 per occurrence. The procedure for imposing such fines was also discussed and the possibility of scheduling a special meeting to vote on action to be taken. (6) At present, only four people have submitted their name for the 2018 Board of Directors positions. Should the 2018 Board of Directors consist of five members or less, a notice of bi-weekly meetings with the property manager and three board members will be posted on the bulletin board to comply with State regulations. (Three directors are currently meeting bi-weekly with the Property Manager to discuss property business – less than a quorum.)

Court Captains' Report, Elaine Abrams: (1) Ms. Abrams brought the request of the captains to the directors regarding the possibility of heating the pool in December instead of September. A decision was tabled until costs of heating the pool in December are ascertained. Note: 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. Please be aware that a court captain for Boxwood is needed.

"For Discussion" and/or Progress Reports none

Unfinished Business: One additional step remains prior to the purchase of solar security lights for the pool parking lot. The actual lighting chosen will be tested for effectiveness. The cost for three lights is \$750. They will be installed along the west side of the hedge row dependent on the test results. All directors approved this method of finalizing this project.

New Business: (1) Contract Renewal, Ameri-tech. This item is tabled until the 2018 Board is chosen. It was suggested that the contract length be changed to one year instead of three years. (2) Cork Wood Drainage: Since no water is infiltrating a unit, it was recommended to do nothing but monitor the situation at this time. (3) Star Apple Drainage: Mr. Kramer suggested cutting back the downspout situated near the problem area and inserting a PVC pipe to re-direct water. A neighbor's downspout should be treated similarly.

Next Meeting Date: The Budget Meeting and Annual Meeting will be held on November 6, 2017 at the Palm Harbor Community Center 1500 16th Street, Palm Harbor 34683. Sign-in begins at 6:00. The Budget portion of the meeting begins at 6:30. The next Board of Directors' meeting will be held November 20th at Ameri-Tech.

Adjournment: The meeting adjourned at 7:42 p.m.

Respectfully submitted, Vernetta von Besser, Friend to the Board, for Sandy Malenchik, Secretary.

Note: If you want the minutes emailed to you, please contact Sandy Malenchik at rnsmalenchik@aol.com. (That's "r n s" not "m s".)