Unapproved Minutes

Strathmore Gate East at Lake St. George Homeowner's Association, Inc.

Board of Directors Meeting/Budget Workshop/Preparation Most September 18, 2017

24701 U.S. Highway 19 N. Suite 102, Clearwater, FL 33763

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 6:35 p.m.

www.strathmoregateeast.org

Determination of Proper Notice: Proper notice was provided per current statutes

Members Present: Elaine Abrams, President; Richard Kramer, Vice President; Karen Miller, Treasurer; Joyce Ranahan, Grounds Director; Janice Sofia, Ameri-Tech Administrative Assistant and Nichole Allard, Ameri-Tech Community Property Manager. A guorum was present.

Approval of Agenda: The Agenda was approved.

Reading and Approval of Minutes: Reading of the minutes of August 21, 2017 was waived; the minutes were approved as written. Joyce Ranahan motioned, Karen Miller seconded. All approved.

Member Forum: There were no guests present.

Preparation of 2018 Association Budget: This part of the meeting was centered upon finalizing the proposed 2018 budget that will be voted upon by the Board of Directors at the November 6th Budget and Annual meeting. Questions may be presented by members at that meeting. Operating Expenses and Reserve Accounts were reviewed by the Board of Directors. Categories of expenses have been fine-tuned to meet the current needs of Strathmore; the budget for grounds and tree work will be increased in 2018. The Association's monthly fee will increase from \$299 to \$330. Last year there was a sayings in insurance costs that was passed on to Association members in the form of maintaining the prior year's monthly fee of \$299. The 2018 monthly fee reflects increased operational costs and adjustment upward of reserves based upon the professional recommendations in the reserve analysis report ordered by the Board of Directors.. After discussion, adjustments were made to each category as appropriate. Preparation and mailing of the 2018 Budget to the Association Members will accompany the second official notice of the November 6th Annual Meeting

President's Report, Elaine Abrams: none

Treasurer's Report, Karen Miller: The finances are in order with the exception of two corrections that should appear in the September Financial Report: proper posting of late fees vis-à-vis monthly maintenance fees and more prompt depositing of purchase and lease application fees.

Delinquencies Report, Elaine Abrams: Unit 58 appears to have paid some of the back fees, but is still in arrears.

Property Manager's Report, Nichole Allard: Nichole was asked to contact the electrician and obtain a picture and specifications of the pool area solar flood lights that the board is considering to eliminate the night time activities in the pool parking lot.

Grounds Directors' Report: Joyce Ranahan ... We are done trimming trees and all the roofs have been blown off. We will now continue working on hurricane clean up. Two trucks from FLC will be on

property tomorrow to pick up Hurricane Irma debris. Additional truckloads will probably be necessary. This is an additional cost. We have spent \$4500.00 for debris clean up and still need to pick up 2 large trees and then start clean up in the rear of the units. Next item for grounds are storm drains and then the tagging of trees to be removed. This will take us right into the new year.

<u>Court Captains' Report, Elaine Abrams:</u> 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 we need court captains for Corkwood. Please volunteer. Note: The position of Court Captain in Bluff Oak has been filled by Cathy Schaefer.

<u>"For Discussion" and/or Progress Reports:</u> Poor drainage again exists behind units in Corkwood and will be evaluated.

Unfinished Business: none

New Business: The American flag needs to be removed from the pole and replaced. Removal may require the use of a bucket truck.

Next Meeting Date: The next Board Meeting will be held at Ameri-Tech Property management, 24701 U.S. Highway 19N on October 16th, 2017. The Budget Meeting and Annual Meeting will be held on November 6, 2017 at 6:30 p.m. at the Palm Harbor Community Center, 1500 16th Street, Palm Harbor 34683. Sign-in begins at 6:00 p.m.

Adjournment: The meeting adjourned at 7:55.

Respectfully submitted,

Vernette 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".)