

*Approved
8/23/21*

Unapproved Minutes

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

Board of Directors Meeting

June 28, 2021

Held Virtually

- Board Members Present: Pam Irwin, Vice President, Karen Miller, Treasurer, Eileen Schnauder, Secretary, Joyce Ranahan, Grounds Director, Fred Elflein, Delinquency Director, Anthony Serrano, Ameri-Tech Community Property Management
- Call to order: It was declared that a determination of proper notice was posted that a quorum was present The meeting was called the to order at 6:30.
- Guests: Elaine Abrams, Harry Ericson, Jeanette Murray, Samet Velioski, Frederica Kotey, Alice Burns, and Jennifer Elflein.
- Approval of agenda: Motion by Karen and seconded by Pam. All approved.
- Reading and approval of minutes: Motion to waive reading of minutes by Karen and seconded by Pam. All approved.
- President's Report: Helen was excused. Fred welcomed the guests. Jennifer Elflein has not received her coupon book and Tony will make sure that it is sent out to her. Frederica Kotey spoke about the letter that she had sent regarding an incident that had happened to her family from another homeowner. A letter will be sent from the Board.
- Treasurer Report: We received the check for \$875.00 for the bamboo removal and it will be credited into the Trees & Bushes line.

Waiting for the final audit report. \$150,000.00 into CDARs for reserve funds to keep the account under \$250,000.00.

- **Property Manager Report:** Tony contacted Dan at Countryside for the key fob system for the pool and tennis court. We would need a computer to log into the system. We also would need a camera in the pool area for liability issues. He spoke to him 2 times and will reach out again. Regarding the units paying the \$330.00 vs \$345.00 it has been corrected. A lawyer other than one from Rabin Parker stated that we could get 3 proposals and if it's in the minutes we can do an email vote to approve. We requested that Tony to please get that in writing since it was contrary to other information we were provided. Yellowstone did not have the pavers for the Buttonbush Ct. project and he will email them tomorrow. Pools Bids he will get them prior to our budget meeting in September. Maintenance shed Shaw is on vacation and Tony will meet a new person from Scott Hood at 11:00 am. Tony did not contact Duke Energy so he didn't have any information concerning the project. Tony, please call them tomorrow. S hooks are explained to all new owners and renters for the dumpsters. Tony will get the information for the cost of changing the rules & regulations for the flags and pennants tomorrow. Mailboxes: he contacted Missy and she told him that they were having a problem getting someone to do the installation. Karen Cochran will send the letters out regarding the pool issues.
- **Grounds Director Report:** We need signs to have people avoid driving on the sewer drain. We need red reflectors. Drainage behind the units in the wild area needs to be fixed. No heavy equipment is allowed. Joyce and Mat will look at it tomorrow.

Helen suggested that we get nets for kids to play Basketball in the tennis court. Joyce will check what it would cost to get the hoops. Solicitors are still coming into the development.

- Building Director: James was excused.
- Delinquencies report: One account has been paid in full. Two are still with the attorney.
- Next Meeting Date: 7/26/2021 at 6:30 for a virtual meeting and possible in person meeting. The meeting adjourned at 7:42 with a motion by Eileen and seconded by Joyce. All approved.

Respectfully submitted by Eileen Schnauder, Secretary