

Strathmore Gate East at Lake St. George Homeowner's Association, Inc.
Board of Directors Meeting,
October 23, 2023

Held at Ameri-Tech Community Management
24701 U.S. Highway 19 N. Suite 102, Clearwater, FL 33763
www.strathmoregateeast.org

Board Members Present: Eileen Schnauder, President; Fred Elflein, Vice President; Karen Miller, Treasurer; Joyce Ranahan, Buildings Director; Stacy LaMarca, Secretary; and Angela Johnson, Ameri-Tech Community Property Management.

Call to Order: Eileen declared that a determination of proper notice was posted, that a quorum was present, and called the meeting to order at 6:31 p.m.

Approval of Agenda: The Agenda was approved with a *motion made by Karen to accept. It was seconded by Joyce. All in favor.*

Reading and Approval of Minutes: *A motion was made to waive the reading of the previous minutes by Fred, and Karen seconded that motion to approve the minutes from September 2023. All in favor.*

Guests Present/Guest Forum: (1) Renee Harris (3) Jeannette Murray (3) Mat Velioski

President's Report, Eileen Schnauder: (1) Someone has taken down the minutes from the meeting, the agenda, and the newsletter. The concern is why someone is taking the minutes down? To ensure the agenda remains posted prior to the meeting in the community bulletin board, it will be placed inside the bulletin board. The key will be in the lockbox. (2) The turnout for the roof meeting was good (41 attendees), and they asked questions. (3) The email about the roofs from a resident who was misinformed needs to be responded to by Ameri-Tech.

Treasurer's Report: (1) Delinquencies are increasing (2) Money has been transferred over to the T-Bill (3) More cash than normal is on hand to meet the payment schedule for the roofing project. (4) On a positive note: We have picked up about \$14,000 in interest on the assessments by putting the income into T-Bills. (5) No other reserve money has been spent. (6) Attorneys will make sure that all payments are made to the roofing company and that liens are removed as payments are made. (7) By our contract with Ameri-Tech, we are supposed to get financials no later than the 10th. We received them on the 11th. (8) The August financials were incorrect and not properly allocated. There is no excuse for that. Ruth stated that she can't change the allocations after the 1st of the month. (9) The \$200K was moved from Truist to Cadence into a T-Bill. Per Angela, it is the board's responsibility to work with Cadence if we choose not to bank with Truist. Ruth goes above and beyond by working with Cadence for us. (10) We received an invoice to approve for the wrong association. A trainee misplaced the wrong bill, but the mistake was fixed when it was noted. (No trainee will do the financials for Strathmore Gate).

Vice President's Report: (1) Talked to Jason and Eric from Watertight; they determined that they can get two days for destruction, two days for installation, and then they will make sure that everything is cleaned up and prepped for the next day. They are looking at getting another crew if time allows. (2) A lockbox was installed on the shed that includes the keys for the shed, golf cart, and flag. New locks were installed on the gates to and from the shed and the pool. (3) Mat will show Fred how to start the heater for the pool. (4) If minutes are pulled down from the courts again, we will not post them except in the bulletin board.

Delinquencies/Violations Report: (1) 002-Wants contingencies cleared so he can sell the unit. He is cleared to sell. His delinquency will be at the attorney if he doesn't pay by the end of the month. (2) 007-Going to the attorney at the end of Oct. (3) 030-paid and up to date. (4) 047-Going to the attorney at the end of the month. (5) 034-should be going to the attorney. (6) 041-should be going to the attorney. (7) 068-going to the attorney (8) 075-going to the attorney (8) 082-going to the attorney (9) 095-going to the attorney (10) 138-going to the attorney (11) 171-is at the attorney (12) 185-at the attorney (13) 186-at the attorney (14) 041-Fred made a motion to send them to the attorney, Joyce seconded the motion. All in favor.

Buildings Report: No report at this time.

Property Managers Report: (1) Hydrant parts have been ordered for multiple hydrants. It will take 3-4 weeks to come in. Ameri-Tech will follow up to ask about the painting of the hydrants.

Grounds Directors' Report: (1) The pine trees on Buttonbush were taken down. We used a new company and saved \$2,800 for the six dead pine trees. And \$4,500 was saved by "fighting" with Pinellas. We are still under budget. (2) 138 bushes were ordered. Then ground cover and sod will be ordered. (3) We are having a drought. We would like to hold off on the sod because the sprinklers only cover 20% of the water needs. We need rain for the sod to take. (4) We are only allowed to use the sprinklers once a week due to the drought per the county. (5) No concrete repair and grinding proposal has been received yet.

Court Captains' Report, Elaine Abrams: No updates at this time.

"For Discussion" and/or Progress Reports: (1) A work order was written for the burial of the downspout extension. There was a violation letter that was written. Either the gutter extension needs to be shortened (per the homeowner, the gutter can't be shortened because the water leaks into the lanai) or removed during the landscaping. The landscaping schedule was discussed, and the unit owner needs to remove the gutter extension every Wednesday.

Unfinished Business: (1) Status of Fed Ex Claim: called them again 10/23- still in process. (2) Status of Front Entrance Insurance Money: can't process the settlement yet because the water company hasn't sent in their final estimates. Mat will talk with Lou to see how to rebuild signs. Fred made a motion to accept the proposal for Fast Signs, and Karen seconded the motion. All in favor. Mat will need an assistant to help him with the sign. That is fine as long as they are insured. The Board suggested Affordable Work Orders. (3) The Palm Harbor Fire Department has been secured for the Annual Meeting. The payment has been approved, and Angela will bring the check on December 6th. The meeting will be on 12/6/23. (4) The Dumpster Cleaning

Schedule: cleaning will be done on-site. The water will go back in their truck.. Ameri-tech is waiting to hear back about a date this can be completed. (5) Contract Information added to Vendor List: Contracts with renewal dates or 30/60/90 days need to be added. Angela will continue to work on that. (6) Haskell will attend the Nov. meeting to review the bug spraying and termite contract.

New Business: (1) Status of Concrete Repair Quote: Still waiting for proposal. (2) Updated Interview Questions and Information: Ameri-Tech will ask specific questions per the sheet/checklist. (3) Common Property and Personal Property Issues: Someone wanted their birdhouse and hook replaced, but it was on common property. A letter will be sent explaining about the common property and warning them that they have 30 days to remove it. If it is not removed, then it will be removed by the board at the owner's expense. Any homeowner who has a complaint in the community needs to come to the board or Ameri-Tech, not to Mat. (4) Communication with Landscapers: Angela will reach out to Yellowstone about not being able to communicate with their workers. Will follow up with Yellowstone about replacing the signpost on Fig Ct. and the electric pole on Star Apple. (5) An electronic version of the Welcome Packet was sent; we would like to include an email contact form to be sent out with the welcome packet.

Next Meeting Date: The next meeting will be on November 27th at 6:30 p.m. in person.

Adjournment: The meeting adjourned at 8:40 p.m. *Fred made a motion to end the meeting Karen seconded. All in favor*

Note: If you want the minutes emailed to you, please contact Stacy LaMarca at sharrisniu@yahoo.com.