

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

Board of Directors Meeting,

February 26, 2024

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; Stacy LaMarca, Secretary; Frieda Bays, Grounds Director; Phaedra Geer, Violations/Delinquencies; Kristina Garcia, at large; and Angela Johnson, Ameri-Tech.

Call to Order: Eileen declared that a determination of proper notice was posted, a quorum was present and called the meeting to order at **6:30 p.m.**

Approval of Agenda: The Agenda was approved. Karen moved to accept it, and Fred seconded it. All were *in favor*.

Reading and Approval of Minutes: Karen moved to waive the reading of the previous minutes, and Fred seconded that motion to approve the minutes from January 2024. All were *in favor*.

Guests Present/Guest Forum: (1) Jeannette Murray (2) Renee Harris (3) Dana Conrad (4) Carla Conrad (5) Dave Fitts (6) Louis Sequeira (7) Jan Gray (8) Adam Gray (9) Ada Alvarez (10) Francesco DeMaio (11) Brenda Cleary (12) Sandra Ericson. Each resident attendee was permitted three minutes to present their issue or concern. Eileen made notes on each issue for follow-up after the meeting.

President's Report, Eileen Schnauder: (1) Eileen thanked the residents for their patience with the water being turned off. (2) She also thanked people who have helped her with the re-roof project manager duties.

Treasurer's Report: (1) First water leak bill was \$525 for January, the only one we have gotten so far. (2) Pool service for January billed from Triangle. (3) No operating income into reserves until the insurance and water bill are paid. Then, we will start refilling the reserves (4) Concrete work for \$14,500 was paid.

Vice President's Report: (1) No report at this time

Delinquencies/Violations Report: (1) 007- At attorney (2) 047-At attorney (3) 068-At attorney (4) 075-At attorney (5) 077-At attorney (6) 126-At attorney (7) 127-At attorney (8) 133-At attorney (9) 171-At attorney (10) 185-At attorney (11) 186-At attorney (12) The violation list was reviewed and all open violations were closed as resolved.

Buildings Report: (1) No report at this time.

Property Managers Report: (1) Completed the vendor contract list. (2) Fig Court Lamppost repair completed by Yellowstone; spoke to John at Yellowstone, and they will have the light pole fixed next week. (3) The Entrance Sign is in production and should be within the next week. (4) The release has been signed for the insurance claim for the first accident for \$8,584.64. We are waiting to receive the

check. (5) New Accident: Yellowstone's plant proposal was sent to the adjuster. *Fred made a motion to complete the landscaping in the front, and Kristina seconded All in favor.* A discussion ensued about the main street sign. It was stated that this is the county's responsibility, not SGE. Angela will follow up on that. (6) The proposal for the replacement Fire Hydrant at Corkwood Court for \$14,775.89 from Piper Fire was reviewed. Fred made a motion to approve the replacement. Kristina seconded. All in favor. (7) Angela is waiting for an appointment to have an electrician look at the deteriorating pool light poles. (8) Angela spoke with Clearwater Towing. They no longer have a current agreement; since it is a free service, except for a new sign for \$29.96, the board asked Angela to reinstate it and contract for a new agreement. (9) The board received a proposal from Yellowstone for the drainage issue behind a unit on Honeylocust. Karen made a motion to sign the agreement for \$3,922.81. Fred seconded it. All in favor.

Grounds Directors' Report: No report at this time

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

"For Discussion" and/or Progress Reports: (1) An architectural request to place a gate from the privacy fence to alongside the building was approved as long as it is painted the same brown as the approved color of the privacy fence. (2) An architectural request to replace a front door in the newly approved style was approved as long as it was painted in the approved color red.

Unfinished Business: Note: items from the agenda covered in the Manager's Report above are not repeated here. -(1) Status of Paragraph 13 of the Ameri-Tech contract concerning employees and maintenance man.-Mike Perez confirmed that this paragraph does not apply to Strathmore Gate employees.

New Business: Note: items from the agenda covered in the Manager's Report above are not repeated here. (1) Robert Mitchell, Mitchell Insurance-Renewal March 6. We budgeted for full limits and have an admitted company that will insure us. Because of the new roofing project, they were able to negotiate the price down. The total package will be a 29.9% increase; if adjusted pre-occurrence, it is about a 15% increase. We budgeted a 30% increase for this coming year. *Karen motioned to go with option 1 for \$232,721.23. Phaedra seconded. All in favor.* (2) Status of Leak Detection, Meters, Street Address Clarification, and Lift Station- the county will reimburse us \$151,528.35. (3) Compliance with Fire Department Requirements: Piper is going to be able to handle. Angela will contact Piper to see if they have signs to meet compliance requirements. (4) Status on Root Issue at 4046 Diamond Leaf— BOD will have the Drain Team come out to look at blockage. (5) Status of Broken Sprinkler Head at 4020 Honeylocust - Yellowstone fixed

Next Meeting Date: The next meeting will be in person on March 25th at 6:30 p.m.

Adjournment: The meeting was adjourned at 8:04 p.m. *Fred made a motion to end the meeting, which Karen seconded. All were in favor.*

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