

Unapproved Minutes
Strathmore Gate East at Lake St. George Home Owners Association
Board of Directors Meeting Annual Meeting
December 18, 2025
Held at Ameritech Management Office,
24701 US Hwy 19 N #102, Clearwater, FL 33763
www.strathmoregateeast.org

Board Members Present: Larry Middlemiss, President; Troy Drewry, Vice President; Eileen Schnauder, Grounds Director; Stacy LaMarca, Secretary; Renee Harris, Treasurer; Angela Johnson and Keith Phillips from Ameri-Tech Community Management.

Zoom: (1) Corinne Murray (2) Holly Moulton (3) Karen Miller

Call to Order: Larry declared that a determination of proper notice was posted, a quorum was present and called the meeting to order at **6:32** p.m.

Approval of Agenda:

Reading and Approval of Minutes: Still waiting for the minutes from Oct. 2025.

Guests Present/Guest Forum: None

President's Report, Larry Middlemiss: (1) Larry welcomed the new board members and thanked the old board members for their service.

Vice President's Report, Troy Drewry: (1) None at this time.

Treasurer's Report, Renee Harris: (1) Total Revenue: \$71,170.31 (2) Total Operating expenses: \$50,531.32 (3) Reserves: \$17,083.33 (4) Total expenses: \$64,614.65 (5) Combined Net Income: \$3,555.66. *Larry made a motion to approve the treasurer report, Eileen seconded. All in favor.*

Delinquencies/Violations Report: 21 current delinquencies 2 are at the attorney.

Buildings Report: (1) There have been several work orders for light bulbs and large and small globes. It is the board's responsibility to replace though.

Property Managers Report: (1) Final walk through of buildings that have been painted will be scheduled. Angela will reach out to Lowe's to see if they will provide extra paint and/or get the codes to be able to purchase the appropriate color. (2)

Grounds Directors' Report, Eileen Schnauder: (1) Comments from residents are the grounds are looking good. They will come every 2 weeks for the winter.

Court Captains' Report, Elaine Abrams: (1) None at this time.

"For Discussion" and/or Progress Reports: (1) Agenda will be posted by Sat. before the meeting in the pool bulletin board and each court. Stacy will print the agenda. (2) Minutes are posted after the meeting in each court. Eileen will print off the minutes

Unfinished Business: (1) Tennis Court update: Proposal from Discount Fence: \$26,500-that includes a 10 ft. fence, but the board will be responsible for replacing the lock. Triple Crown Maintenance Group: Can fix the problem area and resurface: \$25,000. Ace Coatings: 3 proposals-Repaint only-\$8,500. Crack repair and resurface: \$18,400, Complete demo and redo and includes fencing: \$80,835. Total amount of money in the reserves for the tennis court \$8,099. Tennis Court is on hold until next month. (2) Cleaning of dumpster areas: Will be cleaned on Dec. 29th, 2025. No garbage in dumpsters after Dec. 28th, 2025. Angela will send an email blast and a sign by the garbage bins. (3) Rust removal on the sides of buildings: \$125 per court to remove the current rust stains on the buildings. (3) Pool Fence: Quote is \$11,755.00. *Larry made a motion to accept SW Handyman service for \$11,755.00 repair the pool fence, Troy seconded. All in favor.* Angela will request a quote and time line for the painting of the pool fence after it is completed. (4) Pool heater timer: Will be in by the end of the week. Timer will be set from dawn to dusk. The life ring and sign will be replaced by Triangle Pools. (5) Filter system on irrigation wells: David Swingle is going to get a quote on the chemical to put in the system to alleviate rust. (6) Fix speed sign at entrance: Waiting for pole to come in. Once it arrives it will be installed. (7) Update on the garbage enclosure repairs and painting: This will be completed after the cleaning of the dumpsters: Pressure wash the dumpster pads and the exterior of the dumpsters-quote \$2,950 *Eileen made a motion to accept the offer from SW Handyman Service, Renee seconded, all in favor* and painting quote is \$7,975 *Eileen made a motion to accept the bid from SW Handyman Service for \$7,975, all in favor.*

New Business: (1) Architectural request for different style bathroom window(solid vs. single/double hung): *Eileen made a motion to accept the architectural difference for a fixed window only in the bathroom that is the same size window as is currently there, Troy seconded, all in favor and Stacy abstained from the vote.* (2) Irrigation well pump enclosures: Angela will get 3 quotes for replacement for next year 2027 (3) Propane tank fence: Will be replaced next year 2027. Eileen will look to see if any of the current wood to see if it can be used. If it can't be used it will be removed by AWO (4) Arrangements with AWO(Alternate work orders): They are open to move to a monthly billing for \$1,125 which would include the cleaning of the pool area, removing trash on property, blow and clean out dumpster areas and tennis courts, remove dog waste in receptacles. Rust removal \$125 per court, Blow off leaves and debris rake, bag, and remove clumps of debris \$80 per building, Gutter clean outs to be charged to unit owner-rake, bag, and remove debris \$50 per unit, Replace light globes-12' \$38 per globe-6" \$14 per globe. *Troy made a motion to accept AWO's monthly payment for the same work for \$1,125, Renee accepted. All in favor.* (4) Strathmore Gate-East web site: Angela will give a list of changes to the IT department to make those changes. (5) Review of governing documents regarding: Larry gave a copy to all board members. (a)Approval for Purchase or Rent of Unit: (b) maintenance obligations of association: (c) architectural control committee: 6) Maintenance Obligations of Association: (7) Zoom Option: Will be kept.

Next Meeting Date: The next meeting will be in person or Zoom on January 26,2026 at 6:30 p.m.

Adjournment: The meeting adjourned at 8:22 p.m. *Renee made a motion to end the meeting Larry seconded. All in favor.*

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