

Unapproved Minutes
Strathmore Gate East at Lake St. George Home Owners Association
October 27, 2025 Board of Directors Meeting
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; Cathy Schaefer, Secretary; Larry Middlemiss, Buildings Director; Dave Fitts, Grounds Director; Renee Harris, Director At Large, Angela Johnson, Ameri-Tech

Guests Present / Guest Forum: At Ameri-Tech Office: no one and Zoom: Karen Miller, Sandy Jenkins, Maria & James Shier, Frieda Bays, Renay Aubel, Adie Alvarez, Fred Elflein, Cindy Gamble, Becky Ferrara representative for deceased owners 2926 Star Apple (referred to Rabin Parker Attorney)

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

Approval of Agenda: Motion to approve the agenda was made by Larry Middlemiss. Motion was approved by Eileen Schnauder, Cathy Schaefer, Larry Middlemiss, Dave Fitts, and Renee Harris.

Waive reading of prior month's: Motion to waive the reading of the previous meeting's minutes and accept as written by Larry Middlemiss. Motion was approved by Eileen Schnauder, Cathy Schaefer, Larry Middlemiss, Dave Fitts and Renee Harris.

President's Report, Eileen Schnauder: Painting has started at Star Apple, one section was power washed and painted, the next section was power washed, feedback given that it looks really good. Homeowners are providing positive feedback about landscaping. Locksmith was on site and said he can only change the locks for the tennis court fence and the pool fence. Another company needs to fix the tennis court fence prior to him fixing/changing the lock. Paperwork was mailed to Ameri-Tech. Irrigation issues have been settled related to areas that were not being watered.

Manager's Report including the Treasurer's Report: Angela reported on the month of October effective 10/27/2025 which consists of Revenue of \$66,310 minus Operating Expenses of \$28,738.95 minus Deferred Maintenance of \$17,083 for total expenses of \$45,821.95 and month to date income of \$20,488.05. Month end information will be posted to the website.

Painting is going well. Wood has not been replaced yet. Waterproofing and silicone has been done. Clearing out the corner of Star Apple is in progress. They will be replacing

any stucco before the building is painted. Angela will walk the next court before painting starts. Elder will be next and owners will be notified. Wood covering meters will be removed. Painting inside the lanai will not be done by the painters.

Grounds Director Report, Dave Fitts: Everything's going good.

Building Director Report, Larry Middlemiss: Lights need globes. Only have 2 globes in the maintenance shed currently. Painters broke one of globes (in Star Apple which will be replaced) and 5 requests for globes are pending. Globes are \$60 each, so 5 globes will be ordered. Currently have plenty of clips on hand. Larry contacts Tracy at AWO but does not receive any response. Larry will confirm the size of the globes before ordering. Estimate it's 14 in x 4 in. Angela will find out where AWO gets them, and may get them directly.

UNFINISHED BUSINESS

Tennis Court Fence – 3 proposals reviewed by Angela for fixing and resurfacing the tennis court, with drawing the lines for tennis, pickle ball and basketball. For the fencing, 2 quotes were received - one from Bay Area Fence – they will sub out the job, but we don't need the whole fence replaced. Opening at the tennis court needs the space next to the gate closed before the gate and lock can be fixed. The holes in the fence can be fixed by Dave Fitts with crosshatching wires. Ace Coatings of Florida submitted a quote also. Gates and locks (for tennis court and pool) have to be fixed properly before any other repairs can be done.

Motion to approve spending up to \$16,125 for the tennis court fence, tennis court lock and pool lock by Cathy Schaefer and seconded by Dave Fitts. Motion was approved by Eileen Schnauder, Cathy Schaefer, Larry Middlemiss, Dave Fitts and Renee Harris.

Removal of personal irrigation system – Attachment to the fresh water system was confirmed by Angela property manager when she walked the property. Angela will send letter to unit owner to remove the fresh water system, including that he cannot connect to the HOA's irrigation system.

Painting Dumpster Enclosures – Board reviewed proposal dated 8/26/2025 for \$7975. Angela said this proposal to paint the dumpsters was approved at September board meeting. It was not scheduled since the dumpster areas need to be done first. Proposal for Solar Sanitation cleaning of the interior of the dumpsters is for \$1,050. Proposal to pressure wash the dumpster area pads is for \$2950 by SV Handyman Services. Schedule the cleaning first, then the painting. Don't have a timeline yet for the job to be started and completed. Homeowner wants to know if the Yucca enclosure will be fixed due to curving of wood and old boards from old enclosure are within the new enclosure. Angela will look at the Yucca enclosure.

Pressure washing dumpsters - Reviewed 9/17/2025 email from Solar Sanitation. Motion to approve pressure washing the dumpsters by Solar Sanitation of \$1050 was made by Dave Fitts. Motion was approved by Eileen Schnauder, Cathy Schaefer, Larry Middlemiss, Dave Fitts, and Renee Harris.

4 lights on around pool –2 photocells have been replaced and lights are operating correctly now. Electrician reported the lights are working correctly around the tennis court now also.

Termite control –Item was not discussed since no additional proposals were available to review.

NEW BUSINESS

Estimate for Pool Timer – Board reviewed memo from Triangle Pool with quote. Motion to approve the timer with rainbox for \$149.95 plus \$175 installation cost was made by Cathy Schaefer. Motion was approved by Eileen Schnauder, Cathy Schaefer, Larry Middlemiss, Dave Fitts, and Renee Harris. Angela will contact Triangle Pool for installation. The timer will be set to turn on the pool heater at 8 a.m. It was automatically turning off at 81 F last year. We want to know how long the heater would stay on and heat to 81, how long it stays on and would it shut off automatically. Angela will get more information from Triangle Pools for next meeting.

Motion to approve Triangle Pool Service’s estimate for \$443.89 to update the new pool rules sign, new life ring, line and ring buoy was made by Cathy Schaefer. Motion was approved by Eileen Schnauder, Cathy Schaefer, Larry Middlemiss, Dave Fitts, and Renee Harris.

Pool fence – Board went back to Mat to add painting to his original estimate. He will have estimate to Angela on Wednesday.

Towing Agreement - Signed March 2024. Currently it shows that Angela has to call. We can add someone else who has authority to call the towing services company, CTS Towing + Transport for after hours, when Angela is not available.

Spectrum Access Agreement – Board reviewed the Spectrum right of entry agreement which was signed 5/25/2023. They gave community approximately \$30,000 since Ameri-Tech / Robert Kelly negotiated with Spectrum.

Status of Work Orders – Frieda wants to know when stucco wall will be scheduled to be fixed. Mat has this project as well as other projects to do, and itemization of tasks and schedule will be given to Angela on Wednesday. She will forward to the board for review and before work is started.

4044 Corkwood – Angela spoke with owner. The irrigation pipes were unearthed and are not broken; he will lay mulch and do some other things. Owner says he wants to do drainage to move water away from the unit. Angela told him he cannot do any further work. Owner needs to complete an architectural form and submit for review and approval. Angela sent him the form. The owner removed sprinkler heads and added one that was not part of the community’s system.

Front entrance landscaping – Asking for shrubbery at entrance. It’s part of the contract and Angela will discuss with Swingle.

Delinquency Report - Board had closed session related to the delinquencies and referrals to the attorney.

Adjournment of meeting at 8:01 pm. Motion was approved by Eileen Schnauder, Cathy Schaefer, Larry Middlemiss, Dave Fitts and Renee Harris.

Next Meeting Date

The Annual Meeting will be in person on Wednesday, November 12, 2025 at 6:30 p.m., with sign in starting at 6:00 p.m. at the Palm Harbor Fire Station, 250 West Lake Road, Palm Harbor, FL 34684.

Homeowners, please complete your proxy, including your signature, and return to Ameri-Tech as soon as possible, and before November 7th, in order to confirm we have quorum.

Refer to your annual meeting packet for Ameri-Tech and Zoom information.

Thank you. See you at the meeting!

