

Unapproved Minutes
Strathmore Gate East at Lake St. George Home Owners Association
Board of Directors Meeting
June 3, 2026
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 from Ameri-Tech Community Management.

Zoom Link:

<https://us02web.zoom.us/j/84352811679?pwd=LNtQZnBOW7bDVjc5IqSmEZfTP1UIWF.1>

Meeting ID: 843 5281 1679 Passcode: 209383

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: The agenda was approved with a *motion made by Troy to accept it. It was seconded by Eileen. All in favor.*

Reading and Approval of Minutes: *A motion was made to waive the reading of the previous minutes by Troy, and Eileen seconded that motion to approve. All in favor.*

Guests Present/Guest Forum: (1) Elaine Abrams

President's Report, Larry Middlemiss: (1) The tennis court has been hot topped and the coatings have been started. That will take another week. They will then begin on the fence replacement. The new netting system has been delivered.

Vice President's Report, Troy Drewry: (1) Congrats to everyone the tennis courts are looking nice. (2) There is still a dog feces issue. The issue is people are not picking up their dog poop. Possible suggestions is to make a small dog park behind the pool. A letter can be sent out to all homeowners about a reminder to take responsibility for picking up their own poop.

Treasurer's Report, Renee Harris: (1) Revenue \$88,264. (2) Operating \$53,317.95 (3) Total Expenses \$70,412.95 (4) Income \$17,851.18 (5) Larry questioned why we are paying a web hosting fee if things aren't being posted on the website. *A motion was made to accept the treasure report minutes by Eileen, and Stacy seconded that motion to approve. All in favor.*

Grounds Directors' Report, Eileen Schnauder: (1) The notice for painting needs to be updated to Button Bush. Angela will get new notices to Eileen. The date it will start is June 22nd. (2) Dave Swingle has not given a list of the trees that will be removed and trimmed. Angela and Eileen walked around with him. (3) Stucco needs to be fixed on the privacy wall in Button Bush and Honey Locust before the painting begins.

Buildings Report: None at this time

Property Managers Report, Angela Johnson: (1) Pool inspection went out and it passed. A new permit should be sent soon.

"For Discussion" and/or Progress Reports: (1) 2945 Yucca is concerned about a leaking wall that has been an issue for 4 years. The issue is not the gutters, roof, or stucco. It has been checked several times, but it is still leaking. If the problem is internal that is the homeowner's responsibility. It is unclear from the complaint if it is happening now. Troy will check with the neighbor to see what is going on. A water/hose test could be completed. Angela will follow up with a contractor about the water test. (2) A request was made about 2953 Yucca ct. is feeding the animals, 2953 Yucca stated they will stop feeding the animals.

Unfinished Business: (1) Tennis Court Update: The tennis court has been hot topped and the coatings have been started. That will take another week. They will then begin on the fence replacement. The new netting system has been delivered. Troy stated that he believes there should be lines for all sports (volleyball, pickleball, tennis, basketball). Larry stated that lines for all of them would be confusing. Volleyball and badminton are almost identical. Troy feels all lines should be on the court. Exterior lines for all sports will be available interior lines are similar. Each one will be a different color. Troy would like to hear a clarification on the exact lines. (2) Filter system on irrigation wells: David Swingle stated this should be completed next week sometime. (3) Mailboxes in Fig Court: Will be installed on June 19th. The post office have to remove locks and replace on new one. They won't do this in 2 trips. Angela will email Creative Mailboxes to have them install on the concrete slab the current mailboxes are not on. (4) Phase 3 Painting – Button Bush, Honey Locust, Cork Wood starting June 22nd (5) Tennis Court

Additional Items: Security Camera, Rules regarding court usage: Troy looked into security cameras. He found 3 different systems. They have solar batteries, but they are electric. Each unit comes in 2 versions (1 view 140 degrees, 2 is a direct view but is able to be moved). Troy's suggestion would be the 140 degree that 2 cameras should cover the area. All in the \$200 range. He would also suggest to possibly add cameras to the pool at the same time. WiFi and a Sim card in them. Angela will reach out to Homer electric company to give us an estimate on electrical at gazebo and a quote on lights. (6) Blowing off the Roofs-AWO will begin immediately with approval. The first courts should be Button Bush, Honey Locust, Cork Wood.

New Business: (1) skateboarding, roller blading, and use of motorized children's vehicles plus helmet laws: waiting on a response from the lawyer. If a change was to be made to the governing documents 94 units would be needed for a majority. (2) Bridge Repair: This is on the East side. It is beginning to cave in. Parking lot services is coming out to look at the repairs needed and give a quote. (3) Culvert Repair at Bluff Oak: Parking Lot Services is going to come look and see what the damage is as well as give a quote for fixing. (4) Cleaning vegetation in creek: David did one side and the County did the other side. Angela will reach out to Swingle to get a quote. (5) Pool Lights are still staying on. Angela will let Homer electric know. (6) Angela will talk to Lowes about getting a quote to paint the pool fence. (7) Can 2965 Yucca ct. plant a plumeria in the front 2-agreed, 2-abstained, Larry was the deciding factor as a ye.

Delinquencies/Violations Report: (1) 4 at attorney

Next Meeting Date: The next meeting will be in person or Zoom on July 27, 2026 at 6:30 p.m.

Adjournment: The meeting adjourned at 8:09 p.m. *Renee made a motion to end the meeting Stacy seconded. All in favor.*

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