

**Unapproved Minutes**

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

**Board of Directors Meeting Annual Meeting,**

**Nov. 06, 2024**

**Pinellas County Fire Department**

**1123 Illinois Avenue Palm Harbor, Florida 34683**

**www.strathmoregateeast.org**

**Board Members Present:** Eileen Schnauder, President; Fred Elflein, Vice President; Karen Miller, Treasurer; Stacy LaMarca, Secretary; **At Large**, Buildings Director; **At Large**, Grounds Directors; PhaedraGeer , Director at Large and **Keith Philips**, Ameri-Tech Community Property Management, **Angela Johnson**, Ameri-Tech Community Property Management

**Call to Order:** Fred declared that a determination of proper notice was posted, that a quorum was present, and called the meeting to order at **6:34** p.m.

**Budget Meeting:** . (1) The increase for Ameri-Tech will be about 10% which is equal to about \$55 monthly (2) Insurance will go about 12% this year (3) New lawn service will be \$122 a month cheaper (4) Irrigation Repair and maintenance is going up to \$22,600 due to pipes being 40 years old (5) Audit will be conducting (6) We have successfully earned \$75-80,000 in interest + \$30,000 from Spectrum so we had to pay income tax (7) Pest Control increase of 5% (8) Termite is going up 5% (9) Waste Removal increase of 3% (10) Reserves- Two options fully funded or partially funded. (11) The vote was for partial funding. *Karen made a motion to approve the non fully funded budget Fred seconded that.* The entire Board approved the motion. The budget meeting adjourned at 7:02 p.m.

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

**Annual Meeting:** Eileen declared that a determination of proper notice was posted, that a quorum was present, and called the meeting to order at **7:07** p.m. New board nominees Jennifer Elflein, Dave Fitts , Eileen Schaunder, Frieda Bays, Matthew Abbott, Catherine Schaefer and Larry Middlemiss.

(1) Pool Heater and pump have been replaced (2) David Swingle will be the new lawn maintenance company that will start in Dec. (3) Cow Branch is looking into being cleaned out-They do need to check with the county (4) Aquagenix looked at the hole in the back of Fig and it was deemed erosion. It does need to be filled in. (5) AWO is repairing the fences around the garbage bins (6) Dave Swingle looks once a year starting in Dec. To see what trees/branches need to be cut down.

**Organizational Meeting:** Determined by new board.

**Next Meeting Date:** To be determined by the new board

**Adjournment:** The meeting adjourned at 8:00 p.m. *Stacy motioned to end the meeting Eileen seconded. All in favor*