

Strathmore Riverside Villas Association Inc.

REGULAR MEETING OF THE BOARD OF DIRECTORS

September 25, 2025 – 9:30 A.M. SRV CLUBHOUSE

MINUTES

1. CALL TO ORDER: 9:30 A.M. by President Marcia Drake-Lawson

2. PLEDGE OF ALLIANCE

3. ROLL CALL

4. DETERMINATION OF QUORUM: Marcia Drake – Lawson, Mitch Wyant, Arlene Johnson, Larry Gill, Julie Micheletti, Rolo Miles and Jennifer Royer were present. Mike Cavallo was present via Zoom. Jerry McDermott was not present. A quorum was established. Also present was Sarah Daley, LCAM representing RealManage, Sarasota.

RULES OF ORDER: Established with Community members present.

5. APPROVAL OF MINUTES:

- A. Board of Directors Special Meeting – July 24, 2025, and August 22, 2025. ***Larry Gill motioned to approve the minutes from July 24, 2025, Special Board Meeting, seconded by Jennifer Royer, all in favor, motion passed unanimously.***

Arlene Johnson motioned to approve the minutes from August 22, 2025, Special Board Meeting seconded by Jennifer Royer, all in favor, motion passed unanimously.

6. Presidents Report: Marcia Drake- Lawson, President’s report attached.

7. Vice Presidents Report: Mitch Wyant reported that Lance has repaired the pot hole along Riverbluff Parkway in front of V108, pavers on the pool deck by flag have been reset due to a repair underneath pavers needing to be made, Lance has cleaned all pineapple lights in the clubhouse parking lot and along the parkway, and new “Office” signs were ordered and installed. There are electrical issues with the pool lights, parking lot lights and electrical outlets in the marina. Electrician will be onsite to evaluate next week. Mitch Wyant also thanked Mary Hoch for a great job on the SRV Website.

8. Secretary’s Report: Arlene Johnson, report attached.

9. Treasurers Report: Jennifer Royer conducted a review of the September 2025 financial statements. Over budgeted items have been taken into consideration such as association backflows and irrigation. The 2023 audit has been completed.

10. Community Association report: Sarah Daley, CAM report attached.

11. Building Report: Mitch Wyant, update under Vice Presidents report.

12. Clubhouse Report: Roland Miles, report attached.

13. Grounds Report: Mike Cavallo, report attached.

14. Safety Report: Larry Gill, report attached.

15. Audit Report: Julie Micheletti, report attached.

16. Unfinished Business:

- A. Converged Services Inc. - ***Rolo Miles made a motion to have Converged Services continue to pursue cable television / internet bulk negotiations with Comcast / Xfinity; Mitch Wyant seconded, and the motion passed unanimously.***
- B. SRV Community Recap – Discussion held during President, Marcia Drake- Lawson’s report and Sarah Daley’s CAM Report.
- C. SRV Community Update - Discussion held during President, Marcia Drake- Lawson’s report and Sarah Daley’s CAM Report.

17. New Business

Strathmore Riverside Villas Association Inc.

A. Patio / Pool Chair Proposals – Rolo Miles / Arlene Johnson

1. Pool Furniture Supply - \$2,057.77
2. A&K Enterprise of Manatee, Inc - \$1,402.20
3. Zing Patio – Arlene Johnson to discuss proposal received.

Rolo Miles made a motion to approve A&K Enterprise of Manatee, Inc proposal of \$1402.20 to replace pool furniture, to add 4 additional basketweave strap dining chairs to not exceed \$1700.00; Larry Gill seconded, and the motion passed unanimously.

17. Owner Questions – Owners were permitted to ask questions with a three-minute time limit.

18. Adjournment - ***Marcia Drake – Lawson made a motion to adjourn meeting, all in favor, meeting adjourned 11:17 AM.***

Respectfully submitted,

Sarah Daley