

**STRATHMORE RIVERSIDE VILLAS ASSOCIATION, INC.**  
**A RESIDENTIAL COMMUNITY FOR PERSONS 55 YEARS OF AGE OR OLDER**  
C/O RealManage of Sarasota, Inc.  
2700 Riverbluff Parkway Sarasota, FL 34231  
Phone: (941) 922-8188 Fax: (941) 927-9849

**Join Zoom Meeting**  
**<https://zoom.us/j/99457330994?pwd=8PGMZLVcQxQm1SKfl0S2ju1YAjwnX7.1>**  
**Meeting ID: 994 5733 0994**  
**Passcode: 148033**  
**Dial by your location**  
**• +1 305 224 1968 US**

**October 31, 2024 – 9:30 A.M. - SRV CLUBHOUSE or via Zoom**

**AGENDA**

1. Call to Order
2. Pledge of Allegiance
3. Roll Call
4. Determination of Quorum
5. Approval of Minutes
6. President's Report – Bob Martucci
7. Vice President's Report – John Calia
8. Secretary's Report – Roy Lawson
9. Treasurer's Report – Carl Shepherd
10. Community Association Report – Sarah Daley
11. Building Report - John Calia
12. Clubhouse Report – Rolo Miles
13. Grounds Report – Carl Shepherd
14. Safety Report - Carl Shepherd
15. Audit & Insurance Report – Roy Lawson
  
16. Unfinished Business
  - A. Hurricane Milton Updates
  
17. New Business
  - A. Status Of Roof Deductible Payments
  - B. Special Meeting to Levy Special Assessment on Unpaid Roof Deductibles
  - C. Yellowstone Invoice – Hurricane Clean Up \$14,999.92
  - D. Evergreen Invoice – SOD Replacement \$6,562.00
  - E. Evergreen Invoice – New Shrubs \$1320.00
  - F. Approval of the 2025 Budget
  
18. Next Meeting Date / Adjournment



**INVOICE**

INVOICE #	INVOICE DATE
788178	10/22/2024
TERMS	PO NUMBER
Net 30	

**Bill To:**

Strathmore Riverside Villas  
c/o RealManage  
c/o Real Manage  
2477 Sticknet Point Rd., Suite 118A  
Sarasota, FL 34231

**Remit To:**

Yellowstone Landscape  
PO Box 101017  
Atlanta, GA 30392-1017

**Property Name:** Strathmore Riverside Villas

**Address:** 2700 Riverbluff Parkway  
Sarasota, FL 34231

**Invoice Due Date:** November 21, 2024

**Invoice Amount:** \$14,999.92

Description	Current Amount
Post Hurricane Milton Clean-up	
Hurricane Prep/Clean-up	\$0.00
Hurricane Prep/Cleanup (Sub)	\$0.00
Hurricane Prep/Clean-up	\$14,999.92

*Handwritten signature: Carl Bold*

**Invoice Total** \$14,999.92

**IN COMMERCIAL LANDSCAPING**

*10-22-24  
BK TO PAY  
Carl Bold  
Treasurer  
Charge to: "mulch/snow/cover"*

Should you have any questions or inquiries please call (386) 437-6211.

**INVOICE**

Evergreen Industries FL LLC  
175 Lindrick Ln  
Brentwood, FL 34202-4626

k.lorica@evergreenindustriesfl.com



**EVERGREEN**

**Bill to**  
Strathmore Riverside Villas Condominium  
Association

**Ship to**  
Strathmore Riverside Villas

*9-18-24  
OK TO PAY  
Call Shepherd  
Change to SOD REPLACEMENT*

**Invoice details**

Invoice no.: 1002  
Terms: Net 30  
Invoice date: 09/17/2024  
Due date: 10/17/2024

Product or service	Description	Qty	Rate	Amount
Services	(6)-Yards Top Soil \$297.00			\$6,562.00
	(7)-Pallets 'Floratam' \$6,265.00			

**Total \$6,562.00**

**Ways to pay**



**Pay invoice**

# INVOICE

Evergreen Industries FL LLC  
8475 Lindrick Ln  
Bradenton, FL 34202-4626

k.lorca@evergreenindustriesfl.com



## EVERGREEN

**Bill to**  
Strathmore Riverside Villas Condominium  
Association

**Ship to**  
Strathmore Riverside Villas

### Invoice details

Invoice no.: 1006  
Terms: Net 30  
Invoice date: 09/22/2024  
Due date: 10/22/2024

*9-27-24  
OK TO PAY  
Care Stephen J  
Change to "PLANTS & Shrubs"*

#	Product or service	Description	Qty	Rate	Amount
1.	Services	(7)gal Variegated Arboicola	4	\$90.00	\$360.00
2.	Services	(3)gal Dwarf Red Ixora	5	\$24.00	\$120.00
3.	Services	(3)gal Presidential Red Hibiscus Bush	3	\$24.00	\$72.00
4.	Services	(3)gal Variegated Arboicola	11	\$24.00	\$264.00
5.	Services	(3)gal Petra Croton	10	\$24.00	\$240.00
6.	Services	(3)gal Magnificent Croton	9	\$24.00	\$216.00
7.	Services	(3)gal Mammy Croton	1	\$24.00	\$24.00
8.	Services	(3)gal Red Sister Ti Plant	1	\$24.00	\$24.00

**Total \$1,320.00**

### Ways to pay



**STRATHMORE RIVERSIDE VILLAS**  
**2024 APPROVED BUDGET AND 2025 PROPOSED BUDGET**

January 1, 2024 to December 31, 2024

REVENUES			2024		2025
			APPROVED BUDGET	ESTIMATED EXPENSES	PROPOSED BUDGET
5010		Assessments	2,218,161	2,218,161	2,185,413
3500		Reserves	282,590	282,590	339,507
5030		Sales & Lease	4,000	-	4,000
5035		Advertising Income	-	-	-
5040		Other	3,800	-	3,800
5050		Interest	50,000	-	10,000
5060		Marina Slip Fee	41,664	-	41,664
5073		Creekhouse Income	30,000	-	24,000
5080		Prior Yr Carryover	50,000	-	50,000
Total Revenue			2,680,215	2,500,751	2,658,384

**EXPENSES**

GROUNDS					
7110		Grounds Contract	184,189	-	195,000
7115		Lawn & Grounds Supplies	4,700	-	4,800
7130		Mulch/Ground Cover	16,500	-	22,000
7135		Plants/Shrubs/Trees	4,800	-	9,000
7137		Sod Replacement	12,500	-	19,000
7140		Tree Trimming / Removal	40,000	-	48,000
7150		Irrigation System Maintenance	14,000	-	19,000
		Backflow Check	4,500	-	5,900
Total Grounds			281,189	-	322,700

BUILDING MAINTENANCE					
7210		General Maintenance	20,000	-	20,000
7220		Termite Control	-	-	-
7230		Maint. Equipment	1,000	-	1,000
7240		Backflow Non-Irrigation	-	-	3,500
7250		Creekhouse Expense	2,000	-	3,000
7280		A/C Servc/Maintenance - Quarterly	500	-	2,600
7285		Ground Erosion Control	1,500	-	8,000
7310		Pool Supplies	6,000	-	6,000
Total Bldg Maintenance			31,000	-	44,100

CLUBHOUSE					
7410		Clubhouse Utilities	15,680	-	13,000
7420		Clubhouse Pest Control	3,328	-	820
7440		Clubhouse Maint. & Supplies	6,500	-	6,500
7450		Exercise Equipment Maintenance Agreement	800	-	800
Total Clubhouse			26,308	-	21,120

UTILITIES					
7510		Water	125,705	-	130,284
7515		Sewer	240,000	-	318,084
7520		Electric	7,700	-	12,000
7525		Maint. Shed Electric	440	-	500
7530		Cable TV	190,632	-	198,258
Total Utilities			564,477	-	659,126

PAYROLL					
7710		Contract Services	60,000	-	68,500
7720		Contract Labor	52,000	-	66,980
7725		Maintenance Benefits	9,240	-	0
7730		Contract Taxes/Insurance	31,360	-	37,935
Total Payroll			152,600	-	173,415

ADMINISTRATION					
7810		Insurance - Property / D&O / Umbrella / Llab. / etc	1,096,947	-	931,024
7812		Insurance - Flood - No Flood Required	82,272	-	-
7820		Legal/Professional	30,000	-	38,000
7825		Accounting Services	5,500	-	6,500
7835		Fees, Dues, License	1,000	-	1,000
7840		Income Tax	50,000	-	15,000
7845		Real Estate Tax	5,500	-	6,325
7850		News & Views Compilation	1,575	-	1,575
7870		Management Fee	20,040	-	21,042
7871		RM Other Fees	14,000	-	10,000
7875		Telephone / TV Package	7,350	-	7,350
7880		Office Supplies, Postage, etc.	16,000	-	20,000
7885		Bank Service Charges	500	-	-

7890		Bad Debt Expense	5,000	-	15,000
7895		Maintenance Sinking Fund	1,000	-	20,000
7896		Background Check	3,000	-	3,000
7897		Directory	2,352	-	2,600
7899		Reserves Transfer	282,605	-	339,507
Total Administration			1,624,641	-	1,437,923

**RESERVES**

Reserves - Schedule B

282,590	282,590	339,507
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2,680,215	282,591	2,658,384
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**TOTAL EXPENSES**

ANTICIPATED SURPLUS/(DEFICIT)

-	2,218,160	-
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**UNIT ASSESSMENT - MONTHLY**

MAINTENANCE  
RESERVES  
TOTAL

2024	2025
551	543
71	85
622	628

NUMBER OF UNITS 336  
MAINTENANCE & RESERVES PAID 12 TIMES PER YEAR

TOTAL NUMBER OF BOAT DOCKS 31  
NUMBER OF BOAT DOCKS RENTED 31

BOAT DOCK FEE (ANNUAL)	1,344	1,344
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STRATHMORE RIVERSIDE VILLAS  
 PROPOSED BUDGET FOR THE PERIOD  
 January 1, 2025 - December 31, 2025  
 DESIGNATED RESERVES 5%

100%  
FUNDING

ACCT#	ASSET	1 ESTIMATED LIFE EXPECTANCY	2 ESTIMATED REMAINING LIFE	3 ESTIMATED REPLACEMENT COST	4 BEGINNING BALANCE 1/1/2024	5 ASSESSMENTS COLLECTED 2024	6 ESTIMATED TRANSFERS 2024	7 ESTIMATED EXPENDITURES 2024	8 ESTIMATED BALANCE 12/31/2024	9 ADDITIONAL RESERVE REQUIREMENT	10 ANNUAL RESERVE REQUIREMENT
3610	Deck Resurfacing	20	10	27595	8413	2966			11379	16216	1622
3615	Pool Equipment Building	15	1	62457	23505	37133			60638	1819	1819
3620	Pool Heaters	10	12	53370	4574	4829	2500		6903	46467	3872
1031	Pool Well Pumps	14	4	5463		0			0	5463	1368
1032	Pool Equipment	10	3	11000		0			0	11000	3667
3625	Exercise equipment	10	3	11355	4721	1155		4590	1286	10069	3356
3630	Maint Equip/Building/Sheed/Roof	20	5	6246	5500	565			6065	181	36
3635	Shuffleboard	30	19	42000	341	738			1079	40921	2154
1033	Surveillance System	10	5	6000		0			0	6000	1200
1034	Aluminum Fence / Handrails	35	13	9750		0			0	9750	750
3640	PVC Fence	25	20	155723	5572	4898		2000	8471	147252	7963
3650	Asphalt Paving	15	3	785000	301666	139957			441613	343387	114462
3660	Painting	5	5	388258	23726	58042		71820	9950	378308	75662
3670	Clubhouse HVAC	10	3	32948	15058	6429			21487	11161	3720
1038	Clubhouse Mansard	40	40	18576		0			0	18576	464
3680	Clubhouse Roof	20	20	103000	33066	12487		40815	4738	98262	4913
3690	Clubhouse Improvements	25	14	63820	12333	10629			22962	40858	2918
1036	Clubhouse Sauna	20	13	6556	315				315	6241	480
3695	Clubhouse Restrooms	25	9	18848	1300				1300	17548	1950
3810	Creek House/Remodel/Furnishing/Roof	20	19	47978	429	3372			3801	44177	2325
1036	Creek House Roof	20	16	25000		0			0	25000	1563
1037	Creek House Appliances	15	11	7000		0			0	7000	636
1038	Creekhouse HVAC	10	10	10000		0			0	10000	1000
3830	Seawall	20	13	428112	135572	37127			172699	255413	19647
1039	Day Docks Along Seawall	30	24	61192		0			0	61192	2550
3840	Water Lines	15	10	225000	67966	47637		4131	111502	113498	11350
3845	Irrigation System	20	15	90846	2189	9330			11519	79327	5288
3860	Marina Docks	15	1	204,404	53,773	89,242			143,015	61,389	61,389
3865	Utility Carts	10	4	17034	5637	3460			9097	7937	1984
3890	Reserve Interest			2,924,231	707,710	469,997			29,383	1,874,411	339,507
<b>MARINA ONLY RESERVES</b>											
442,646 Without interest											
1,079,203											
125,856											
84,20											

Reserves are computed using the Straight-Line Method