REGULAR MEETING OF THE BOARD OF DIRECTORS
THURSDAY, May 23, 2019
9:30A.M. SRV CLUBHOUSE

1. Call to order
2. Pledge of allegiance
3. Roll call
4. Determination of Quorum
5. Roberts rules of Order
6. Approval of Minutes of Board of Directors Meeting April 25, 2019
7. President's Report.
   A. Correspondence to the Board of Directors from Villa 275 &Villa 278
8. Treasurer's Report. Steve Zimmerman
9. Committee Reports.
   A. Sales/Lease & Rental - Lillian Dougherty
   B. Asphalt Sealing – Don Puls
   C. Landscape Enhancement Update – Sue Knapp
   D. Other Committee Reports
10. Report from Argus Management - Justin Gonzalez
    A. V-279 Violation resolved
11. Old Business.
    A. Update on Request for Proposal Bid Package – Carl Shepherd
    B. New Forms – Mary Hoch
    C. Pickle Ball – Don Puls
    D. Shuffleboard Shades –Don Puls -Buildings
    G. Loop System for hearing impaired – Don Puls
    F. Request to Modify V236 & V304 –Don Puls -Buildings
    G. Seawall Repairs – Don Puls
12. New Business.
    A. Security Signs – Larry Gill
    B. Clean Cut Tree Service Invoice – Carl Shepherd
    C. Bloomings Landscape Fence line Planting – Carl Shepherd
    D. Exterior Clubhouse Lights – Don Puls
    E. Boat Lease Discussion – Bill Hallisey
    F. Proposed Amendments to Docs, By-laws and Rules & Regulations – Mary Hoch
    Article VI 6.1B, Article VI 6.2C, Article VIII 8.8, Article VIII 8.11,
    Article XVI 16.3, By-laws 10.1, Additional requests for updates to R&R, Declaration and By-Laws.
13. Owner Questions.
14. Adjournment.

Next Regular Board Meeting is September 26, 2019.

Strathmore Riverside Villas Association Inc.

REGULAR MEETING OF THE BOARD OF DIRECTORS

THURSDAY, APRIL 25th, 2019 – 9:30 A.M. SRV CLUBHOUSE

MINUTES

The meeting was called to order at 9:30 A.M. by President Jerry McDermott

Pledge of Allegiance

Members of the Board were present and a quorum was achieved:

Larry Gill, Stephen Zimmerman, Mary Hoch, Jerry McDermott, Stan Feldman, Carl Shepherd, Don Puls, Jean Senninger, and Susan Knapp were present. A quorum was established. Also present was Justin Gonzalez representing Argus Property Management.

Rules of Order were established with Community members present.

Approval of March 28th, 2019 Minutes. ***See motion sheet.***

Presidents Report

A. V-212 Legal Response - Jerry McDermott stated the Association attorney has advised the Board the current resident will be the owner of the estate and all communication shall be sent to the owner.
B. Blooming's Contract Extension – Jerry stated he was asked to contact Bloomings to extend the current landscaping contract through December 31st, 2019 and it has been signed-off on.

Treasurers Report – Stephen Zimmerman – ***See attached report.***

Committee Reports:

A. Sales & Rentals – Lillian Dougherty – ***See attached report & motion sheet.***

Argus Report – Justin Gonzalez stated villa 279 is in violation of tenants residing in the unit more than 30-days without an application on file. Justin mentioned this unit has been sent several notices and has not adhered to the Rules & Regulations for tenancy. Justin reviewed with the Board the fining procedure and noted this unit needs to be sent to the Fining/Legal Committee for a hearing. ***See motion sheet.***

Old Business:

A. Landscaping Update – Susan Knapp stated the landscaping is being treated and Blooming will be replacing plants that need attention. Susan noted the landscaping enhancement project will be finished in October for all other areas. Susan stated plants are still growing and will be review at a later date.
B. Shredder – Susan Knapp stated the shredder has been well received. Susan stated the company also offers onsite mobile shredding.
C. Electronic Voting – Jerry McDermott stated before the electronic voting may be approved the notice of this service had to be provided to all owners 14-days in advance. ***See motion sheet.***
D. New Forms – Mary Hoch stated the committee will be meeting this month for further review.
E. Pickle Ball – Don Puls stated he has contacted vendors for review of areas suitable for pickle ball. Don noted he will provide more information as it is received.

F. Shuffleboard Shades – Don Puls stated he is looking into all types of structures and has received quotes ranging from $14,000-$29,000. Don is also looking into other suitable options and will provide prices on these as they come in.
G. Lop System for Hearing Impaired – Don Puls mentioned the loop system may be difficult to install but can be done. Don noted only one company provides for these installs in Sarasota.
H. Seawall – Don Puls stated the Building Committee has concerns for the seawall repairs and noted Justin Gonzalez has contacted the engineer and will be setting a meeting for further review.

New Business:

A.) Updated Modification Form – Don Puls reviewed this form and noted a change needs to be made to omit Association responsibility. ***See motion sheet.***

Owner's comments –

A. Palm Tree Removal – Carl Shepherd stated nine (9) queen palm trees had to be removed due to disease. ***See motion sheet.***
B. Owners commented on all agenda items.

The next meeting – May 23rd, 2019

Adjournment – 11:20 A.M.

STRATHMORE RIVERSIDE VILLA'S MOTIONS 4-25-19

Motion – To approve the 3-28-19 minutes – ***Motion carried.***

Motion – To approve the financial report – ***Motion carried.***

Motion – To approve the Sales and Rental report March 2019 – ***Motion carried.***

Motion – To approve a fine of $100 a day in the amount of $1,000 for violation and failure to submit an application for additional residents at villa-279. This motion was seconded. ***Motion carried.***

Motion – To approve the use of electronic voting by the Association and ratify the previous vote by the Board to send out to residents. This motion was seconded. ***Motion carried.***

Motion – To approve the deletion of the Association responsibility of all villas in the modification form for owner modifications. This motion was seconded. ***Motion carried.***

Motion – To approve Clean Cut Tree to remove nine (9) diseased queen palms at $1,750. This motion was seconded. ***Motion carried.***

May 19, 2019

Jerry McDermott, President
Stan Feldman, Vice President
Sue Knapp, Secretary
Stephen Zimmerman, Treasurer
Board of Directors
Strathmore Riverside Villas
2700 Riverbluff Parkway
Sarasota, FL. 34231

Subject: Shawn Gubody
Maintenance Supervisor

Dear Members of the Board:

My wife Ceil and I are Owners of Villa 275 for the past seven-eight years. My working career was in the Electrical field starting as an Apprentice Electrician and retiring as a V.P. of Operations. I worked throughout the USA and carried Licenses in Pittsburgh, PA, Erie, PA., the State of West Virginia and the State of California.

I whole heartedly support the Licensing of Contractors as a way of limiting the exposure of customers to unscrupulous 'want-to-be contractors' who gouge people with high quality quotations but less the low quality work, if any. I have to truthfully admit that there also exists a percentage of Licensed Contractors who also can be below board on ability and morals.

A few years ago my Gutters needed cleaned out and I was laid up in Pittsburgh with a serious quad-knee tendon injury and was in rehabilitation for five (5) months. I talked to one of the Directors, who has since retired, concerning my situation and what they would suggest I could do.
It was suggested that I could contact Shawn and see if he would be willing to clean out our gutters at night or on a weekend which he agreed to do.

My point is that are many, many tasks around the community Villas that do not need or require the services of a Licensed Contractor such as gutter cleaning, carport floor painting, etc. A large number of the residents are at an age or Health condition where they cannot perform some tasks on their Villas and cannot afford to continually utilize the services of expensive Licensed Contractors for miscellaneous tasks that they once could do themselves.

The recent and new group of Directors and Board Members along with the services Shawn have greatly enhanced the SRV into an attractive and appealing Community as well as enhancing the value of the Community and Villas.

Recently our neighbor was changing insurance companies and the new insurance company required that an Inspection be performed on the Villa. Our neighbors were up north at the time so I escorted the Inspector while he performed his inspection.

I did not go on the roof with him as I am not able but when he came down from the roof he inquired who performed the coating of the roof, I told him my neighbor was going to try and coat the roof himself but realized he was not physically able to perform the task. He got together with Shawn and had Shawn perform the coating for him.

The Inspector told me that was the best roof coating job he had reviewed. He said the coating was a very good product, applied properly and in the correct thickness; he indicated that he usually sees inferior products that do not last long and are applied very thin.

When we installed our new roof on V-275 we asked Shawn for his opinion and he said based on the many repairs that had been performed on top of each other that we should contact a Roofing Contractor to install a new roof and not try to coat the roof over top of the existing conditions which we appreciated his truthfulness. Shawn will tell you that a Contractor is required for a project being discussed and will not sugar coat his response,

We believe that Shawn is a very informed and talented individual concerning maintenance and is an asset that serves the community and its residents well. In these times he probably does not make the wages his talents deserve.
Assisting our residents in tasks referred to above helps the residents, the community and is a way for Shawn to supplement his income, what is wrong with that; it also helps keep an employee such Shawn and you all know so well 'Good help is hard to find today' and still remain within operating budgets.

In any group, organization, community, etc. there is always a small group that are against anything and continually keep the pot stirred for many unknown reasons, maybe loneliness. Please see through this type of foolishness and todays social demeanor to wreck people's lives.

Respectfully,

Dennis [Denny] Zeszutek

V-275
Cell Phone: 412.779.4758
Email: zfdruffy145@gmail.com

MARIANNE OLIVER
ATTORNEY AT LAW
THE BENEDUM TREES BUILDING
223 FOURTH AVENUE, 10TH FLOOR
PITTSBURGH, PENNSYLVANIA 15222

(412) 391-9770
FAX (412) 232-3084

May 13, 2019

Jerry McDermott, President
Stan Feldman, Vice President
Sue Knapp, Secretary
Stephen Zimmerman, Treasurer
Board of Directors
Strathmore Riverside Villas
2700 Riverbluff Parkway
Sarasota FL. 34231

Re: Shawn Gubody

Dear Board Members:

My husband, Ronald Kisak, and I are owners of Villa 278. We are writing to let you know of our experience with Shawn Gubody. When we first bought our condo, we were referred by our realtor to George Godspell for a needed new roof. We took the realtor's recommendation and the "licensed" roofer was paid $8000 but did not do the job properly. The roof was allegedly warranted but Godspell told us that the original company was no longer in business and recommended a second "licensed" company who treated the roof for an additional $3000 charge. Again, we experienced problems with the roof. After two unsuccessful experiences with "licensed" contractors, we decided to do the job ourselves and Ron purchased 5 gallon containers of roofing product. Ron realized he was not strong enough to lift the containers onto the roof. A neighbor recommended Shawn to assist in the coating of the roof. Shawn was willing to help us for which we were thankful. After Shawn helped with the coating of the roof, we happened to apply for new condo insurance. An insurance inspector came to our villa in connection with our application for new insurance. The inspector went onto the roof and commented that the coating appeared to be applied professionally and the job was done well. As a result of the insurance inspectors report our policy application was approved saving us a substantial amount on the new policy . It should be noted that at no time did Shawn perform any of this work for us during his SRV working hours. Rather, he did this on the weekends and in the evenings. We were so grateful for Shawn's assistance after wasting $11000 on shoddy "licensed" roofing contractors.

We have found Shawn to be very helpful and trustworthy. He is a great asset to the residents of SRV.

If you any questions, please feel free to call us at Ron's cell phone number – 412-849-1304 or our home in Pittsburgh – 412-276-1987.

Sincerely,

Ron Kisak and Marianne Oliver Kisak

TREASURER'S REPORT

Month Ending April 30, 2019
And
Year-to-date (YTD) January 1, 2019 through April 30, 2019

Balance Sheet

SRV's Balance Sheet for April reflects Total Assets of $1,068,588.96 vs. Liabilities of $584,695.32 resulting in an Equity position of $483,893.64 vs.$469,949.95 at the end of March.

Total Revenue for April of $121,324.41 was ahead of budget by $1,222.66

Total Expenses for April of $107,380.72 were under budget by $12,721.07

Main contributing factors were:

- Grounds / Landscaping under budget by $4,901.68
- Administration Expenses under budget by $ 6,972.45. Mainly due to the collection in full of a past due assessment debt in the amount of $9,301.11.

The above items were partially offset by an overage in legal and Audit fees of $5,127.43.

Net Income for April was a positive $13,943.69

Revenue Year-to-date (YTD) of $491,179.41 is ahead of budget by $10,772.41

Expenses Year-to-date (YTD) of $453,280.93 were under budget by $27,126.11

Net Income Year-to-date (YTD) stands at a positive $37,898.48

Strathmore Riverside Villas Assoc., Inc.
Bank Account Balances as of April 30, 2019

1010 · Checking	
1011 · Centennial Bank Oper**6315	220,512.76
1012 · Centennial Bank Oper ICS*315	199,636.39
1016 · Due to Insurance Sinking Fund	(287,814.69)
1019 · Due (to)/from Reserves	109,299.07
Total 1010 · Checking	241,633.53
1020 · Reserve Accounts	
1021 · Centennial Bank Res MM** 6323	970.29
1022 · Cadence Res MM**8117	115,149.38
1023 · Bank Ozarks Res MM**5582	150,186.36
1025 · Iberia Bank RES MM Acct**8969	99,129.24
1026 · Florida Community CD*9200	250,000.00
1029 · Due (to)/from Operating	(109,299.07)
Total 1020 · Reserve Accounts	506,136.20
1030 · Insurance Account	
1017 · Insurance Sinking Fund	287,814.69
Total 1030 · Insurance Account	287,814.69
TOTAL	**1,035,584.42**

Delinquent Assessment Report:

Delinquent accounts as of April 30, 2019 stayed the same as March at 18.

- Total arrearage for those 18 Members stands at $19,439.00 vs. $25,471.38 the previous month.
- 15 members are two months, or less, past due for a total of $1,663.62
- 3 members are past due a total of $8,292.19
  - Collection efforts are in process on all accounts.
  - Legal action is in process on 3 of these accounts.

Reserve Account balances	
Deck Resurfacing	$12,035.05
Pool Interior	$7,245.07
Pool Heater	$11,725.25
Exercise Equipment	$2,121.38
Maintenance Equip. & Building	$10,060.14
Fence	$7,966.89
Paving	$191,281.68
Painting	$25,926.41
AC Rec. Bldg.	$1,759.79
Club House roof	$21,312.34
Club House Improvements	$10,153.84
Creek House Projects	$5,712.00
Seawall / Marina Retaining Wall	$124,040.11
Sewer/water Lines	$66,135.63
Marina/Docks	$7,039.50
Utility Carts	$980.05
Reserve Interest	$641.07
Total Reserves	**$506,136.20**

2019 Total Allocations Received to Date: $51,746.14
2019 Total Reserve Expenses to Date: $7,685.00

JUNO Message Center

From: "Sue Linenger" <sue@asphaltrepairservice.com>

To: <dcpuls@juno.com>

Sent: Fri, May 10, 2019 09:50 AM

Subject: SRV - sealing

Strathmore Riversi... (88KB)

Don,

Here is the sealing proposal. Let me know if you have any questions, thanks !

If you are ready to proceed, please sign and return our proposal via fax or email.

We are a family owned and operated business, working in the Sarasota Manatee area for **32 years.** We are proud of our work and know you will be exceptionally happy with the quality of our work.

We perform all types of asphalt work: ***Repair, Overlay, and Paving***. We offer a complete range of professional ***Concrete repair***, replacement and new installation adjacent to parking areas– curbing, gutters, sidewalks, drives – whatever is needed.

We provide consistent high quality in our ***Parking Area Paving and Overlay*** projects – small parking areas or drives – additions to existing parking areas.

We use the best products we can find for our parking lot maintenance work. We do not offer different levels of quality for our sealer or workmanship – **we do our work one way – the right way**. We use Seal Master Brand for our ***Parking Area Sealing*** and Sherwin Williams D.O.T. approved traffic paint for our ***Striping.*** We want to have you as a customer for life, not just this project.

Thank you, we appreciate your business.

Sue Linenger
Asphalt Repair Service
Call the Experts
677 N. Washington Blvd.
Sarasota, Florida 34236
Office- (941) 925-9191
Fax - (941) 480-9765
Sue@AsphaltRepairService.com
www.AsphaltRepairService.com

ASPHALT REPAIR SERVICE

Owners
Dick Linenger – Jeff Linenger
677 N. WASHINGTON BLVD. #82
SARASOTA, FLORIDA 34236
sue@AsphaltRepairService.com www.AsphaltRepairService.com

The Experts for Complete Asphalt Maintenance

Phone (941) 925-9191
Fax (941) 480-9765

TO: SHAWN GUBODY STRATHMORE RIVERSIDE VILLA 2524 RIVER BLUFF PKWY	***RE:*** SEAL AND STRIPE ***E-MAIL:*** austinsdad1129@gmail.com	***DATE:*** 2-17-2019 ***PHONE:*** Shawn Gubody- Maintenance - 809-1721

1. SEAL AND STRIPE PARKING AREA..... $ 33,702

   - THOROUGHLY POWER CLEAN AREA TO BE SEALED, REMOVING DIRT, GRASS AND DEBRIS
   - TREAT ANY OIL SOAKED AREAS.
   - SEAL WITH TWO COATS SEALMASTER PREMIUM GRADE COAL TAR COMMERCIAL PARKING LOT SEALER – MIXED TO MANUFACTURERS SPECIFICATIONS TO MAXIMIZE COLOR AND DURABILITY.
   - THE SEALER IS A PROTECTIVE COATING TO HELP PROLONG THE LIFE OF THE ASPHALT – IT DOES NOT CHANGE THE ACTUAL PROFILE OF THE SURFACE – ANY CRACKS AND ROUGHER AREAS IN YOUR ASPHALT WILL NOT BE REMOVED DURING THE SEALING PROCESS.
   - VEHICLES NOT MOVED AS WE START A PHASE WILL BE TOWED OUT OF THE WAY – AND A CHARGE WILL BE ADDED TO OUR INVOICE FOR THE TOWING.
   - RE-STRIPE TO EXISTING PATTERN WITH SHERWIN WILLIAMS D.O.T. APPROVED COMMERCIAL TRAFFIC PAINT INCLUDING:
     - PARKING STRIPES STOP BARS HANDICAP SPACES
     - CROSSWALKS PAINTED CURBING
     - PAINT THE LARGE SPEED WAVES
   - A SEALING SCHEDULE WILL BE MADE AVAILABLE PRIOR TO START OF WORK.

2. PAINT 42 WHEELSTOPS..... $ 210 (priced to be painted during the seal & stripe process)

1. NO WORK TO BE ASSUMED OTHER THAN STATED ABOVE.
2. CONTRACTOR WILL SUPPLY ANY BARRICADES NEEDED FOR TRAFFIC CONTROL.
3. CUSTOMER TO HAVE SPRINKLERS TURNED OFF 24 HOURS PRIOR TO START OF ANY WORK – THERE WILL BE AN ADDITIONAL FEE IF WORK AREA IS WET FROM IRRIGATION AND DELAYS OUR START OF WORK

WE HEREBY PROPOSE TO FURNISH LABOR AND MATERIAL IN ACCORDANCE WITH THE ABOVE SPECIFICATIONS FOR THE SUM OF:

$ 33,912.00 THIRTY THREE THOUSAND NINE HUNDRED TWELVE AND 00/100

PAYMENT TERMS: $14,000 PRIOR TO START OF SEALING – BALANCE WITHIN 7 DAYS OF FINAL INVOICE

WORK TO BE COMPLETED IN A WORKMAN LIKE MANNER ACCORDING TO STANDARD PRACTICES. ANY DEVIATION FROM ABOVE SPECIFICATIONS INVOLVING EXTRA COSTS WILL BE EXECUTED ONLY UPON WRITTEN ORDERS & WILL BECOME AN EXTRA COST OVER & ABOVE THIS ESTIMATE. THIS PROPOSAL MAY BE WITHDRAWN BY US IF NOT ACCEPTED WITHIN 30 DAYS. PURCHASER AGREES THAT SHOULD THE ACCOUNT BECOME MORE THAN 30 DAYS PAST DUE, PURCHASER WILL PAY ALL COSTS OF COLLECTION, INCLUDING REASONABLE ATTORNEY'S FEES WHETHER COLLECTED THROUGH SUIT OR OTHERWISE. AFTER 30 DAYS, INTEREST WILL BE CHARGED ON ALL MONEY DUE AT THE HIGHEST LEGAL RATE.

ACCEPTANCE OF PROPOSAL

THE PRICES, SPECIFICATIONS &CONDITIONS ARE ACCEPTED. YOU ARE AUTHORIZED TO DO THE WORK. PAYMENT WILL BE MADE AS OUTLINED.

AUTHORIZED SIGNATURE_____DATE_____

PRINT NAME_____TITLE_____

Strathmore Riverside Villas

From:	Dewey Jones [deweyjones66@outlook.com]
Sent:	Thursday, February 21, 2019 12:06 AM
To:	srv2700@comcast.net
Subject:	SEAL & STRIPE ROADWAY / REMOVE SPEED TABLES / ANDERSON ASPHALT & CONCRETE SERVICES
Attachments:	STRATHMORE RIVERSIDE VILLAS.xlsx; Comment Letter.doc

Shawn,

Please find attached the proposal/contract to sealcoat & stripe the roadway. Feel free to reach out to me with any questions or concerns. Otherwise, Sign and return to get your work scheduled.

Price includes the following: Material, Labor & Rentals.

Thank you,
Dewey Jones Project Estimator/Job Coordinator
Anderson Asphalt & Concrete Services, LLC.
www.andersonasphalt.com
deweyjones66@outlook.com
Mobile 941.307.9525
Fax 941-351-9149

"PROUDLY SERVING THE AREA FOR OVER 40 YEARS"

Anderson Asphalt & Concrete Services, LLC

1775 MYRTLE STREET • SARASOTA, FL 34234

Dewey Jones
Sarasota (941) 351-6586
Fax (941) 351-9149
Mobile (941) 307-9525

Attn: Shawn

PROPOSAL SUBMITTED TO:	PHONE:	DATE:
Strathmore Riverside Villas	941-809-1721	02/20/19
Address:	JOB NAME:	
2700 Riverbluff Prkwy.	Strathmore Riverside Villas	
CITY, STATE, ZIP CODE		
Sarasota,Fl. 34231	2700 Riverbluff Prkwy. Sarasota,Fl. 34231	

Email: srv2700@comcast.net

Experience is our biggest asset: After 45 years of quality work and outstanding craftsmanship, we are pleased to quote as follows, including all barricading, material, equipment, labor, workman's' compensation and $2,000,000 liability insurance for estimated items listed below:

We propose the following scope of work: Seal & stripe roadway.

Thoroughly clean.	
Apply (2) coats of sealer coating with silica sand & latex rubber additives.	
Base sealer OR	**$37,050.00**
For additional cost add ARMORFLEX sealer for longer life, greater strength & fast d:	**$3,900.00**
Restripe existing lines, pavement markings, arrows, stop bar, lettering, handicap area.	
Stop bars 5, yellow stripes 93, white stripes 292 & handicap spots 3.	**$1,319.00**
Optional Work: Paint 40 white bumpers.	**$400.00**
Optional Work: Paint 154 linear feet of yellow curbing.	**$125.00**
Optional Work: Remove 4 speed tables.	**$2,760.00**
Optional Work: Remove all speed tables.	**$6,600.00**
Mobilization	**$100.00**

"QUALITY DOESN'T COST MORE - IT PAYS"

We Propose to complete the above work in accordance with above specifications for the sum of:

PAYMENT TO BE MADE UPON COMPLETION OF WORK PER §715.12, FLORIDA STATUES

There shall be a one-year (1) guarantee on the material and all workmanship, except that as applies to cracks, grass growing through asphalt, people or vehicles damaging fresh sealer, oil spots, rain-caused damage or cars sprayed within 30 feet of work area. The guarantee shall be limited to the replacement of the material and application of same. Every effort will be made to eliminate standing water, however 100% cannot be guaranteed. Customer will inspect work immediately after completion and advise of any problems. Otherwise, payment is due upon completion. Interest shall accrue at the highest allowable rate on unpaid balances. We are not liable or responsible for any damages or

Authorized Signature Dewey Jones

Dewey Jones

This proposal may be withdrawn by us if not accepted within 30 days.

Acceptance of Contract The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payment will be made as outlined above. Interest, legal fees and court costs incurred in the collection of monies owed according to this contract will be borne by the customer.

Date of Acceptance: _____

Signature _____

Signature _____

1775 Myrtle Street
Sarasota, FL 34234
Phone: 941-351-9149
Fax: 941-351-9149

Anderson Asphalt & Concrete Services, LLC. is proud to have served you. In order for our company to maintain the highest possible standards, we would appreciate it very much if you would please fill in this questionnaire and return it to us with your check.

1.) Were our employees courteous, neat and prompt? **YES** **NO**

2.) Were you pleased with our performance? **YES** **NO**

3.) Was the job completed to your satisfaction? **YES** **NO**

If the job was not completed to your satisfaction, please explain:

_____

_____

4.) Would you recommend Anderson Asphalt & Concrete Services, LLC. for future jobs? **YES** **NO**

_____
Customer Signature

Thank You.

Sincerely,
Gregory Anderson
President

VINTAGE ASPHALT, INC
2058 CONSTITUTION BLVD.
SARASOTA, FL 34231
941-702-0800

CONTRACT
04222019

April 22, 2019

Strathmore Riverside Villas
2770 Riverbluff Pkwy
Sarasota, 34231

Description of Work:

1) **VAI will saw cut and remove all existing asphalt, patch with hot S3 asphalt roll and compact**
2) **VAI will clean all existing asphalt before seal coating**
3) **VAI will apply by squeegee Sealer – Gem Seal – Federal Coal Tar Emulsion sealer certified at a minimum of 50% solids. Additives of 5# silica sand per gallon and latex rubber for increased durability and skid resistance.**
4) **VAI will paint parking stalls, arrows, stop bars, and handicaps**
5) **VAI will provide the necessary traffic cones and barricades**

Total Contract: $32,543.00
Deposit: $13,000.00
½ Completion: $9,000.00
Upon Completion: $10,543.00

THANK YOU FOR THE OPPORTUNITY TO BID ON YOUR JOB!!

The owner further agrees that the equity in this property is security for this contract. Owners and associations are responsible for all permits. This contract shall become binding only upon written acceptance hereof by the contractor or by an authorized agent of the Contractor or upon commencement of the work.
The Contractor is not an agent or subcontractor of any other firm or Corporation and no other Corporation is a party to this Contract.
This Contract constitutes the entire understanding of the parties, an no other understanding, collateral, verbal or otherwise, shall be binding unless in writing, signed by both parties,
This proposal expires 30 days from date hereof, but may be accepted at any later date at the sole option of the Company.
We shall not be responsible for underground utilities or other objects buried sub grade, labor or materials not furnished and installed by us. If a legal dispute arises about the interpretation or enforcement of this agreement, the prevailing party is entitled to attorney fees. No tests or permits.
This Contract Void after 30 days from date of Proposal.

ACCEPTED: _____ DATE:_____

Vintage Asphalt, Inc _____ DATE:_____

Proposal

ASPHALT MAINTENANCE

"DONE RIGHT THE FIRST TIME – ON TIME"

P.O. BOX 50185 • SARASOTA, FL 34232-0301

PHONE 941-322-6000
FACSIMILE 941-322-9079
TOLL FREE 1-866-322-6600

PROPOSAL SUBMITTED TO	PHONE	FAX
STRATHMORE RIVERSIDE VILLAS	809-1721	
STREET	**JOB NAME**	
2700 RIVERBLUFF PARKWAY	SANE	
CITY, STATE AND ZIP CODE	**JOB LOCATION**	
SARASOTA, FL 34231		
ATTENTION	**DATE**	**GUARANTEE**
SHAWN	2-27-19	1 YEAR

THOROUGHLY CLEAN EXISTING ASPHALT AND APPLY OIL SPOT PRIMER WHERE NECESSARY.

APPLY 2 COATS OF OUR BLACK DIAMOND XL PAVEMENT SEALCOAT. BLACK DIAMOND IS A PETROLEUM BASED PAVEMENT SEALER APPLIED WITH 4 POUNDS OF SAND PER GALLON AND ADDITIVES. $ 41,480.00

RESTRIPE EXISTING LINES AND PAVEMENT MARKINGS. $ 1,800.00

NOTE: BLACK DIAMOND PAVEMENT SEALER WEARS 50% BETTER THAN OTHER PETROLEUM BASED SEALERS.

We Propose hereby to furnish material and labor - complete in accordance with above specifications, for the sum of:

FORTY THREE THOUSAND TWO HUNDRED EIGHTY dollars ($ 43,280.00)

Payment to be made as follows:

UPON COMPLETION

There shall be a (1) year guarantee on the material and all workmanship. Customer will inspect work immediately after completion and advise of any problems. Otherwise, payment is due upon completion. We are not liable or responsible for any damages or claims that might arise from anyone or anything entering marked-off areas. Cars must be moved at least 100 feet from designated work areas to prevent any damage due to overspray.

Authorized Signature DAVE KAMPS

Note: This proposal may be withdrawn by us if not accepted within 30 days.

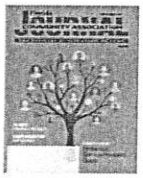
Acceptance of Proposal - The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payment will be made as outlined above. Legal fees and court costs incurred in the collection of monies owed according to this contract will be borne by the customer.

Signature _____

Date of Acceptance: _____

Signature _____

Current Issue



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Your Roads Need Therapy!

The Science Behind Maltene Replacement Therapy

By Chris Evers / Published March 2019

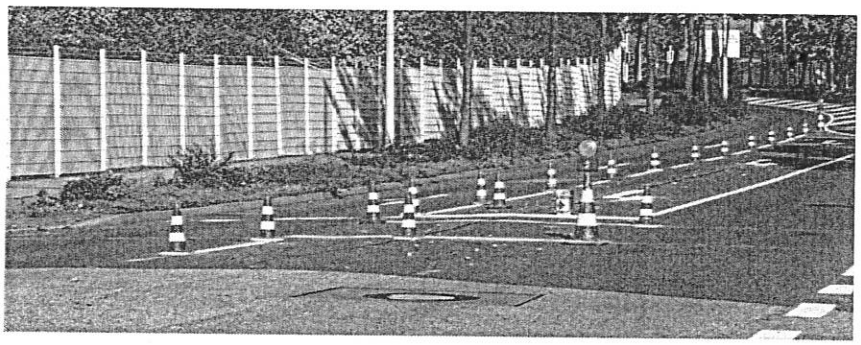


Photo by iStockphoto.com/Animaflora

Please don't take offense, but you need to get your roads into therapy! That's right; just like people, even roads that look youthful and normal should seriously consider getting some help. It shouldn't surprise us that what may look healthy and great on the outside could be hiding some deterioration which, if left unchecked, will mean big problems down the road. This article is meant to help HOA board members, property managers, and residents alike think twice about whether they have a solid, long-term care plan for their community's roads. Without such a plan, "asphalt hospice" could be in your future sooner than you think!

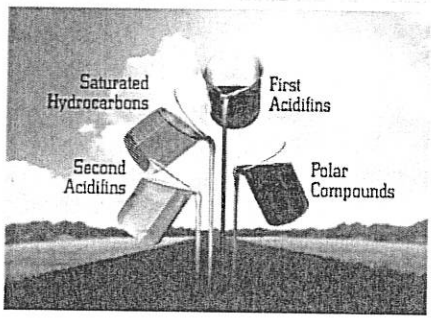
The truth of the matter is…

Even though you can't see it, your road is slowly being cooked to death by the ball of fire in the sky. Of course, most of us are in Florida because of the sun. Still, you wouldn't go to the beach all day without wearing sunscreen, would you? The American Cancer Society estimates about 3.3 million people are diagnosed with skin cancer each year in the US, and about 15,000 of those die. The vast majority of these people seek medical attention and require surgery to remove the cancer. I doubt there is a single one of these folks who would now choose not to employ preventative treatments or therapies to combat skin cancer.

The *Webster's New World Dictionary* defines therapy as the treatment of any physical or mental disorder by medical or physical means, usually excluding surgery. Preventative medicine is a great model for how we should look at any of our communities' fixed assets, especially roads. Back to your skin for a second

A neglected sunbaked roadway in SE Florida

—when sunlight penetrates past the epidermis to the dermis layer, damage occurs to the collagen-producing fibroblast. Collagen plays a critical role rejuvenating our skin by repairing damage and keeping skin tight. Damage to our DNA can occur when radiation burns (that's what a sunburn really is) caused by UV rays penetrating unprotected skin. Sunscreen protects the epidermis and dermis by adding UV protection to the surface of your skin, which prevents damage to the fibroblast and the DNA in the upper layer of skin cells. In fact, one of the hottest trends in skin therapy, collagen induction therapy, spurs collagen production in hopes of rejuvenating your skin.

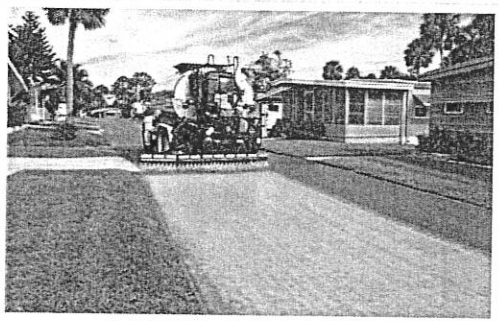


Maltene-replacement technology requires the proper distribution of these four fractional components of maltenes to optimize roadway service life extension.

The Collagen of Asphalt—Maltenes

The surface of your asphalt roads burn just like your skin does when left with no protection. Asphalt is sensitive to the effects of UV radiation. In fact, that's the biggest cause of road failure in Florida. The oxidation taking place on the asphalt surface over years of service means the asphalt loses its flexibility, becomes brittle, and cracks. There are two primary major components in asphalt cement, asphaltenes and maltenes. Understanding how these components react during the aging process is the most important aspect to the proper care of your community's roads. The science behind this phenomenon is that under high temperatures the light ends (maltenes) in the asphalt fractions volatize and leave the road. That's bad.

The maltenes, like collagen, are critical in maintaining a youthful appearance and long life for your roads. That's because they are the only components in the road that are prone to deterioration. The rock in the asphalt pavement is relatively inert, as is the other primary component in asphalt binder, asphaltenes. That leaves only the maltenes. These little guys are highly volatile and reactive, and because of this, under long exposure to the sun they decide they have had enough and they split. On to the next life they float off to asphalt heaven. That's bad because the maltenes are the life of the party in your road. The better we are at keeping them around, the longer the asphalt binder will perform at its peak level.



Road Treatment

Maltene Replacement Therapy

The most popular therapy or pavement preservation method happens to be something that's been around a long time that we have begun to call maltene replacement therapy. Asphalt rejuvenation can only be accomplished using maltene-based technology. Putting back the components in the binder that are lost to oxidation extends the life of the roadway and helps to maintain a tight asphalt pavement. Just like tight skin is good for both your youthful appearance and protecting the rest of your body from intrusion, tight asphalt keeps water from penetrating into the road base and doing damage. Asphalt rejuvenation is best applied to roads that are one to five years old and are still in good condition. Just as you wouldn't wait until after you sunburn to put on sunscreen, don't wait to treat your recently resurfaced roads with asphalt rejuvenation!

Chris Evers

Technical Representative for Pavement Technology Inc.

Chris Evers has served as a technical representative for Pavement Technology Inc. since 2011 and has been involved in the road building business since 1996. He is a past president of the APWA Florida Chapter and an active participant on its Legislative Affairs committee. He founded and continues to moderate the annual APWA International Public Works Director Roundtable and was also instrumental in founding the Florida Pavement Preservation Council. Chris is a popular pavement preservation educator/speaker throughout Florida and resides in Vero Beach. For more information on Pavement Technology, visit www.pavetechinc.com or contact Chris via info@pavetechinc.com.

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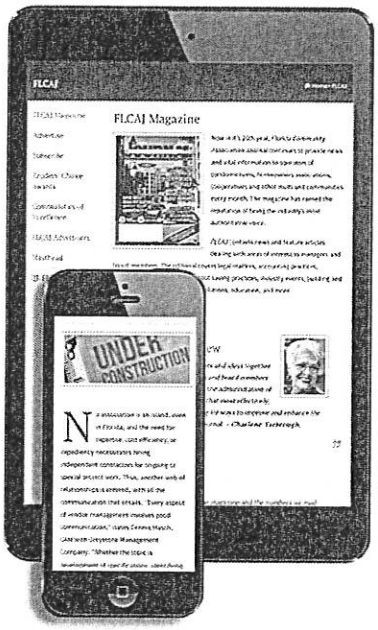

Professional Growth Through Learning

FCAP (Florida Community Association Professionals) is a member-based, professional organization dedicated to training, equipping, and advocating for Florida community association professionals including managers, service providers, and community volunteer leaders.

Contact Us

800-443-3433
501-280-9233
info@fcapgroup.com

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APRIL 8, 2019

ARTISTREE LANDSCAPE, MICHAEL CASPER 941-488-8897 X 321
160 POND CYPRESS RD, VENICE, FL

BETTER BUSINESS BUREAU RATING- A+ NO COMPLAINTS FILED

NO CIVIL CASES HAVE BEEN FILED

IN BUSINESS SINCE 1990, 300 EMPLOYEES, $20 MILLION IN SALES
9 ACCOUNT MANAGERS

CLIENT RETENTION VERY GOOD, ONE OVER 20 YEARS

COMMUNICATION BY: TEXT, PHONE, EMAIL, OR SPECIAL ON-LINE PORTAL FOR WORK ORDERS

ARBORIST ON STAFF
THEY DO ALL WORK IN-HOUSE, THEY DO NOT SUBCONTRACT OUT

DRUG TEST EVERY EVERY EMPLOYEE AND DO RANDOM TESTING THROUGHOUT THE YEAR, CRIMINAL/FELONY BACKGROUND TESTING, ALL WORKERS ARE CHECKED FOR SOCIAL SECURITY NUMBERS OR PROPER LEGAL DOCUMENTATION

DISASTER RELIEF WITH-IN HOURS TO ASSESS THE SITUATION, TREES BLOCKING ACCESS ROAD REMOVED, PROPERTY ASSESSES AND CREWS ASSIGNED

WE WILL RECEIVE DETAILED MONTHLY IRRIGATION REPORT

WEEDS CONTROLLED BY CHEMICALS AND HAND PICKED

AVERAGE WAGE IS $12-$15/HOUR

WARRANTY ON EVERYTHING THEY PLANT WHILE UNDER CONTRACT

PRIOR NOTIFICATION OF PEST CONTROL AND FERTILIZATION.

PRUNING DONE EVERY MONTH, DEPENDING ON PLANT/SHRUB EITHER ELECTRIC OR BY HAND.

PREFERS BAGGED MULCH BECAUSE ITS TREATED.

THEY RECOMMEND DONUTS AROUND SPRINKLER HEADS ESPECIALLY ONES BY ROAD TO GIVE ADDED PROTECTION FROM CARS. THEY TRIM AROUND THEM WEEKLY TO ASSURE THE IRRIGATION WORK PROPERLY

APRIL 11, 2019

GOLDEN LEAF LANDSCAPE SERVICES, BLAINE BACON, OWNER. 941-342-0243
1761 CATTLEMEN RD, SARASOTA

NO WEBSITE, HAS A FACEBOOK ACCOUNT
NO BETTER BUSINESS BUREAU RATING
NO CIVIL CASES FILED

HIGHLY RECOMMENDED BY JUSTIN FROM ARGUS

IN BUSINESS SINCE 2005, 1.2 MILLION IN SALES, 25 EMPLOYEES

CERTIFIED IN FLORIDA BEST LANDSCAPE PRACTICES
EXTREMELY KNOWLEDGEABLE IN PLANTS AND PEST MANAGEMENT
PRIDES HIMSELF IN BEING AN INVOLVED ON SITE, HANDS-ON OWNER.

DOES NOT DRUG TEST EMPLOYEES BUT DOES DO BACKGROUND CHECKS

WOULD HAVE A MOW CREW COME IN WEEKLY AND WOULD LIKE TO HAVE A 2 MAN PRUNING, WEEDING CREW HERE 5 DAYS A WEEK.

COMMUNICATION WOULD BE FROM AND TO TWO (2) DESIGNATED SRV PEOPLE.

WILL EDGE ALL PLANT BEDS EVERY OTHER MOW TIME

WEEDS CONTROLLED BY CHEMICAL AND HAND PULL IF OVER 6"

WOULD HAND PRUNE MOST PLANTS

DID NOT LIKE BLOWN-IN OR BULK MULCH, THEY DO BAG FOR BETTER CONTROL

GUARANTEE ALL PLANTS THEY PUT IN AS LONG AS THEY ARE UNDER CONTRACT

WAS QUITE SURPRISED TO HEAR IRRIGATION WAS FROM POTABLE WATER. WAS NOT A FAN OF DONUTS BUT DID RECOMMEND THE USE OF A FLEX PIPE FOR HEADS ESPECIALLY THOSE CLOSE TO ROADWAYS. FLEX PIPE WOULDN BEND NOT BREAK UNDER PRESSURE

WHILE UNDER CONTRACT THEY OFFER FREE LANDSCAPE DESIGN DONE BY CAD

WILL PROVIDE A REPORT OF WEEKLY SERVICES THEY PROVIDED

30 DAY OUT ON CONTRACT, 1 YEAR CONTRACT WITH 60-90 DAY NOTIFICATION OF POSSIBLE PRICE INCREASE

IMMEDIATE EMERGENCY RESPONSE TO CLEAR ROADS AND DRIVEWAYS FOR EGRESS

WILL REMOVE ALL SPOILS FROM PROPERTY AND WILL PICK UP OWNERS DEBRIS

THERE WAS SOME CONCERN BECAUSE BLAINE SAID IF HE GOT OUR ACCOUNT HE WOULD HAVE TO HIRE MORE GUYS. I THINK ANY COMPANY WOULD HAVE TO HIRE MORE EMPLOYEES IF THEY GOT A NEW ACCOUNT THE SIZE OF OURS. NO PROFITABLE COMPANY WOULD HAVE 6 OR 8 EXTRA GUYS ON STAFF DOING NOTHING. HIRING IS

BASES ON WORK LOAD. I ALSO BELIEVE A COMPANY WOULD NOT SEND ALL NEW HIREES TO ONE LOCATION. SO HIS STATEMENT SHOLD NOT BE OF A CONCERN.

APRIL 12, 2019
WEST BAY LANDSCAPE, ED COIL, FCHP (FLORIDA CERTIFIED HORTICULTURAL PROFESSIONAL) GENERAL MANAGER
6009 15TH STREET E, BRADENTON

IN BUSINESS SINCE 1983, 8.3 MILLION IN SALES, 155 EMPLOYEES
RECOMMEND BY JUSTIN FROM ARGUS

NO BETTER BUSINESS BUREAU RATING
ONE CIVIL CASE FILED 2007. CASE: CARELESSLY AND NEGLIGENTLY MANAGED AND OPERATED HIS MOTOR VEHICLE SO AS TO CAUSE THE SAME TO COLLIDE WITH ANOTHER VEHICLE.

TWO HAND-ON OWNERS, ACTUALLY DO DRIVE THROUGH ALL PROPERTIES ON AN UNANNOUNCED, REGULAR BASIS.
PRIDE THEMSELVES IN LONG TERM CLIENTS. MOST HAVE HAD FOR 10-25 YEARS. ALSO MOST EMPLOYEES HAVE 15-20 YEAR TENURE.

EVERY ACCOUNT MANAGER WILL MEET WITH A REPRESENTATIVE OF THE PROPERTY ON A MONTHLY BASIS, DRIVE THE ENTIRE PROPERTY AND CRITIQUE WORK BEING PERFORMED

MISSION TO BEAUTIFY PROPERTIES AS PARTNERS WITH THEIR CLIENTS. PRIDES THEMSELVES IN EXCELLENT COMMUNICATION WITH CUSTOMERS

ALL TEAM MANAGERS ARE CERTIFIED. MONTHLY TRAINING FOR ALL CREW MANAGERS

COMMUNICATION BY PHONE, TEXT OR EMAIL

ALL EMPLOYEES ARE CHECKED FOR LEGAL DOCUMENT STATUS, DRUG TESTING AND FELONY BACKGROUND. ALL CREW LEADERS SPEAK ENGLISH

CORE GROUP ON SITE WEEKLY WILL BE CONSISTENT SO THEY BECOME FAMILIAR WITH PROPERTY

IMMEDIATE EMERGENCY RESPONSE TO ACCESS SITUATION AND PROVIDE EMERGENCY ACCESS, THEN WILL MAKE ANOTHER VISIT FOR THREAT ASSESSMENT, AND LASTLY CLEAN-UP. WILLING TO NEGOTIATE SWAPPING MOWING/PRUNING MAN HOURS WITH CLEAN-UP HOUSE TO DEFRAY COSTS.

ALL SPOILS WILLBE REMOVE WEEKLY, THEY WILL ALSO PICK UP HOMEOWNERS YARD DEBRIS. THEY PARTNER WITH BIG EARTH AND COMPOST SPOILS FOR "GREEN EARTH".

WEEDS CONTROLLED BY CHEMICAL AND HAND PICKED.

ALL PLANT BEDS EDGED EVERY OTHER MOW TO PREVENT TURF FROM ENCROACHMENT. ALL PLANTS THEY PLANT GUARANTEED AS LONG AS THEY ARE UNDER CONTRACT

ONLY USES BAG MULCH, CLEANER AND MORE MANAGEABLE

PRUNING-WILL BE EITHER HAND OR MECHANICAL DEPENDING ON PLANT. THEY DO PRACTICE "PROPER" PRUNING TECHNIQUES. NORMALLY PRUNING IS DONE 7 TIMES PER YEAR.

THEY ADJUST MOW HEIGHTS BASED ON THE SEASON

RECOMMENDS MONTHLY IRRIGATION MAINTENANCE, WILL GIVE A MONTHLY IRRIGATION REPORT. WILL REPAIR BROKEN HEADS AT NO EXTA COST WHILE ON SITE FOR MONTHLY INSPECTION. ANY OTHER REPAIRS WILL BE TIME AND MATERIAL PRICE.TIME IS $48.00/ HOUR.

WILL PROVIDE FREE LANDSCAPE DESIGN WHILE UNDER CONTRACT

MOST CONTRACTS THEY HAVE NOW ARE 1 YEAR BUT HAS NO PROBLEM WITH PROVIDING 3 YEAR

APRIL 17, 2019
WESTCOAST LANDSCAPE, JOHN SHAMO, CLIENT RELATIONS, 941-720-2704
1500 15TH AVE DRIVE EAST, PALMETTO

BETTER BUSINESS BUREAU RATING A+. ONE COMPLAINT 8/2016 COMPLAINED ABOUT WEEDS IN FLOWER BED. COMPLAINT RESOLVED
NO CIVIL CASES FILED,
RECOMMENDED BY JUSTIN AT ARGUS

STARTED IN 1998, FAMILY OWNED, 2 BROTHERS, 12 MILLION IN SALES, 250 EMPLOYEES

JUST OPENED A 20,000 SQ FT OFFICE/MAINTENANCE FACILITY IN SARASOTA NEAR SR70 AND I75.

ALL EMPLOYEES ARE E-VERIFIED FOR LEGAL DOCUMENTATION, BACKGROUND AND DRUG TESTED. ALL EMPLOYEES ARE TRAINED AND CERTIFIED

SPECIALIZE IN BUILDING RELATIONS AND COMMUNICATION. IF AWARDED CONTRACT THEY WILL BRING THE PROPERTY UP TO THEIR STANDARDS, THEN THEY WILL DO MONTHLY MAINTENANCE TO MAINTAIN IT TO THAT LEVEL. ACCOUNT MANAGER WILL HAVE AN IPAD. HE WILL REGULARLY PHOTOGRAPH PROBLEM AREAS AND REPORT TO SRV. THEY WILL PROVIDE MONTHLY REPORT ON WORK PREFORMED. WE WILL GIVEN A SCHEDULE MONTHLY THAT WILL DETAIL WORK AND SERVICED TO BE PERFORMED.

THEIR COMPETITIVE ADVANTAGES ARE BASED UPON EFFECTIVE COMMUNICATIONS,FERTILIZATION, EQUIPMENT, AND EMPLOYEE TRAINING.

THEY WOULD LIKE TO HAVE A MOW CREW HERE ONCE A WEEK (IN DRY SEASON EVERY 2 WEEKS). A PRUNING CREW HERE ONE DAY EVERY MONTH AND AN IRRIGATION CREW HERE ONE DAY EVERY MONTH.

THEY OFFER FREE DIGITAL LANDSCAPE DESIGN FOR SMALLER SCALE DESIGNS

THEY DO BAG MULCH BUT DID SAY BULK WOULD BE CHEAPER. BULK IS TREATED AND WITH THE SIZE OF OUR PROPERTY THEY WOULD PROBABLY ARRANGE A COUPLE DELIVERIES. ALL BULK MULCH WOULD BE INSTALLED SAME DAY IT IS DELIVERED. THEY HAVE TRUCKS AND LOADERS TO TRANSPORT IT TO THE DIFFERENT AREAS FOR DISTRIBUTION.

THE PLANT DETERMINES HOW IT IS PRUNED. THEY DO HAVE SMALL,DISCRETE "NO TRIM" SIGNS AVAILABLE THAT CAN BE USED BY RESIDENTS.

THEY WILL APPLY GRANULAR FERTILIZERS 3 TIMES PER YEAR. THEY REGULARLY SPOT TREAT PROBLEM AREAS AND TRY TO USE AS MUCH ORGANIC PRODUCT AS POSSIBLE. THEY USE ALOT OF SLOW RELEASE GRANULAR ORGANIC PRODUCTS

ALL SPOILS REMOVED FROM SITE, ALONG WITH RESIDENT DEBRIS

BOTH OWNERS AND HIMSELF MAKE REGULAR, UNANNOUNCED, UNSCHEDULED VISITS TO ALL THEIR PROPERTIES TO CHECK PROGRESS.

ACCOUNT MANAGER WILL BE ON-SITE A COUPLE HOURS WHILE CREW IS HERE. ENGLISH SPEAKING FOREMAN WILL BE ON-SITE THE WHOLE DAY, HE WILL ALSO DRIVE THE ENTIRE PROPERTY AND INSPECT WORK WHEN THE DAY IS OVER.

THEY WILL REMOVE ANY SMALLER PLANTS OR BUSHES THAT ARE DEAD AT NO COST BUT WILL CHARGE FOR REPLACEMENTS

EMERGENCY STORM RESPONSE-EXTRA CHARGE, ACCOUNT MANAGER COMES OUT IMMEDIATELY, TAKES PICTURES AND DOCUMENTS , THEN CREWS ASSIGNED AND SENT OUT FOR CLEAN-UP. GOING RATE IS $30.00/HOUR. A COMMENT WAS MADE THAT BLOOMINGS DID EMERGENCY CLEAN-UP FOR FREE. THIS IS NOT A CORECT STATEMENT. WE DID NOT TECHNICALLY GET AN INVOICE FOR THE CLEAN-UP FROM IRMA BECAUSE SERVICES WERE TRADED. STORM HIT SUNDAY EVENING, BLOOMINGS DID NOT HAVE A MOW CREW OUT MONDAY MORNING. THEY HAD THE CREW COME LATER THAT WEEK FOR CLEAN-UP.

IRRIGATION SHOULD BE WET TESTED MONTHLY. THEY RECOMMEND WE ESTABLISH A "COST NOT TO EXCEED" PRICE WITH THEM SO REPAIRS CAN BE MADE WHEN THEY ARE PERFORMING INSPECTION. OTHER REPAIRS WILL BE TIME AND MATERIAL. THEY DO RECOMMEND AND WILL USE FLEX PIPE ALONG ROADWAYS. WAS NOT A FAN OF DONUTS.

APRIL 18, 2019
YELLOWSTONE LANDSCAPE, 6108 33RD ST EAST, BRADENTON
JIM DELANEY, BUSINESS DEVELOPER 941-993-7403
JEREMY WAFER BUSINESS DEVELOPMENT MANAGER 941-962-1169

BETTER BUSINESS RATING A+, NO COMPLAINTS
NO CIVIL CASES FILED

IN BUSINESS SINCE 1994, BRADENTON BRANCH HAS 7 MILLION IN SALES, 142 EMPLOYEES, HEADQUARTERS IS IN CENTRAL FLORIDA, BRANCHES IN 6 STATES

TAKE PRIDE IN WORK SAFETY, GREAT CUSTOMER SERVICE AND LASTING PARTNERSHIPS WITH CLIENTS

BOTH GENTLEMEN DID A PROPERTY INSPECTION PRIOR TO MEETING WITH OUR GROUP. THEY PROVIDED US WITH A BOOKLET WITH COLOR PICTURES IDENTIFYING 38 PROBLEM AREAS OF NEGLECT ON THE SRV PROPERTY. ISSUES RANGED FROM: EXCESSIVE WEEDS IN PLANT BEDS, DEAD BUSHES BY AC UNITS, LACK OF EDGING BY PLANT BEDS, EXCESSIVE WEEDS IN MULCHED AREAS ALONG SIDE AND BEHIND VILLAS, WEEDS IN CRACKS ALONG ROADWAYS, PARKING AREAS AND DRIVEWAYS, LACK OF WATERFRONT EDGING, LACK OF CLEAN-UP ON STAIR TO DAY DOCKS.

THEY DO DOCUMENT CHECKING, BACKGROUND AND DRUG TESTING ON ALL EMPLOYEES. THEY OFFER EMPLOYEES BENEFITS AND MONETARY INCENTIVES TO MAINTAIN LONG-TERM EMPLOYMENT

THEY LIKE 1 YEAR CONTRACTS WITH AUTOMATIC RENEWALS. COST INCREASE RUNS 1-3% MAX

IF THEY GOT THE CONTRACT THEY HAVE SOMEONE COME OUT TO MEASURE AND COUNT EVERYTHING. LIKE HOW MUCH ST AUGUSTINE GRASS WE HAVE, HOW MUCH BAHIA GRASS AND BERMUDA TO DETERMINE EXACT MIXTURE AND FREQUENCY OF FERTILIZATION. THEY ALSO MEASURE EVERY MULCHED AREA AND BED TO DETERMINE QUANTITY MULCH NEEDED. THEY RECOMMEND BAG MULCH FOR BETTER CONTROL

RECOMMEND A MOW CREW HERE ONCE PER WEEK AND A PRUNE CREW MONTHLY. WILL HAND PULL WEEDS AND USE CHEMICALS. DEAD BROWN WEEDS WILL BE PULLED.

A SCHEDULE WILL BE GIVEN TO US MONTHLY AS TO WHAT SERVICES WILL BE PROVIDED. THE ACCOUNT MANAGER USES AN IPAD TO TAKE PICTURES OF PROBLEM AREAS BEFORE THE CREW STARTS SO THE CREW KNOWS WHAT AREA NEED SPECIAL ATTENTION.

THE ACCOUNT MANAGER WILL USE IPAD MONTHLY TO TAKE PICTURES TO IDENTIFY POSSIBLE EXTRA WORK ORDERS SRV SHOULD CONSIDER DOING

IF AWARDED CONTRACT THEY WANT TO MEET AND WALK THE PROPERTY WITH SRV LANDSCAPE COMMITTEE PEOPLE TO GET THEIR THOUGHTS ON HOW THEY WANT CERTAIN PLANTS PRUNED. HAND PRUNED FOR NATURAL LOOK OR MECHANICAL PRUNE FOR A MORE FORMAL LOOK.

FLOWERING PLANTS WILL NOT BE PRUNED UNTIL AFTER EASTER AND CUT-BACKS ONCE PER YEAR

ALL SPOILS WILL BE REMOVED AND OWNER DEBRIS PICKED UP FROM PILES NOT BAGGED

THEY OFFER FREE LANDSCAPE DESIGN SERVICE

SUGGESTED THEY WILL GIVE US A ONE TIME PRICE TO INCLUDE AN "OVERALL PROPERTY CLEAN-UP THAT WILL ADDRESS ALL NEGLECTED, PROBLEM AREAS. THEN A PRICE FOR MONTHLY MAINTENANCE TO MAINTAIN THAT LEVEL OF EXCELLENCE.

EMERGENCY STORM CLEAN-UP IS IMMEDIATE. THEY WILL CLEAR ALL FALLEN TREES AND DEBRIS TO ALLOW EMERGENCY ACCESS. ACCOUNT MANAGER WILL COME OUT AND TAKE PICTURE OF THE AREA TO DETERMINE CLEAN-UP STRATEGY. THEN CLEAN-UP CREWS WILL BE ASSIGNED. CLEAN-UP AT NO CHARGE BECAUSE THEY WILL TRADE SERVICE.

RECOMMENDED WET MONTHLY IRRIGATION INSPECTION. ALL SYSTEMS WILL BE ACTIVATED AND ADJUSTED. BROKEN HEADS CAN BE FIXED ON SITE BUT WOULD BE AN EXTRA CHARGE. SUGGESTED ALLOWING THEM A "NOT TO EXCEED" REPAIR COST. WILL PHOTOGRAPH AND DOCUMENT EVERY REPAIR. A MONTHLY REPORT WILL BE GIVEN TO US.

APRIL 23, 2019
TURF FOX, BROCK MONTGOMERY, OWNER 941-304-8873
345 SUWANEE AVE, SARASOTA

NO BETTER BUSINESS RATING
NO CIVIL CASES FILED

IN BUSINESS FOR 12 YEARS AND HAS 12 EMPLOYEES

SMALL COMPANY BUT GUARANTEED A MORE PERSONAL, SPECIALIZED SERVICE THAN A LARGER COMPANY.

ALL EMPLOYEES ARE BACKGROUND CHECKED AND DRUG TESTED. SHORTEST TENURED EMPLOYEE IS 5 YEARS

COMMUNICATION VIA ON-LINE PORTAL OR PHONE, FOREMAN SPEAKS ENGLISH

DOES NOT HAVE A CREW THAT DOES JUST MOWING OR JUST PRUNING. HIS CREWS ARE TRAINED TO DO ALL ASPECTS OF THE JOB. HE HAS REGULAR ON-GOING TRAINING WITH EMPLOYEES

CREW RECEIVES DIGITAL NOTES BEFORE STARTING AT EACH PROPERTY. IT WILL OUTLINE WHAT THEY ARE TO DO AND HIGHLIGHT PROBLEM AREAS. IT CAN ALSO BE SPECIALIZED TO SAY DON'T TRIM A CERTAIN PLANT AT A PARTICULAR VILLA

THEY DO HAVE NUMEROUS RESIDENTIAL CUSTOMERS. ALSO SOME HOA'S.

THEY WILL PROVIDE EMERGENCY STORM CLEAN-UP. DEPENDING ON THE EXTENT OF THE DAMAGE THERE MAY BE AN ADDITIONAL CHARGE. OTHERWISE ITS JUST TRADE OF SERVICES.

PRUNING MOSTLY MECHANICAL BUT DEPENDS ON THE PLANT. WILL HAND PRUNE SOME VARIETIES.

WEEDING MOSTLY CHEMICAL BUT ALL EMPLOYEES WILL HAND PULL TALLER WEEDS.

THEY WOULD HAVE CREWS HERE PROBABLY 2 DAYS A WEEK TO DO THE ENTIRE PROPERTY. EDGING HARD SURFACES EVERY WEEK AND SOFT EDGES EVERY OTHER.

THEY RECOMMEND AN ELBOW SWING JOINT FOR IRRIGATION HEADS ALONG ROADWAYS. THEY PROVIDE MORE FLEXIBILITY AND DO RECOMMEND DONUTS

WILL GIVE NOTIFICATION 2 OR 3 DAYS PRIOR TO APPLYING PEST CONTROL OR FERTILIZER

WILL HAUL AWAY SPOILS FROM THE PROPERTY

PREFERS BAG MULCH FOR BETTER CONTROL

WES CALLED MAY 6, 2019 AND RESPECTFULLY DECLINED

APRIL 26, 2019
RABER'S LAWN SERVICES, INC, WES RABER AND MERYL 941-915-0493
6322 TANAGER ST
SARASOTA

NO BETTER BUSINESS RATING
NO CIVIL CASES FILED
NO WEBSITE, NO FACEBOOK

IN BUSINESS SINCE 1983, 14 EMPLOYEES, BACKGROUND TESTED BUT NO DRUG TESTING, LONGEST TENURED EMPLOYEE 10 YEARS

THEY HIRE EXPERIENCED WORKERS AND TRAIN AS NECESSARY

THEY WOULD DO WEEKLY MOW (SEASONAL) AND PRUNING EVERY 6-7 WEEKS.
THEY DO CUT-BACKS ON JATROPHA TREES AND HIBISCUS ONCE A YEAR IN SPRING.

WOULD COME IN A HARD PRUNE EVERYTHING TO GET IT UP TO STANDARDS THEN EVERY 6-7 WEEKS LIGHT PRUNE AS NECESSARY

THEY PAY CLOSE ATTENTION TO WEEDS GROWING IN BUSHED AND HAND PULL. WEEDS ARE TREATED IN PEAK WEED SEASON WEEKLY.

ALL IRRIGATION AND PEST CONTROL IS SUBBED OUT AND NOT DONE BY RABER. THEY HAVE CERTAIN COMPANIES THEY RECOMMEND AND USE. ANY PROBLEMS THAT OCCURE ARE BROUGHT TO RABERS ATTENTION AND THEY WILL HANDLE WITH THE SUB CONTRACTOR

EMERGENCY STORM CLEAN-UP - THEY WILL CUT UPAND CLEAR ROADS FOR EMERGENCY ACCESS. N THEY WOULD FOLLOW-UP WITH CLEAN-UP CREWS. COST DEPENDS ON THE EXTENT OF THE DAMAGE. THEY OULD TRADE MOW SERVICES FOR SOME CLEAN-UP

USES BAG MULCH FOR MORE CONTROL AND LESS MESS

DO RECOMMEND DONUTS ALONG ROADWAYS AND THEY HAVE A SPECIAL TOOL FOR KEEPING THEM CLEAN

MOW DAY WOULD PROBABLY BE ON TUESDAY

WILL REMOVE ALL SPOILS AND PICK UP RESIDENTS DEBRIS, NO PAPER BAGS JUST LOOSE AT CURB

LONGEST CLIENT IS 20 YEARS. SRV WOULD BE THEIR LARGEST PROPERTY. COULD BE A BIG ADVANTAGE AND AN ACCOUNT THEY WOULD NOT WANT TO LOSE

USUALLY 1 YEAR CONTRACT WITH AUTOMATIC RENEWAL. WOULD DO 3 YEAR WITH ESCALATORS (NOT TO EXCEED)

DO NOT HAVE A LICENSED HORTICULTURIST ON STAFF

MAY 14, 2019
BLOOMINGS LANDSCAPE AND TURF MANAGEMENT
5824 BEE RIDGE RD, SARASOTA, FL
MET WITH: ROB YARISH, OWNER; QUINTEN RAINES., IRRIGATION SPECIALIST, AND BOB SUMNER, SRV'S ACCOUNT SUPERVISOR

BETTER BUSINESS RATING- A+. ONE (1) COMPLAINT FILED 6/2018 ABOUT DAMAGING AND BREAKING SPRINKLER HEADS WHICH WAS CAUSING WATER FLOODING. COMPLAINT RESOLVED 7/2018.
1 CIVIL CASE FILED 9/9/16-COMPLAINT - NEGLECTED DAMAGED IRRIGATION VALVE ASSEMBLY/AND OR CONNECTED PVC PIPING RESULTED IN A KNOWN SIDEWALK HAZARD WHICH CAUSED UN-NAMED PERSON DAMAGES IN EXCESS OF $15,000. FEBRUARY 20, 2018 A JOINT STIPULATION FOR DISMISSAL WAS AGREED AND FILED.

THIS MEETING WAS SIGNIFICANTLY DIFFERENT FROM ALL OTHERS. SRV HAS CONTRACTED WITH BLOOMINGS FOR APPROXIMATELY 10-12 YEARS SO OUR COMMITTEE DID NOT NEED TO KNOW ABOUT THE COMPANY. WE ALL ALSO AGREED TO NOT FOCUS ON WHAT WE PERCEIVED AS INADEQUACIES, BUT MOVE FORWARD AND GIVE A FULL DESCRIPTION AND UNDERSTANDING OF WHAT WE WILL EXPECT FROM THEM IF, THEY ARE AWARDED THE NEW 2020 LANDSCAPE CONTRACT.

CARL DETAILED ALL FOUR (4) PARTS OF THE BID. (TURF MANAGEMENT, PRUNING, MULCH AND IRRIGATION). ROB YARISH FULLY UNDERSTOOD AND TOTALLY AGREED WITH THE SEPARATION OF THE NUMBERS.

IN-DEPTH DETAILS WERE GIVEN ON: PROPER PLANT PRUNING TO ACHIEVE A "NATURAL" APPEARANCE , THE IMPORTANCE OF SOFT EDGING, TRIMMING ALONG SEAWALL, BLOWING OF STAIRS TO DAY DOCKS, TRIMMING AND BLOWING OF KEYHOLES, PRUNING OF SIDE AND REAR OF VILLAS, FENCELINE EDGING, BETTER HANDLE ON WEED CONTROL/ HAND PULLING IF NECESSARY, INCREASING MOW AND PRUNINGS DONE PER YEAR FOR A MORE MANICURED LOOK. ROB YARISH UNDERSTOOD AND AGREED.

CARL TOLD QUINTEN WE NOW WANT MONTHLY IRRIGATION INSPECTIONS AND PRAISED FOR THE HARD WORK THE BLOOMINGS CURRENTLY DOES FOR US.

BETTER COMMUNICATION AND THE IMPORTANCE OF PRIOR NOTIFICATION OF CHEMICAL APPLICATIONS BWAS DISCUSSED AND AGREED UPON. ROB YARISH ALSO AGREED TO MEET PERIODICALLY TO GET "PROGRESS" REPORTS.

STRATHMORE RIVERSIDE VILLAS
2700 RIVERBLUFF PARKWAY, SARASOTA, FL 34231
Office Phone: (941) 922-8188; Fax: (941) 927-9849; Email: srv2700@comcast.net

APPLICATION – ADDITIONAL OCCUPANT

- **Additional Occupant must complete an Orientation and receive Board approval prior to occupancy**
- **Completed and signed application must be received by the SRV Office NO LATER than 10 days prior to occupancy**
  - **Attach an official document with picture as proof of date(s) of birth**
  - **Submit Application Fee ($100) with Application –** Checks payable to Strathmore Riverside Villas
- **SRV Rules & Regulations –** Additional Occupant is required to read and agree to abide by all Rules & Regulations

VILLA # _____ OCCUPANCY DATE: _____ INTENDED USE: ____ Primary Residence ____ Secondary Home

Name: _____ Phone: _____ DOB: _____

Current Address: _____ City: _____ State: _____ Zip: _____

Email: _____ Relationship to Owner(s): _____

OCCUPANT(S): An "Occupant" is anyone staying for more than 30 days in a 12-month period

- All Occupants must complete an Application, Interview, and receive Board approval prior to residency.
- **Age Restriction**: At least one person 55 years or older must occupy the Villa.
- No one under 18 may be in residence more than 30 days in a 12-month period.

ANIMALS: Only 2 dogs, or 2 cats, or one of each are permitted in a villa. Full grown dogs must not exceed 15" at shoulder.

1.Type/Breed: _____ Height: _____ 2. Type/Breed: _____Height: _____

VEHICLE(S): NOT PERMITTED: Pickup trucks, SUV with truck back, trailers, campers, motor homes, RV, motorcycles, commercial vehicles, unregistered vehicles, or non-operable vehicles. Personal Watercraft/boats are only allowed in the marina.

1. Make: _____Model: _____ Tag#: _____2. Make: _____ Model: _____ Tag#: _____

IMPORTANT INFORMATION - See Rules & Regulations for additional requirements and information

GUEST(S): Owner is responsible for Guest actions and compliance with SRV Rules & Regulations.

- **Owner Present:** Guest may stay for a maximum of 30 days in a 12-month period.
- **Owner Not Present**: Only a Parent, Sibling, or Child (at least 18 years of age) for a maximum of 30 days in a 12-month period.

COMMON AND LIMITED COMMON AREAS:

- All personal items must be removed when not in use with the exception of garden hoses and patio furniture.
- Addition or removal of plantings requires the approval of the Grounds Committee.

BUSINESS USE: No business that results in client visits and/or product delivery/pickup may not be conducted from any villa.

STORAGE: Carports and sidewalks are to be kept clear and not used for storage.

- Trash cans/ recycling bins are to be kept in the storage closet until 4PM the night prior to pick up.

SRV Rules and Regulations - Initial ALL that apply

I have **received** a copy of the Strathmore Riverside Villas Rules and Regulations. ____

I have **read** ALL of the Strathmore Riverside Villas Rules and Regulations. ____

I agree to **abide** by ALL of the Strathmore Riverside Rules and Regulations. ____

NOTORIZED or ELECTRONIC SIGNATURES OF ALL APPLICANTS:

NAME (Print): _____ NAME (Print): _____

Signature: _____ Date: _____ Signature: _____ Date: _____

_____ _____
NOTARY SEAL

STATE OF _____ COUNTY OF_____ DATE _____

Interviewed by: _____ Date: _____

Approved by Board of Directors: _____ Yes _____ No Date: _____ If no, why: _____

STRATHMORE RIVERSIDE VILLAS
2700 RIVERBLUFF PARKWAY, SARASOTA, FL 34231
Office Phone: (941) 922-8188; Fax: (941) 927-9849; Email: srv2700@comcast.net

APPLICATION - PURCHASE

- **All Owner(s) and Occupants(s) must complete an Interview/ and receive Board approval prior to closing and/or occupancy**
- **Completed application must be received by the SRV Office NO LATER than 10 days prior to closing**
  - **All Owners & Occupants must complete and sign application**
  - **Attach an official document with picture as proof of date(s) of birth for ALL Owner(s) and Occupants(s)**
  - **Submit Application Fee ($100) with Application – checks payable to Strathmore Riverside Villas**
- **SRV Declarations, By Laws, and Rules and Regulations**
  - **Owners** – Required to read and agree to abide by all Declarations, By Laws, and Rules & Regulations
  - **Additional Occupants –** Required to read and agree to abide by all Rules & Regulations

VILLA # _____ CLOSING DATE: _____ PURCHASE PRICE: _____

INTENDED USE: ____ Primary Residence ____ Secondary Home ____ Rental Unit

- **RENTALS:** Minimum 3 months – maximum 2x per year. Requires pre-approval by Board. No more than 15% of Villas rented at any time.

Primary Owner: Occupant: __Yes ___ No	Co-Owner: Occupant: ___ Yes ___ No
Name: _____	Name: _____
Current Address: _____	Current Address: _____
City: _____ State: _____ Zip: _____	City: _____ State: _____ Zip: _____
Phone: _____ DOB: _____	Phone: _____ DOB: _____
Email: _____	Email: _____

If Corporation/LLC/Family Trust – Contract Name: _____ Phone: _____

CLOSING OFFICE CONTACT: _____Phone: _____ Fax:_____

MORTGAGE: ____ Yes ____ No. If yes, Owner must provide ARGUS Management the name and address of mortgage/lien holder.

LOCAL CONTACT IN CASE OF EMERGENCY DURING OWNER ABSENCE

Name: _____ Phone: _____

_____

OCCUPANT(S): An "Occupant" is anyone staying for more than 30 days in a 12-month period

- All Occupants must complete an Application, Interview, and receive Board approval prior to residency.
- **Age Restriction**: At least one person 55 years or older must occupy the Villa.
- No one under 18 may be in residence more than 30 days in a 12-month period.

ADDITIONAL OCCUPANTS: All Additional Occupants must be approved by the Board of Directors and complete an Interview

Name: _____ DOB: _____	Name: _____ DOB: _____
Phone: _____ Email: _____	Phone: _____ Email: _____
Relationship to Owner(s): _____	Relationship to Owner(s): _____

ANIMALS: Only 2 dogs, or 2 cats, or one of each are permitted. Full grown dogs must not exceed 15" at shoulder.

1.Type/Breed: _____ Height: _____ 2. Type/Breed: _____Height: _____

VEHICLE(S): Max. 2 per villa.

- **NOT PERMITTED**: Pickup trucks, SUV with truck back, trailers, campers, motor homes, RV, motorcycles, commercial vehicles, unregistered vehicles, or non-operable vehicles. Personal Watercraft/boats are only allowed in the marina.

1. Make: _____Model: _____ Tag#: _____2. Make: _____ Model: _____ Tag#: _____

IMPORTANT INFORMATION:

GUEST(S): Owner is responsible for Guest actions and compliance with SRV Rules & Regulations.

- **Owner Present:** Guest may stay for a maximum of 30 days in a 12-month period.
- **Owner Not Present**: Only a Parent, Sibling, or Child (at least 18 years of age) for a maximum of 30 days in a 12-month period.

APPROVAL REQUIRED FOR MODIFICATIONS & RENOVATIONS TO VILLA PRIOR TO COMMENCEMENT OF ANY WORK:

- Owner is responsible for submission of a completed "SRV Modification" form to the office
  - Owner is responsible for receiving all required County Building Permits.
  - All Contractors must provide SRV Office copies of licenses, and liability and workers compensation insurance.
- **Interior**: Change of structure (wall removal, replacing/modifying glass/screened surfaces) and repair/alteration of plumbing/electrical systems.
- **Exterior:** Change of exterior structure (windows, walls, roof, electrical, plumbing, sidewalks, carport).
  - Patios and sliding glass doors are prohibited with the exception of grandfathered Villas.

OWNER MAINTENANCE:

- **Interior:** Repair/maintenance of all plumbing pipes, shut-off valves, electrical systems, and termite/pest/rodent control.
- **Exterior:** Repair/replacement of roofs/mansards (including carport) windows, doors, plumbing fixtures, electrical systems, sewer pipes to the trunk line, painting carport/sidewalk flooring, gutters/downspouts, patios, and light fixtures. Light fixtures must be white.

COMMON AND LIMITED COMMON AREAS:

- All personal items must be removed when not in use with the exception of garden hoses and patio furniture.
- **NOT PERMITTED:** Installation and/or expansion of patios, sidewalks, and stepping stones. Potted plants and decorations.
- Addition or removal of plantings requires the approval of the Grounds Committee.

BUSINESS USE: No business that results in client visits and/or product delivery/pickup may not be conducted from any villa.

STORAGE: Carports and sidewalks are to be kept clear and not used for storage.

- Trash cans/ recycling bins are to be kept in the storage closet until 4PM the night prior to pick up.

MAINTENANCE FEES: Argus Management will mail new Owner a coupon book for monthly maintenance payments.

- ASSOCIATION PAYS: Cable TV, water/sewer, landscaping, maintenance of grounds and buildings, and some insurance.
- OWNER PAYS: Electricity, telephone, upgraded cable service, internet, personal liability and property insurance, and unit repair/maintenance.

SRV Declaration, By-Laws, Rules and Regulations

Please initial all that apply below – OWNER(S) and OCCUPANT(S):

I have received a copy of the Strathmore Riverside Villas Declaration, By-Laws, and Rules and Regulations. ____ ____ ____ ____

I have read ALL of the Strathmore Riverside Villas Declaration, By-Laws, and Rules and Regulations. ____ ____ ____ ____

I agree to abide by ALL of the Strathmore Riverside Villas Declaration, By-Laws, and Rules and Regulations. ____ ____ ____ ____

NOTORIZED or ELECTRONIC SIGNATURES OF ALL APPLICANTS:

NAME (Print): _____ NAME (Print): _____

Signature: _____ Date: _____ Signature: _____ Date: _____

NAME (Print): _____ NAME (Print): _____

Signature: _____ Date: _____ Signature: _____ Date: _____

_____ _____

NOTARY SEAL

STATE OF _____ COUNTY OF_____

DATE _____

Interviewed by: _____ Date: _____

Approved by Board of Directors: _____ Yes _____ No Date: _____ If no, why: _____

Model: _____

STRATHMORE RIVERSIDE VILLAS
2700 RIVERBLUFF PARKWAY, SARASOTA, FL 34231
Office Phone: (941) 922-8188; Fax: (941) 927-9849; Email: srv2700@comcast.net

APPLICATION – INTENT TO LEASE

- **RENTALS:** Minimum 3 months – maximum 2x per year. Requires pre-approval by Board. No more than 15% of Villas rented at any time.
  - **ONLY ONE FAMILY MAY OCCUPY VILLA**
- **AGE RESTRICTION:** At least one person 55 years or older must occupy the Villa. No one under 18 may be in residence more than 30 days in a 12-month period.

- **Occupants(s) must complete an Orientation and receive Board approval prior to occupancy**
- **Completed application must be received by the SRV Office NO LATER than 10 days prior to closing**
  - **All Occupants must complete and sign application**
  - **Attach an official document with picture as proof of date(s) of birth for ALL Occupants(s)**
  - **Submit Application Fee ($100) with Application –** Checks payable to Strathmore Riverside Condominium Association
  - **Attach a copy of the Lease**
- **All Occupants must read and agree to abide by the SRV Declarations, By Laws, and Rules & Regulations**

VILLA # _____ LEASE PERIOD: _____ Start Date _____ End Date - INTENDED USE: ____ Primary Residence ____ Secondary Home ____

Monthly Rent: _____ Villa furnished by Owner: ____ Yes ____ No: ____

RENTER: - Occupant: __Yes ___ No	**ADDITIONAL RENTER** - Occupant: ___ Yes ___ No
Name: _____	Name: _____
Current Address: _____	Current Address: _____
City: _____ State: _____ Zip: _____	City: _____ State: _____ Zip: _____
Phone: _____ __ DOB: _____	Phone: _____ DOB: _____
Email: _____	Email: _____

CONTACT IN CASE OF EMERGENCY:

Name: _____ Phone: _____

_____

OCCUPANT(S): An "Occupant" is anyone staying for more than 30 days in a 12-month period

- All Occupants must complete an Application, Interview, and receive Board approval prior to residency.

ADDITIONAL OCCUPANTS: All Additional Occupants must be approved by the Board of Directors and complete an Orientation

Name: _____ DOB: _____	Name: _____ DOB: _____
Phone: _____ Email: _____	Phone: _____ Email: _____
Relationship to Renter(s): _____	Relationship to Renter(s): _____

ANIMALS: Only 2 dogs, or 2 cats, or one of each are permitted. Full grown dogs must not exceed 15" at shoulder.

1.Type/Breed: _____ Height: _____ 2. Type/Breed: _____Height: _____

VEHICLE(S): Max. 2 per villa.

- **NOT PERMITTED**: Pickup trucks, SUV with truck back, trailers, campers, motor homes, RV, motorcycles, commercial vehicles, unregistered vehicles, or non-operable vehicles. Personal Watercraft/boats are only allowed in the marina.

1. Make: _____Model: _____ Tag#: _____2. Make: _____ Model: _____ Tag#: _____

_____

IMPORTANT INFORMATION

See SRV Declarations, By Laws & Rules & Regulations for additional requirements and information

GUEST(S): Owner is responsible for Guest actions and compliance with SRV Rules & Regulations.

- **Owner Present:** Guest may stay for a maximum of 30 days in a 12-month period.
- **Owner Not Present:** Only a Parent, Sibling, or Child (at least 18 years of age) for a maximum of 30 days in a 12-month period.

MODIFICATIONS & RENOVATIONS TO VILLA:

- **Approval is required for modifications and renovations prior to commencement of any work**
- Owner is responsible for submission of a completed "SRV Modification" form to the office
  - Owner is responsible for receiving all required County Building Permits.
  - All Contractors must provide SRV Office copies of licenses, and liability and workers compensation insurance.
- **Interior:** Change of structure (wall removal, replacing/modifying glass/screened surfaces) and repair/alteration of plumbing/electrical systems.
- **Exterior:** Change of exterior structure (windows, walls, roof, electrical, plumbing, sidewalks, carport).
  - Patios and sliding glass doors are PROHIBITED with the exception of grandfathered Villas.

COMMON AND LIMITED COMMON AREAS:

- All personal items must be removed when not in use with the exception of garden hoses and patio furniture.
- **NOT PERMITTED:** Installation and/or expansion of patios, sidewalks, and stepping stones. Potted plants and decorations.
- Addition or removal of plantings requires the approval of the Grounds Committee.

BUSINESS USE: No business that results in client visits and/or product delivery/pickup may not be conducted from any villa.

STORAGE: Carports and sidewalks are to be kept clear and not used for storage.

- Trash cans/ recycling bins are to be kept in the storage closet until 4PM the night prior to pick up.

SRV Declaration, By-Laws, Rules and Regulations - ALL OCCUPANT(S) – Initial ALL that apply

I have **received** a copy of the Strathmore Riverside Villas Declaration, By-Laws, and Rules and Regulations. ____ ____ ____ ____

I have **read** ALL of the Strathmore Riverside Villas Declaration, By-Laws, and Rules and Regulations. ____ ____ ____ ____

I agree to **abide** by ALL of the Strathmore Riverside Villas Declaration, By-Laws, and Rules and Regulations. ____ ____ ____ ____

NOTORIZED or ELECTRONIC SIGNATURES OF ALL APPLICANTS:

NAME (Print): _____ NAME (Print): _____

Signature: _____ Date: _____ Signature: _____ Date: _____

NAME (Print): _____ NAME (Print): _____

Signature: _____ Date: _____ Signature: _____ Date: _____

_____ _____

NOTARY SEAL

STATE OF _____ COUNTY OF _____ DATE _____

Interviewed by: _____ Date: _____

Approved by Board of Directors: _____ Yes _____ No Date: _____ If no, why: _____

Villa Model: _____

Welch Tennis Courts, Inc.

World's Largest Builder of Fast Dry Courts

Construction - Resurfacing - Lighting - Accessories

USTA - USPTA
ASBA - TIY

ALL-WEATHER (ASPHALT) PICKLEBALL COURT CONSTRUCTION PROPOSAL

Welch Tennis Courts, Inc. (hereinafter referred to as the "Contractor") proposes to furnish the labor, materials, equipment, and services necessary to construct one (1) All-Weather Pickleball Court at The Strathmore Riverside Villas in Sarasota, Florida. In accordance with, and subject to, the terms, conditions and specifications set forth below, the construction work is referred to in this proposal as the "Project."

1. **CONSTRUCTION REQUIREMENTS**: The Owner shall be responsible for determining the physical location where the courts are to be constructed, assuring that the construction plans and the work described in this proposal comply with all applicable zoning requirements and deed restrictions including, but not limited to, all applicable set-back requirements. Owner shall be solely responsible for the suitability of the project site and the constructability of the Project upon the property.

This proposal includes an allowance for permits, fees, engineering costs and related acquisition costs; costs in excess of this allowance shall be reimbursed by the Owner to the Contractor. The Owner shall be responsible for providing the contractor an onsite dumpster during construction.

The Contractor shall provide the required contractor licensing to construct the Project, along with general liability and workers' compensation insurance. If a waiver of subrogation is required by the Owner, an additional charge of $250.00 will be added to the contract price. If the Owner requires bonding in the form of payment and performance bonds or insurance in excess of the limits of liability coverage usually carried by Contractor such additional coverage and bonding will be provided to the Owner at the Contractor's cost.

2. **SITE PREPARATION**: Site preparation, including clearing, grubbing, tree and stump removal, debris removal and rock removal, is *not* included in the price of this proposal. If large rocks, tree roots, tree stumps, debris or other impediments to routine grading of the site are encountered, the Owner shall be responsible for the cost of removing them. If extra fill material is required to achieve the desired finished elevation of the courts, the costs of furnishing such additional fill material, as is needed, shall be borne by the Owner. Grading shall be done to a tolerance of plus or minus one (1) inch of the final sub-grade elevation. Rate and direction of slope shall be one (1) inch in ten (10) feet all in one plane. A compaction of 95% (Modified Proctor) is required and the soil shall be free of all roots and vegetation.

3. **COURT CONSTRUCTION**: The Contractor shall construct one (1) all-weather pickleball court measuring 30 feet by 60 feet. **NOTE**: The American Sports Builders Association and the USA Pickleball Association state that 30 feet by 60 feet is the minimum pickleball size that is recommended and that 34 feet by 64 feet is preferred.

4501 Old U.S. Hwy 41 S. - P.O. Box 7770 - Sun City, FL 33586 - Phone (813) 641-7787 - Fax (813) 641-7795
Toll Free 1-800-282-4415 - Email: info@welchtennis.com - www.welchtennis.com

a. Base: The base shall consist of six (6) inches of base material topped with one and one-half (1½) inches of compacted asphalt hot mix. **Welch Tennis Courts, Inc. cannot guarantee that the asphalt hot mix and/or base material will be free of all impurities (iron, clay balls, wood bits and deleterious material). These materials can be present in the materials received from our suppliers. The presence of such deleterious materials can result in discoloration of the surface and/or raised bumps in the court surface.**
b. Surface: After the asphalt has properly cured, the Contractor shall apply two (2) filler coats of Deco Acrylic Resurfacer material to the entire court surface. Then two (2) full coats of Deco Color MP on the entire court surface. The court shall be the Owner's choice of standard colors. No "birdbath" deeper than 1/16 of an inch shall exist after flooding the court and allowing one hour of time to elapse at a temperature of at least at 70 degrees Fahrenheit (21 degrees Celsius) in sunlight.
c. Court Completion: Regulation playing lines shall be striped using masking tape and white line paint. Permanent net posts with net shall be installed.

4. **FENCING**: The Contractor shall provide and install approximately 180 lineal feet of eight-foot high vinyl fencing.

a. All terminal posts shall be 3-inch and all line posts will be 2½-inch PC-40 Ameristar Permacoat pipe and top rail will be $1^5/_8$-inch PC Ameristar Permacoat pipe.
b. All Ameristar Permacoat posts and top rail are high tensile steel, galvanized inside and out with pure zinc. The pipe is then electrostatically powder coated with polyester to provide a superior color coat finish. All fittings are PVC coated.
c. Fence fabric will be 2-inch #9-gauge vinyl mesh.
d. Bottom tension wire will be installed on all fencing.
e. One (1) walk gate will be provided.

5. **WINDSCREEN CURTAINS**: The Contractor shall provide and install, in conjunction with construction, six-foot high open mesh polyester windscreen curtains (WTC Premium) on all eight-foot high fencing.

5. **COURT EQUIPMENT**: The Contractor shall provide one (1) Clean Court unit and one (1) Court Sponge unit.

6. **CONTRACT PRICE:** The Contractor shall construct the court specified in this proposal/contract for the following contract prices:

PICKLEBALL COURT	$34,500.00
WINDSCREENS	$1,460.00
COURT EQUIPMENT	$160.00
ALLOWANCE FOR PERMITS/FEES/ENGINEERING	$700.00
TOTAL	**$36,820.00**

7. **PAYMENT TERMS**: Contract amount shall be billed based on AIA Progress Payments and Schedule of Values. **NOTE**: Payment of Contractor's invoices is due upon receipt of the invoice

by Owner. Late charges, at the rate of 1½% per month (18% per annum maximum) shall begin to accrue on any unpaid invoice balance, beginning thirty (30) days after the invoice date. Welch Tennis Courts, Inc. reserves the right to stop work in the event of non-payment.

8. **ESCALATION CLAUSE:** If, for any reason, construction of the work contemplated by this agreement does not begin within sixty (60) days from the date this proposal is accepted or signed by the Owner, or if there is a significant price increase in the cost of materials, equipment or energy, through no fault of the Contractor, the contract price(s) specified herein, the time for completion, and any other contract requirements impacted by such price increases or delays in commencement of the work, will be adjusted by written change order modifying this proposal/contract. A price change shall be deemed to be 'significant" if the price of any material, equipment, or unit of energy increases by 5% or more between the date that this proposal/contract is accepted by the Owner and the date that the work under this contract is commenced.

9. **BUILDING REQUIREMENTS. The Owner shall provide access to the site for tractor-trailers and other vehicles with a weight in excess of twenty tons**; provide staked corners for the court; provide an area adjacent to the site for storing and preparing materials. The Contractor shall exercise reasonable care in utilizing the access and storage areas but cannot be responsible for damage caused by normal construction operations (for example; damage to sod, landscaping, sprinkler lines, sidewalks, pavement, etc.)

The Owner shall notify, locate and mark for the Contractor, prior to construction, any water, sewer, electrical or other conduits, which are located at the courts beneath the ground surface or otherwise obstructed from view, and in the absence of such notice, the Contractor shall not be held liable for any damages to conduits during the course of construction.

The Owner shall provide an onsite dumpster for the Contractors use during construction. In the event the Owner is unable to or would like for the Contractor to provide the dumpster, the Contractor shall coordinate the delivery of a construction dumpster for the jobsite. The costs for the dumpster, including but not limited to pick-up, delivery, monthly/weekly fees, and dump charges, shall be the responsibility of the Owner.

The Owner shall also be responsible for sodding (or other suitable provisions for preventing erosion) around the perimeter of the court. If sod is used, it should be placed approximately one inch below the surface level of the court to allow for adequate court drainage.

10. **WARRANTY**: Welch Tennis Courts, Inc. shall warranty the completed Project to be free of significant defects in workmanship and materials for a period of one (1) year. The warranty shall commence on the date of completion, but will not be enforceable, unless payment is made in the full amount of the executed contract, including charge orders and late payment fees (if applicable). **Cracking in court surface is not warranted.**

11. **BINDING CONTRACT:** This agreement and all of its terms and conditions shall be binding upon the parties to this agreement and upon the personal representatives, executors, administrators, heirs and successors assigns of either party.

12. **ATTORNEY'S FEES; COSTS OF COLLECTION; VENUE**: In the event that a dispute arises out of this agreement, and a civil action is brought by either party to resolve the dispute,

then, in such event, the prevailing party, as determined by the Court hearing the matter, shall be entitled to recover its court costs, including reasonable attorney's fees, from the non-prevailing party. In the event that any sums invoiced by Contractor under this agreement are not paid when due, and suit is brought to enforce this agreement or to recover payment of any balance(s) due and owing by Owner under this agreement, Contractor shall be entitled to recover its costs of collection, including reasonable attorney's fees, regardless of whether suit is brought or not. Any action to enforce this contract or any action arising from this contract (which does not include an action to enforce a construction lien under Chapter 713 of the Florida Statutes) shall be brought only in a court of competent jurisdiction in Hillsborough County, Florida.

13. **TIME FOR ACCEPTANCE OF PROPOSAL**: This proposal and the prices set forth herein shall be valid for only 30 days from the date of this proposal, and must be accepted within such time, unless the Contractor agrees in writing to extend the time for acceptance. Acceptance of this proposal by the Owner shall give rise to a binding and enforceable contract.

14. **ENTIRE AGREEMENT/CHANGES TO AGREEMENT:** This proposal, once accepted by Owner, sets forth the entire agreement between the parties, and all oral representations, prior negotiations, understandings, agreements, conditions, and terms discussed between the parties prior to acceptance and signing of this proposal/agreement by Owner are deemed to have merged into this agreement. This agreement may *not* be modified or amended, except in writing, which is signed by all parties to this agreement.

SALES REPRESENTATIVE
David Golightly

ACCEPTED BY:

_____(OWNER) DATE:_____

_____
Type/Print Name & Title

Accepted and Approved By:

WELCH TENNIS COURTS, INC.

_____ DATE:_____
George Todd, Jr., President

ADDENDUM #1

This addendum shall become part of the contract documents and shall supersede any verbal or written agreements between Welch Tennis Courts, Inc. and the Owner. Modification of this addendum shall only occur by an executed Change Order.

Project Information Sheet

Customer Name: _____

Project Address: _____ Billing Address: _____

_____ _____

_____ _____

Primary Contact: Accts Payable Contact:

Name: _____ Name: _____

Number: _____ Number: _____

Email Address: _____ Email Address: _____

****

Color Selection:	Green	Black	N/A	Other	
Lighting	☐	☐	☐		
Fencing	☐	☐	☐		
Cabana Frames	☐	☐	☐		
Cabana Canvas	☐	☐	☐	☐	_____
Windscreens	☐	☐	☐	☐	_____
Net Posts	☐	☐	☐		

****

Hard Court Contracts Only

Standard Colors:

Exterior Color	Interior Color
☐ Adobe Tan	☐ Adobe Tan
☐ Forest Green	☐ Forest Green
☐ Olympic Blue	☐ Olympic Blue
☐ Spring Green	☐ Spring Green
☐ Stone Gray	☐ Stone Gray
☐ Summer Red	☐ Summer Red
☐ Winter Green	☐ Winter Green

Premium Court Colors*:

Exterior Color	Interior Color
☐ Royal Blue	☐ Royal Blue
☐ Tour Purple	☐ Tour Purple
☐ US Open Blue	☐ US Open Blue
☐ US Open Green	☐ US Open Green

*Additional cost may apply if premium colors are not specified in the contract.

By signing below the Owner is authorizing Welch Tennis Courts, Inc. to proceed with the selections above and is agreeing that all information is accurate and true. Any changes to the above selections need to be approved through a Change Order.

_____ _____

(Signature) *(Date)*

_____

(Print Name)

May 14, 2019

Strathmore Riverside Villas Association, Inc.
2700 Riverbluff Pkwy. Sarasota, FL 34231

Dear members of the Building Committee and Directors of the SRV Board,

Attached is our "Request to Modify Condominium Property," which we are submitting in order to replace our current concrete slab patio with one that (1) doesn't require such a big step down to it from our unit, (2) is more level and (3) most importantly, would be deep enough for my husband Doug to maneuver a walker or wheelchair without the danger of his falling off the slab.

Unfortunately, Doug has endured 6 different heart surgeries since October and must use a walker to secure his balance and avoid falls. Right now it a not safe for him to exit from our lanai and move onto the narrow and slanted patio area. Although he wants to go out back, he rarely uses the patio since maneuvering to avoid accidents is almost impossible.

To rectify this problem, we have had a few contractors review the proposed modification, such as Yoder Concrete, Tomas Radka of Continental Kitchen and Bath Studios who did work for a friend at Pelican Cove, and Lumsden Concrete. However, to date only Lumsden Concrete is willing to do the job and offered a plan and a quote. Because of the inaccessibility of the site from the road that requires hand wheeling, and a rather steep slope from which to work, it seems not too many contractors are interested in even quoting the job.

Attached is the Lumsden plan and estimate that we received last week. Since they cannot start until October 2019, we are projecting a completion date of 10/30/19. Bbecause Lumsden was highly recommended by Doug Spencer of the SRV Building Committee, who said Lumsden poured concrete slabs for him and his neighbor, we believe $4,250.00 is a fair price and we should hire them for the job. Mr. Lumsden suggested the wood fence be replaced with a commercial grade handrail, so we estimate $500 for that part of the total modification.

We hope the Board will favorably consider our request, since it has become quite dangerous for my husband to use our backyard — a situation that wasn't the case when we purchased the villa last May— long before Doug was limited to using a walker or wheelchair.

We thank you, in advance, for your attention to this matter. Please let me know if you need any additional information from us or have any questions.

Sincerely,

Linda Haley

Linda Haley
2432 Riverbluff Pkwy. Sarasota, FL 34231: Villa 236

Enc.: "Request to Modify Condominium Property"
Photos related to the proposed modification
Plan and estimate submitted by Ron Lumsden on 5/10/19

STRATHMORE RIVERSIDE VILLAS ASSOCIATION, INC.

A Residential Community for Persons 55 Years of Age or Older

2700 Riverbluff Parkway
Sarasota, FL 34231
Srv2700@comcast.net
Fax: 941-927-9849

REQUEST TO MODIFY CONDOMINIUM PROPERTY

The undersigned requests permission to modify the condominium property V-____ and submits the following true and correct information in support of the request:

IMPORTANT NOTE: You are required to attach a drawing/drawings of the proposed modification. Please submit any additional information supporting this request. **I/We have read and signed the attached Board of Directors policy statement and request.**

BRIEF DESCRIPTION OF PROPOSED MODIFICATION:

Remove & haul Away Concrete Slab & replace it with a more level Slab that is 3' deeper (same as neighbors') + not as high a step down from our unit. Fence to be Replaced with a Commercial grade hand RAIL.

DOES THE MODIFICATION CHANGE THE EXTERIOR COLOR OR APEARANCE OF THE CONDOMINIUM UNIT? Not the buildings

DOES THE MODIFICATION INVOLVE ANY INTERIOR OR EXTERIOR STRUCTURAL CHANGES TO THE CONDOMINIUM UNIT PROPERTY? yes

NAME & ADDRESS OF PERSON/S DESIGNING PROPOSED AND/OR PERFORMING THE WORK: Rod Kumsden of Kumsden Concrete

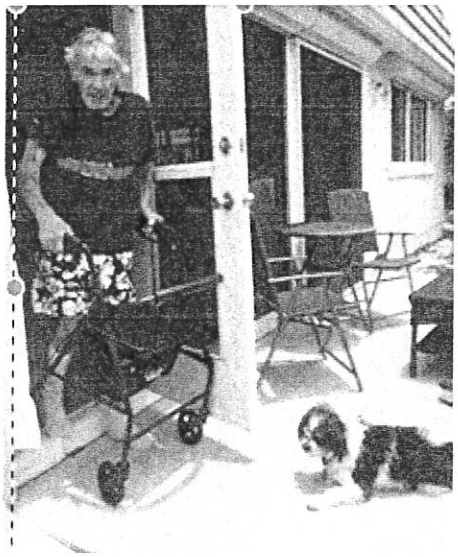
CONTRACTOR ADDRESS: 8209 69th St East, Palmetto, FL 34221

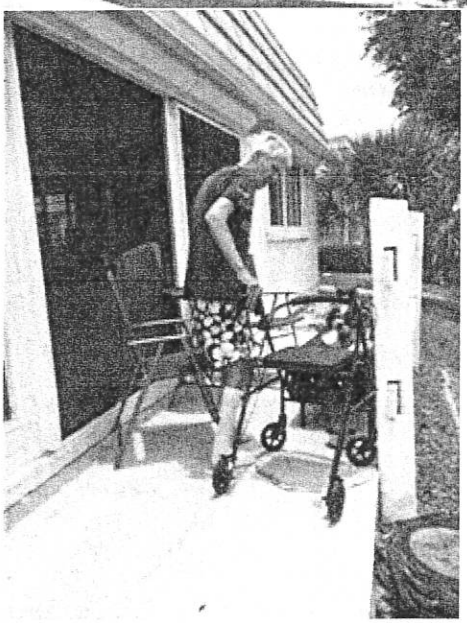
CONTRACTOR LICENSE # 045797 **CONTRACTOR MUST SEND**
CONTRACTOR PERMIT #_____ **PROOF OF INSURANCE**

ESTIMATED COST $ 4,250. + RAIL (est. $500 ±) COMPLETION DATE: 10/30/19

Respectfully submitted this 14th day of MAY, 2019

UNIT # V- 236 PHONE # 978-979-3686 Lil Hall
Signature of Owner



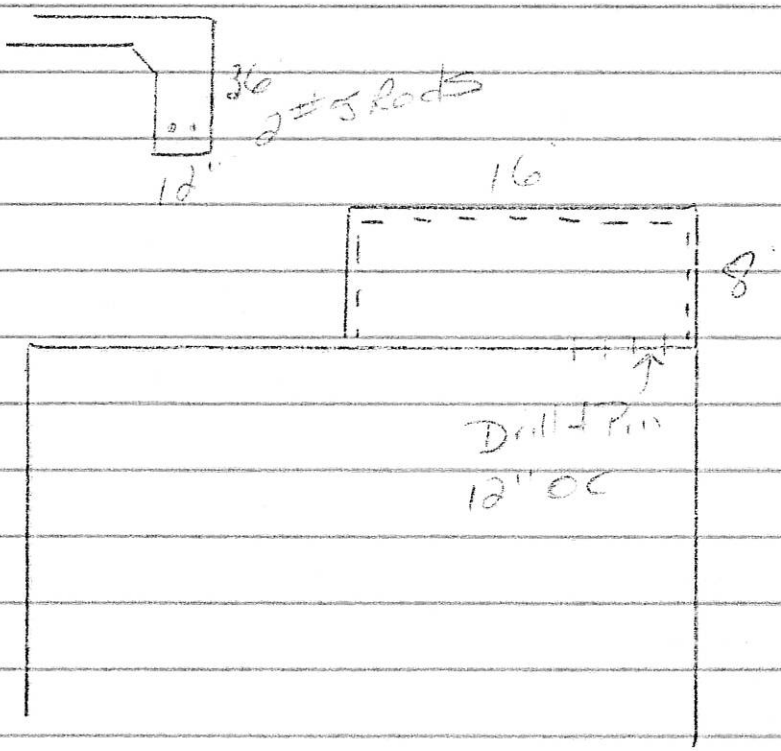


Behind Villa 236 —

The new
SLAB WOULD BE
3' DEEPER, to
Cover the area
with STUMP + bed
+ be even with
depth 7 SLABS on
either Side OF
Our Villa at
neighboring villas.

WOOD RAIL Replaced
with handrail.

Linda Haley
2432 Rumbleld Parkway
Sarasota
978-979-3686



8' x 16' slab
12" x 36" footer
Remove 8x16 slab Haul away
wheel
pump concrete

Total $4,250.00

JUNO Message Center

From: "dcpuls@juno.com" <dcpuls@juno.com>

To: jgbarrett@aol.com

Sent: Thu, May 09, 2019 01:04 PM

Subject: V304 Proposed Modification - Dinning Room Window Addition

---

Hello John,

I received your request to put a window in your Dinning Room. Although the original plan shows there could be a window there in the original build there may never have been a window in that wall. That being the case, putting a window in that wall would change the outside appearance of the Villa which the Building Committee does not have the power to approve. The full BOD will have to approve a change of this nature.

I will have the " V304 Proposed Modification - Dinning Room Window Addition" put on the May BOD Meeting agenda for approval.

I tried to call you at 941-557-8269 several time but the call would not complete so I could not leave a message!!!

SRV Building Committee

Don Puls

dcpuls@juno.com

941-924-8474

My Security Sign®

300 Cadman Plaza West, Suite 1303, Brooklyn, NY 11201

Invoice

Questions? Call (800) 952 1457

Bill To

Jerry L McDermott
Strathmore Riverside Villas
2700 RIVERBLUFF PKWY
SARASOTA, FL 34231 5041
Phone: 941 922 8188
Email: ljg126@aol.com

Ship To

Larry Gill
Strathmore Riverside Villas
2321 RIVERBLUFF PKWY
V248
SARASOTA, FL 34231 5032
Phone: 702 460 5268

Order No.: MSS-176792	Date: May 8, 2019	Ship by: Two-Day	PO Number: signs
CC: VisaCard	Name: Jerry L McDermott	Card # **********9271	Expiry: 11/22

Item Description	Unit Price	Qty.	Amount
1. Aluminum Sign Size: 12" x 18" Part #: K-3374-FL • HTC Code: 8310.00.0000	$22.99/Sign Package: 1 Sign	5 Signs	$114.95
Adders: + Sign set-up charge	$ 0.00/Order	1	$ 0.00
		Item Total :	**$114.95**
		Product Subtotal :	$114.95
		Estimated Shipping Charges :	Free
		Order Total :	**$114.95**

Please make checks payable to **SmartSign**.

Print Page Close Window

810.011 Definitions.—As used in this chapter:

(1) "Structure" means a building of any kind, either temporary or permanent, which has a roof over it, together with the curtilage thereof. However, during the time of a state of emergency declared by executive order or proclamation of the Governor under chapter 252 and within the area covered by such executive order or proclamation and for purposes of ss. 810.02 and 810.08 only, the term means a building of any kind or such portions or remnants thereof as exist at the original site, regardless of absence of a wall or roof.

(2) "Dwelling" means a building or conveyance of any kind, including any attached porch, whether such building or conveyance is temporary or permanent, mobile or immobile, which has a roof over it and is designed to be occupied by people lodging therein at night, together with the curtilage thereof. However, during the time of a state of emergency declared by executive order or proclamation of the Governor under chapter 252 and within the area covered by such executive order or proclamation and for purposes of ss. 810.02 and 810.08 only, the term includes such portions or remnants thereof as exist at the original site, regardless of absence of a wall or roof.

(3) "Conveyance" means any motor vehicle, ship, vessel, railroad vehicle or car, trailer, aircraft, or sleeping car; and "to enter a conveyance" includes taking apart any portion of the conveyance. However, during the time of a state of emergency declared by executive order or proclamation of the Governor under chapter 252 and within the area covered by such executive order or proclamation and for purposes of ss. 810.02 and 810.08 only, the term "conveyance" means a motor vehicle, ship, vessel, railroad vehicle or car, trailer, aircraft, or sleeping car or such portions thereof as exist.

(4) An act is committed "in the course of committing" if it occurs in an attempt to commit the offense or in flight after the attempt or commission.

(5)(a) "Posted land" is that land upon which:

1. Signs are placed not more than 500 feet apart along, and at each corner of, the boundaries of the land, upon which signs there appears prominently, in letters of not less than 2 inches in height, the words "no trespassing" and in addition thereto the name of the owner, lessee, or occupant of said land. Said signs shall be placed along the boundary line of posted land in a manner and in such position as to be clearly noticeable from outside the boundary line; or

2.a. Conspicuous no trespassing notice is painted on trees or posts on the property, provided that the notice is:

(I) Painted in an international orange color and displaying the stenciled words "No Trespassing" in letters no less than 2 inches high and 1 inch wide either vertically or horizontally;

(II) Placed so that the bottom of the painted notice is not less than 3 feet from the ground or more than 5 feet from the ground; and

(III) Placed at locations that are readily visible to any person approaching the property and no more than 500 feet apart on agricultural land.

b. Beginning October 1, 2007, when a landowner uses the painted no trespassing posting to identify a "no trespassing" area, those painted notices shall be accompanied by signs complying with subparagraph 1. and placed conspicuously at all places where entry to the property is normally expected or known to occur.

(b) It shall not be necessary to give notice by posting on any enclosed land or place not exceeding 5 acres in area on which there is a dwelling house in order to obtain the benefits of ss. 810.09 and 810.12 pertaining to trespass on enclosed lands.

(6) "Cultivated land" is that land which has been cleared of its natural vegetation and is presently planted with a crop, orchard, grove, pasture, or trees or is fallow land as part of a crop rotation.

(7) "Fenced land" is that land which has been enclosed by a fence of substantial construction, whether with rails, logs, post and railing, iron, steel, barbed wire, other wire, or other material, which stands at least 3 feet in height. For the purpose of this chapter, it shall not be necessary to fence any boundary or part of a boundary of any land which is formed by water.

(8) Where lands are posted, cultivated, or fenced as described herein, then said lands, for the purpose of this chapter, shall be considered as enclosed and posted.

(9) "Litter" means any garbage, rubbish, trash, refuse, debris, can, bottle, box, container, paper, tobacco product, tire, domestic or commercial appliance, mechanical equipment or part, building or construction material, tool, machinery, wood, motor vehicle or motor vehicle part, vessel, aircraft, or farm machinery or equipment; sludge from a waste treatment facility, water supply treatment plant, or air pollution control facility; or substance in any form resulting from domestic, industrial, commercial, mining, agricultural, or governmental operations.

(10) "Dump" means to dump, throw, discard, place, deposit, or dispose of any litter.

(11) "Commercial horticulture property" means any property that is cleared of its natural vegetation and is planted in commercially cultivated horticulture products that are planted, grown, or harvested. The term also includes property that is used for the commercial sale, use, or distribution of horticulture products.

(12) "Agricultural chemicals manufacturing facility" means any facility, and any properties or structures associated with the facility, used for the manufacture, processing, or storage of agricultural chemicals classified in Industry Group 287 contained in the Standard Industrial Classification Manual, 1987, as published by the Office of Management and Budget, Executive Office of the President.

(13) "Construction site" means any property upon which there is construction that is subject to building permit posting requirements.

History.—s. 30, ch. 74-383; s. 1, ch. 76-46; s. 1, ch. 82-87; s. 1, ch. 92-351; s. 1, ch. 94-263; s. 1, ch. 94-307; s. 47, ch. 96-388; s. 13, ch. 99-188; s. 3, ch. 2001-182; s. 49, ch. 2001-279; s. 15, ch. 2006-289; s. 1, ch. 2007-123; s. 4, ch. 2007-244.

810.115 Breaking or injuring fences.—

(1) Whoever willfully and maliciously breaks down, mars, injures, defaces, cuts, or otherwise creates or causes to be created an opening, gap, interruption, or break in any fence, or any part thereof, belonging to or enclosing land not his or her own, or whoever causes to be broken down, marred, injured, defaced, or cut any fence belonging to or enclosing land not his or her own, commits a misdemeanor of the first degree, punishable as provided in s. 775.082 or s. 775.083. A person who commits a second or subsequent offense under this subsection commits a felony of the third degree, punishable as provided in s. 775.082, s. 775.083, or s. 775.084.

(2) If the offender breaks or injures a fence as provided in subsection (1) and the fence or any part thereof is used to contain animals at the time of the offense, the offender commits a felony of the third degree, punishable as provided in s. 775.082, s. 775.083, or s. 775.084.

(3) The court may require full compensation to the owner of the fence for any and all damages or losses resulting directly or indirectly from the act or commission pursuant to s. 775.089.

History.—s. 1, ch. 78-256; s. 35, ch. 88-381; s. 189, ch. 91-224; s. 5, ch. 93-37; s. 1234, ch. 97-102; s. 1, ch. 2003-50; s. 6, ch. 2007-244

CLEAN CUT TREE SERV., INC.
820 FOREST STREET
NOKOMIS, FL 34275

941-485-1400

Estimate

DATE	ESTIMATE #
4/19/2019	1971

P.O. NUMBER
SRV

BILL TO

STRATHMORE RIVERSIDE VILLAS
2700 RIVER BLUFF PARKWAY
SARASOTA, FL 34231
SHAWN GUBODY 809-1721

DESCRIPTION	QTY	RATE	AMOUNT
STRATHMORE RIVERSIDE VILLAS			0.00
ESTIMATE			0.00
88 BACK: LIVE OAK-RAISE CANOPY OVER ROOF			120.00
89 BACK: TRIM QUEEN PALM			18.00
99 BACK: TRIM QUEEN PALM			18.00
99 LEFT SIDE: CAMPHOR TREE-RAISE CANOPY OVER ROOF			50.00
4 BACK: OAK-RAISE CANOPY			150.00
101 SIDE: REMOVE CABBAGE PALM			120.00
GRIND STUMP			30.00
101 SIDE: REMOVE PALM AND BOUGANVILLA			140.00
104 BACK: TRIM ROW OF JASMINE			100.00
104 BACK: TRIM QUEEN PALM			18.00
104 BACK: REMOVE DEAD LOQUAT TREE			10.00
11 SIDE: TOP CITRUS TREE TO 3'			30.00
11 BACK: SEAGRAPES-CUT BACK SIDES			90.00
107 RIGHT: LIVE OAK-RAISE CANOPY			180.00
108 SIDE: LIVE OAK-RAISE CANOPY AND THIN MIDDLE			320.00
108 SIDE: ARECA PALM-CUT TWO STALKS			30.00
108 BACK: MANGO-TOP TO OLD CUTS			280.00
108 FRONT: OAK-RAISE CANOPY			25.00
112 FRONT: OAK-RAISE CANOPY OVER ROOF AND PALM			120.00
6 SIDE: REMOVE RUBBER TREE			50.00
GRIND STUMP			20.00
9 BACK BY FENCE: REMOVE BRAZILIAN PEPPERS			220.00
GRIND STUMP			50.00
9 BACK: REMOVE 2 SMALL CABBAGE PALMS			30.00
27 BACK: REMOVE CEDAR TREE			220.00

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2700 RIVER BLUFF PARKWAY
SARASOTA, FL 34231
SHAWN GUBODY 809-1721

DESCRIPTION	QTY	RATE	AMOUNT
GRIND STUMP			50.00
34 SIDE: REMOVE SMALL CABBAGE PALM			15.00
45 FRONT: REMOVE SMALL CABBAGE PALM			25.00
GRIND STUMP			20.00
70 BACK: ARECA PALM-REMOVE 1 STALK			45.00
83 SIDE: REMOVE ARVIDA TREE			100.00
GRIND STUMP			35.00
113 SIDE: OAK-RAISE CANOPY			60.00
51 RIGHT SIDE: HONG KONG ORCHID-ROUND OVER			280.00
76 RIGHT SIDE: LIVE OAK-RAISE CANOPY OFF 2 BUILDINGS			150.00
56 BACK: REMOVE HONG KONG ORCHID			225.00
GRIND STUMP			50.00
79 BACK: CARROTWOOD-TOP AND SHAPE			400.00
63 BACK: HONG KONG ORCHID-SHAPE			280.00
62 BACK: REMOVE SMALL CABBAGE PALM			20.00
62 SIDE: REMOVE 2 SMALL CABBAGE PALMS, BUSHES & GRIND STUMPS			450.00
116 BACK: REMOVE HONG KONG ORCHID			325.00
GRIND STUMP			75.00
130 BACK: SIDELINE PENCIL OAK			45.00
131 BACK: PITTOSPORUM-TOP TO 4'			180.00
134 BACK: REMOVE PALATKA HOLLY			280.00
GRIND STUMP			60.00
148 BACK: GOLD RAIN-RAISE CANOPY			20.00
167 BACK OUTSIDE FENCE: TRIM 3 CABBAGE PALMS			75.00
196 SIDE OUTSIDE FENCE: LAUREL OAK-REMOVE DEAD WOOD			40.00
185 FRONT: REMOVE QUEEN PALM			40.00
180 FRONT: TRIM TRIANGLE PALM			25.00
176 BACK: LIVE OAK-RAISE CANOPY OVERROOF			60.00

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2700 RIVER BLUFF PARKWAY
SARASOTA, FL 34231
SHAWN GUBODY 809-1721

DESCRIPTION	QTY	RATE	AMOUNT
191 SIDE: REMOVE 2 NORFOLK PINES			60.00
GRIND 2 STUMPS			40.00
195 FRONT: LIVE OAK-RAISE CANOPY OVER ROOF			75.00
199 SIDE: LIVE OAK-RAISE CANOPY			45.00
124 BACK: LIVE OAK-RAISE CANOPY OFF 2 ROOFS			140.00
132 BACK: REMOVE HONG KONG ORCHID			45.00
GRIND STUMP			20.00
49 BACK: LIVE OAK-RAISE CANOPY			75.00
53 BACK: REMOVE HONG KONG ORCHID			350.00
GRIND STUMP			60.00
25 BACK: LIVE OAK-RAISE CANOPY			30.00
215 FRONT BEHIND FENCE: PINE-REMOVE DEAD WOOD AND RAISE CANOPY			225.00
215 BACK LEFT BEHIND FENCE: OAK-RAISE CANOPY, REMOVE DEAD WOOD			150.00
201 SIDE: REMOVE CABBAGE PALM			75.00
206 SIDE: LIVE OAK-RAISE CANOPY			40.00
193 BACK: REMOVE QUEEN PALM			90.00
214 BACK: REMOVE HONG KONG ORCHID			225.00
GRIND STUMP			50.00
207 BACK: REMOVE SMALL CABBAGE PALM			20.00
GRIND STUMP			20.00
207 BACK: TRIM TREE OUT OF BUSHES AND SHAPE			50.00
233 BACK: REMOVE CABBAGE PALM			20.00
GRIND STUMP			20.00
232 BACK: REMOVE SMALL CARROTWOOD			20.00
GRIND STUMP			20.00
213 BACK: REMOVE DEAD QUEEN PALM			90.00
GRIND STUMP			25.00

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SHAWN GUBODY 809-1721

DESCRIPTION	QTY	RATE	AMOUNT
224 BACK: REMOVE HONG KONG ORCHID			280.00
GRIND STUMP			60.00
244 CENTER ISLAND: OAK-REMOVE MISTLETOE REMOVE DEAD WOOD AND TRIM			120.00
244 CENTER ISLAND: OAK-RAISE CANOPY OVER PARKING			40.00
244 CENTER ISLAND: REMOVE NORFOLK PINE			120.00
GRIND STUMP			35.00
MAINTENANCE BUILDING: OAK-RAISE CANOPY			100.00
HOUSE: LIVE OAK-RAISE CANOPY AND THIN MIDDLE			240.00
HOUSE: REMOVE BUSHES AND GRIND STUMPS			75.00
278 BY POLE: REMOVE ARVIDA			75.00
GRIND STUMP			35.00
247 BACK: REMOVE ARECA PALM			45.00
GRIND STUMP			25.00
284 SIDE: REMOVE SEAGRAPES			120.00
GRIND STUMPS			35.00
294 SIDE: REMOVE GOLD RAIN			120.00
GRIND STUMP			30.00
290 BACK: REMOVE CHINABERRY TREE			40.00
313 FRONT: CHINABERRY-TRIM OFF HOUSE			40.00
313 BACK: REMOVE 3 SEAGRAPES			220.00
GRIND STUMPS			120.00
313 BACK: PALATKA HOLLY-RAISE CANOPY			75.00
309 BACK: LAUREL OAK-RAISE CANOPY AND THIN MIDDLE			600.00
311 FRONT: REMOVE PYGMY DATE			40.00
311 SIDE: REMOVE 2 SMALL CACTI			20.00
311 SIDE: 2 CACTI-TOP			120.00
311 BACK: REMOVE GOLD RAIN			125.00
GRIND STUMP			30.00

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SHAWN GUBODY 809-1721

DESCRIPTION	QTY	RATE	AMOUNT
311 KEYHOLE: REMOVE CABBAGE PALM			125.00
311 KEYHOLE: REMOVE SMALL CABBAGE PALM			20.00
310 BACK: LIVE OAK-RAISE CANOPY			25.00
3334 FRONT: REMIOVE NORFOLK PINE			200.00
GRIND STUMP			30.00
280 BACK: REMOVE DEAD PALATKA HOLLT			450.00
280 SIDE: PALATKA HOLLY-RAISE CANOPY OVER ROOF			90.00
280 SIDE: REMOVE 2 CLUMPS OF ARECA PALMS			90.00
280 SIDE: REMOVE PYGMY DATE			60.00
GRIND STUMP			20.00
263 BACK: REMOVE LARGE PALATKA HOLLY			650.00
263 SIDE: GRINDOLD STUMP			25.00
263 SIDE: REMOVE BUSHES AND GRIND STUMP			50.00
246 SIDE: 2LIVE OAKS-RAISE CANOPIES AND REMOVE DEAD WOOD			340.00
246 BACK: 2 LIVE OAKS & LAUREL OAK-RAISE CANOPY AND REMOVE DEAD WOOD			360.00
245 BACK: AVOCADO-REMOVE 1 BRANCH			20.00
245 BACK: REMOVE BOUGANVILLA			45.00
239 BACK: BOTTLEBRUSH-REMOVE 2 LIMBS OVER WATER			45.00
278 BACK: TRIM 2 BUSHES			60.00
204 BACK: REMOVE HONG KONG ORCHID			550.00
204 BACK BY SEAWALL: REMOVE SMALL PALM AND PINE			40.00
202 BACK: REMOVE HONGKONG ORCHID			450.00
186 KEYHOLE: REMOVE CABBAGE PALM			120.00
186 BACK: REMOVE OLEANDER			25.00
186 SIDE: REMOVE LOQUAT			50.00
172 BACK: REMOVE HONG KONG ORCHID			550.00
172 SIDE: ARVIDA-TOP AND SIDELINE OFF 2 HOUSES			160.00
172 SIDE: OLEANDER-ROUND OVER			60.00

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SHAWN GUBODY 809-1721

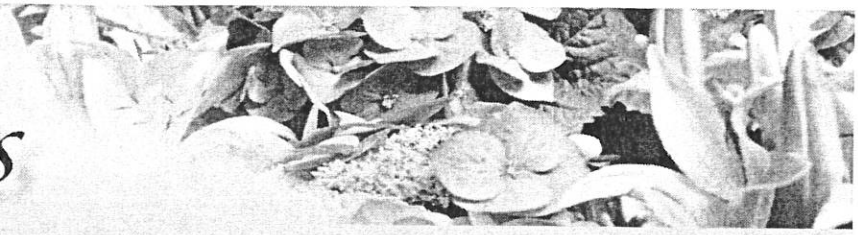
DESCRIPTION	QTY	RATE	AMOUNT
171 SIDE: REMOVE SMALL LOQUAT			30.00
151 BACK: REMOVE SMALL LOQUAT			25.00
157 BACK: TRIM JACTROPHA			25.00
153 BACK: REMOVE SMALL CABBAGE PALM			25.00
153 BACK: REMOVE CABBAGE PALM			20.00
138 SIDE: REMOVE SMALL CABBAGE PALM			10.00
PERMIT (COUNTY)			215.00

IF THIS ESTIMATE MEETS WITH YOUR APPROVAL, CALL THE OFFICE TO SET UP YOUR WORK DAY!

Total 15,994.00

Bloomings

Landscape & Turf Management Inc.



Landscape Enhancement

Strathmore

The Contractor will install a variety of colorful plants to enhance the community . During the planting, the landscape committee ask that we include top soil to each planting when installed. Area's around the plants will be mulched in the process. Here is a list of plant materials and costs requested for the project.

1. *Weeping Bottle Brush Tree*	*[4] 15gal.*	*$ 520.00*
2. *Areca palms*	*[2] 15gal.*	*$ 200.00*
3. *Red Bouganvillea*	*[3] 7gal.*	*$ 270.00*
4. *Star jasmine only avail.*	*[3] 3gal.*	*$ 60.00*
5. *Christmas palms [triple]*	*[3] 15gal.*	*$ 540.00*
6. *Gold Cypress mulch*	*[15] bags*	*$ 90.00*

The Contractor shall provide labor and equipment to complete aforementioned scope of work for a fee of $ 1,680.00

Thank you Bob Sumner

ADVERTISING COMMITTEE REPORT

June, 2019

Advertise Your Business Flyers are located outside the clubhouse office. If you know of someone who might be interested in placing an ad, please direct them to those flyers. Or, they can call me directly and I will gladly see that they get the necessary information

Please welcome our new advertiser! FresCo A/C is licensed and insured. They give free estimates, do installations, and perform maintenance on your system.

Have a good Summer everyone--see you in the Fall!

Respectfully Submitted,

Jerry Stuenkel
Advertising Sales for News & Views
248-425-3918
jkstue@gmail.com

Building Committee Report

May 20, 2019

A Building Committee Meeting was held May 7, 2019 with the following in attendance: Steve Salemi, Bob Dressler and myself. Also attending were Jerry McDermott, Jonathan Tell, Peggy Dunne and Nanette Thomas Sec. Items discussed are listed below.

Employee Insurance: After much discussion about the liability of a person performing any paid service for a home owner, the home owner is responsible, not SRV. There are more discussions on this subject in other SRV meetings.

Hearing Loop Proposal : The proposal was reviewed by our members and BOD members and the response was not positive. The Proposal gave no assurance it would work in our building until it was installed. Also the installed price was variable.

Pickelball Courts: New estimates and some previous estimates were reviewed, they were all very expensive and no location in SRV was defined in the estimates. The committee discussed the use of the many existing Pichelball Courts that are available in the County and City Parks. Research is continuing.

Shuffleboard Court Covers: We review some estimates and are still receiving estimates from providers

Road Sealing: Shawn has estimates from 3 different companies and we will present them at the next BOD meeting.

Request to Modify Form: The new form was approved by BOD at the last meeting and is now in use.

Boat Dock Warranty Repair: A letter from Ralph Logston to Justin was forwarded to Jerry, the letter was not positive and had no mention of erosion repair

Villa Alterations and Repair: In order for the SRV Board of Directors to approve any alterations or repairs to your villa, a **"Request to Modify Condominium Property"** form must be completed and submitted to the office with a copy of the **Sarasota County Building Permit**, and copies of the **Contractor License and proof of Liability Insurance.**

These Documents are **REQUIRED** by Sarasota County and the SRV Rules and Regulations before the work can be **APPROVED** by the SRV Board and **BEFORE the WORK can begin. If the work is started without approval the WORK will be stopped and Sarasota County will be notified which could cause a FINE by the county and/or reversal of the work. The** "Request to Modify Condominium Property" form and Sarasota County Permit information sheet are available from the SRV office

Building Committee Chairman

Donald E. Puls

CLUBHOUSE COMMITTEE REPORT

MAY 2010

No Clubhouse Committee meeting have been held in the last few months. No concerns have been brought to our attention and at the present time we are not working on any projects with the exception of having new curtains made for the kitchen. Kathy Kelley is handling this project for us.

I would like to thank all of the residents that have tried to keep the pool area neater. It is much improved. You may have noticed that new lounge chair side tables have been purchased. Hope you like the look.

No meetings will be held until September, but if you have any concerns feel free to contact me.

I hope everyone has a very enjoyable summer.

Respectively submitted,

Jean Senninger
Committee Chair

GROUNDS REPORT

May, 2019

Greetings to all from the Grounds/Landscape Team.

* Bloomings Landscape Irrigation Group just completed an inspection of our irrigation system. A total of thirty three (33) repairs were required. Twenty six (26) irrigation heads were replaced due to clogged openings from dirt and debris Two (2) broken pipes were discovered next to the roadway; both were replaced with flex-hose pipe.
* The annual inspection and survey of our trees was just completed by Carl Shepherd, Shawn Gudbody, the owner of Clean Cut Tree Service, Celia Cooper, and Sue Zimmerman. This effort required a total of six (6) hours. A list of all required tree trimming and tree removal has been approved. All work is scheduled for completion by the end of May.
  Regarding tree removal …know this to be true; many factors are considered. Some trees are at the end of their life, and are dying of dry rot (ie; Hong Kong Orchids). Many trees were planted in the wrong location years ago, and are now posing problems to the structures of the villa walls and/or foundations (ie; Cabbage Palms, and Areca Palms). Some palm trees along the parkway were displaying sign of disease, and had to be removed recently. The owner of Clean Cut Tree Service has 40 years of experience evaluating the health and vitality of trees, we value his expertise. The decision to remove a tree is evaluated by many people to ensure all factors are considered. Also, many new trees have been planted on our property in the past four (4) years with our Landscape Enhancement Program. (Jatropha trees in front of villas and many beautiful Christmas Palms between the villas along the roadways). The net result is there are MORE trees in our 65-acre property than existed four (4) years ago.

  One final point…our annual tree maintenance requires a permit from Sarasota County Environmental Services (cost = $250.00) for the work to proceed.

With our overall grounds program, remember, no new plantings can be placed at the front of the villas in the Landscape Enhanced areas. This is to ensure we maintain consistency with our original Landscape Enhancement design approved in 2014.

Thank you for your understanding in this regard.

Carl Shepherd

PROGRAM AND SERVICES COMMITTEE REPORT - MAY

Attendees: Mary Hoch, Lynda Nugent, Louise Pearson

Our meeting focused on preparation for the following programs:

Sarasota Volunteer Opportunities - January Program
Do you volunteer for a local organization?

- We are looking for SRV residents to give a short talk about the organization and opportunities to volunteer – please contact Mary Hoch at 941-914-4717 or email mary.epbiz@verizon.net

Flu Shots – November Program

Health Fair

- The date will be changed from November to February or March to include seasonal residents
- Do you know a vendor who may be interested in sponsoring the event or exhibiting their products/services? - contact Mary Hoch at 941-914-4717 or email mary.epbiz@verizon.net

Speaker Forums – Tentative Topics

- December – "Sarasota County Services"
- January – "Estate Planning"
- February – "Holistic Health"
- March – "Planning for Short-Term and Long-Term Care"
- April – "Support & Coping with the Unexpected"

Respectfully submitted by:

Mary L. Hoch

PR & COMMUNICATIONS COMMITTEE REPORT – MAY

Meeting Attendees: Mary Hoch, Sue Knapp, Lillian Doherty, Jerry Stuenkel, Nan Thomas

SRV currently has many great methods of communication with owners. The committee continues to discuss additional opportunities for getting information out to Buyers and Owners. Suggestions include the following:

- Create a Video for new owners to watch during Orientation explaining the roles of SRV Committees and Rules & Regulations – the committee will research options and cost
- Conduct long distance Orientations via communications such as Skype/FaceTime
- Educating potential buyers and real estate agents about SRV

The committee has submitted recommendations to the Board of Directors for updates to the Application Forms – Purchase, Lease, and Additional Occupant(s).

ELECTRONIC VOTING NOTIFICATION - Please read and respond to the letter mailed to owners by Jerry McDermott, President. The letter explains how to register for electronic voting --- please return the completed enclosed form by mail or email to the SRV Office.

The committee changed our meeting date to the 3rd Monday of the Month at 9:00 AM.

Respectfully submitted by,

Mary L. Hoch

Safety and Security Report
May 2019

The Safety and Security Committee Members are: Larry Gill – Chairman, Vince Doherty, Jim Goese, Jack Needles, Bob Piper and Bob Dressler. Our meeting time is the third Wednesday of each month at 9:00am at the clubhouse.

Solicitors – Safety & Security found and asked two solicitors setting up Hurricane Window sales appointments to leave the property this month. Remember that SRV has a "No Soliciting – No Trespassing" policy. If you have someone come to your door soliciting any product or service, please ask them to leave SRV and/or call the Office or Safety & Security to ask them to leave.

Clubhouse Security – On two occasions this month our Office Manager Nan has come into work and found our Clubhouse sliding glass doors either open or unlocked. Please take our Clubhouse security seriously and close and lock all doors when leaving if you are using the Clubhouse after hours.

SRV Property Security – Twice this month our Maintenance Supervisor Shawn has had to repair our property exterior fence where panels had been knocked or kicked out to allow entrance to our property. We believe this is neighborhood school kids wanting to take a shortcut through our property. "No Trespassing" signs, compliant with Florida Statues 810.09, were posted on the area of fence that has been seeing the damage. This may not stop someone from doing this again, but with being properly 'posted' it gives SRV more protections if we decide to prosecute a future person for trespassing or damaging the fence.

Storm Season Approaching – Florida's Hurricane Season is almost here. SRV can expect strong rain/thunder storms, tropical storms and possibly a hurricane this summer. Please reference the SRV Hurricane Preparedness Plan and have your villa prepared for a weather event. Do not wait until the last minute to prepare as you may not have time.

Respectfully Submitted,
Larry Gill