

**STRATHMORE RIVERSIDE VILLAS ASSOCIATION, INC.  
A RESIDENTIAL COMMUNITY FOR PERSONS 55 YEARS OF AGE OR OLDER**

C/O RealManage of Sarasota, Inc.  
2700 Riverbluff Parkway Sarasota, FL 34231  
Phone: (941) 922-8188 Fax: (941) 927-9849

**Join Zoom Meeting**  
<https://zoom.us/j/98764398798?pwd=4d9ZAt8lx5bnNCX6tOvrFHKhDMEw5P.1>  
**Meeting ID: 987 6439 8798**  
**Passcode: 401525**

**October 23, 2025 – 9:30 A.M. - SRV CLUBHOUSE or via Zoom**

**AGENDA**

- 1. Call to Order**
- 2. Pledge of Allegiance**
- 3. Roll Call**
- 4. Determination of Quorum**
- 5. Approval of Minutes**
  - A. Board of Directors Meeting - September 25, 2025**
- 6. President's Report – Marcia Drake - Lawson**
- 7. Vice President's Report – Mitch Wyant**
- 8. Secretary's Report – Arlene Johnson**
- 9. Treasurer's Report – Jennifer Royer**
- 10. Community Association Report – Sarah Daley**
- 11. Building Report - Mitch Wyant**
- 12. Clubhouse Report – Rolo Miles**
- 13. Grounds Report – Mike Cavallo**
- 14. Safety Report – Larry Gill**
- 15. Audit Report – Julie Micheletti**
- 16. Unfinished Business**
  - A. Update on Communication System during Board Meetings such as the use of Chromebooks, Headsets and or Microphones.**
  - B. Update on Flagpole Posts and Lighting for the Southeast Corner of Pool Deck**
- 17. New Business**
  - A. Re-Felting of Pool Table**
  - B. Status of Refrigerator in the Clubhouse Kitchen**
  - C. Approval of the Proposed 2026 Operating and Reserve Budget**
- 18. Owner Questions**
- 19. Adjournment**







STRATHMORE RIVERSIDE VILLAS														
PROPOSED BUDGET FOR THE PERIOD														
January 1, 2026 - December 31, 2026														
DESIGNATED RESERVES 5%														
												1.00		
												FUNDING		
												10.00		
GENERAL RESERVES														
NEW ACCT#	OLD ACCT#	ASSET	Replacement Year	ESTIMATED LIFE	ESTIMATED REMAINING LIFE	ESTIMATED REPLACEMENT COST	BEGINNING BALANCE 12/31/2025	ASSESSMENTS COLLECTED 2025	ESTIMATED TRANSFERS 2025	ESTIMATED EXPENDITURES 2025	ESTIMATED BALANCE 12/31/2025	ADDITIONAL RESERVE REQUIREMENT	ANNUAL RESERVE REQUIREMENT	
1020.2	3890	Reserve Interest					85,888		8,295		44,183			
1100		Clubhouse												
1110	3690	Clubhouse Improvements	2027	15	2	84000	22964	2918			25862	58118	29,059.00	
1111	3695	Clubhouse Restrooms					793	1950						
1112.1	3670	Clubhouse HVAC-5 ton serial#30160	2028	10	1	10500	0	707			707	9793	9,793.00	
1112.2	3670	Clubhouse HVAC-5 ton serial#15180	2028	10	2	10500	0	3013			3013	7487	9,743.50	
1112.3	3670	Clubhouse HVAC-5 ton serial#43150	2025	10	1	10500	0	707			707	9793	9,793.00	
1112.4	3670	Clubhouse HVAC 2.5 ton serial#2217	2027	10	2	15000	0	0			0	15000	7,500.00	
1113	1035	Clubhouse Sauna	2028	20	12	16000	795	480		970	305	15695	1,307.92	
1115	3680	Clubhouse Roof	2044	20	15	135000	4717	4813			9630	125370	6,885.00	
1118	1038	Clubhouse Mansard	2039	35	33	24000	0	464			464	23536	719.21	
1120		Recreation												
1121	1031	Pool Well Pumps	2028	14	3	5468	0	1366			1366	4097	1,365.67	
1122	1032	Pool Equipment	2035	10	8	20000	0	3666			3666	16334	1,814.89	
1123.1	3620	Pool Heaters (1)	2036	15	10	10500	2272	1278			3550	6950	695.00	
1123.2	3620	Pool Heaters (2)	2031	15	5	21000	0	2594			2594	18406	3,681.20	
1124	3610	Deck Resurfacing	2035	20	8	48600	11379	1622			13001	35599	3,955.44	
1125	3615	Pool Equipment Building	2026	10	1	62457	60638	1819			62457	0	-	
1126	3635	Shuffleboard	2030	15	4	15000	1078	2154		3700	-468	15468	3,667.00	
1127	3625	Exercise equipment	2039	15	13	30000	1290	3356			4646	23354	1,950.31	
1130		Creek House												
1131	1036	Creek House Roof	2040	20	14	16250	0	1563			1563	14667	1,049.07	
1133	1038	Creekhouse HVAC	2033	10	7	7500	0	1000			1000	6500	928.57	
1135	3810	Creek House Interior updates	2033	10	7	28044	3601	2918		6935	-216	28260	4,037.14	
1136		Creek House Exterior	2027	10	2	7500	0	0			0	7500	3,750.00	
1140	1033	Surveillance System and Safety												
1141		Monitoring Equipment	2028	10	2	15000	0	1200		3200	-2000	17000	6,500.00	
1145	3640	PVC Fence	2048	30	22	202640	10471	7363		99338	-21504	224144	10,188.36	
1146	1034	Aluminum Fence	2030	30	4	21125	0	0			0	21125	5,281.25	
1150		Seawall Components												
1151	3830	Seawall	2038	20	12	350000	172688	19847			2750	189595	160405	13,367.08
1152		Seawall Posts and cables	2026	1	1	10000	0	0			0	10000	10,000.00	
1153		Handrails	2030	4	4	10000	0	0			0	10000	2,500.00	
1155	1039	Day Docks Along Seawall	2038	20	12	80500	0	3550			2550	47950	3,995.83	
1160		Marina												
1161	3860	Marina Docks	2045	30	30	225,000	143,015	61,388			225,000	(20,596)	245,596	8,186.53
1163		Marina Pilings												
1170		Roads and Parking												
1171	3650	Asphalt Paving	2027	20	1	824000	463070	114462			577532	248468	246,468.00	
1172		Asphalt Marking	2027		1						0	0		
1173		Signs	2026		1	5000					0	5000	5,000.00	
1180		Water												
1184	3840	Water Lines	2034	15	9	225000	97635	11950		4131	104854	120146	13,349.56	
1186	3845	Irrigation System	2040	15	14	40000	11518	5288			16806	23194	1,656.71	
1187		Alternative Watering	2027	1	1	58000	0	0			0	58000	58,000.00	
		Misc												
1194.1	3660	Painting	2025	7	1	65368	12359	18916			31250	34118	34,117.61	
1194.2	3660	Painting	2027	7	2	32694	10573	16213			26788	5998	2,949.00	
1194.3	3660	Painting	2028	7	3	21789	8611	13511			22322	-522	(177.44)	
1194.4	3660	Painting	2029	7	4	16342	7048	10809			17857	-1515	(378.83)	
1194.5	3660	Painting	2030	7	5	13074	5286	8107			13393	-519	(63.86)	
1194.6	3660	Painting	2031	7	6	10895	8524	5404			8923	1966	327.67	
1194.7	3660	Painting	2031	7	7	8338	1762	2702			4464	4874	698.26	
1198.1	3865	Utility Cart 1	2019	10	4	7000	9097	1984			11081	-4081	(1,020.25)	
1198.2		Utility Cart 2	2026	10	1	7000	0	0			0	7000	7,000.00	
1199	3630	Maint Equip/Shed Building/Roof	2027	27	1	15000	6064	96			-1400	16400	16,400.00	
						2,812,569	1,106,522	339,419	8,295	283,524	1,159,989	1,696,782	542,312.40	
													134.50	

\* Data per Staebler Reserve Study for the Fiscal Year 2026 provided in April 2025 unless otherwise noted.

Year	1	2	3	4	5	6	7
Area 1	96,000.00	13,714.29	13,714.29	13,714.29	13,714.29	13,714.29	13,714.29
Area 2	48,000.00	48,000.00	13,714.29	13,714.29	13,714.29	13,714.29	13,714.29
Area 3	32,000.00	32,000.00	32,000.00	13,714.29	13,714.29	13,714.29	13,714.29
Area 4	24,000.00	24,000.00	24,000.00	24,000.00	13,714.29	13,714.29	13,714.29
Area 5	19,200.00	19,200.00	19,200.00	19,200.00	19,200.00	13,714.29	13,714.29
Area 6	16,000.00	16,000.00	16,000.00	16,000.00	16,000.00	16,000.00	13,714.29
Area 7	13,714.29	13,714.29	13,714.29	13,714.29	13,714.29	13,714.29	13,714.29

Total by Year  
cost to paint all  
cost to paint sect  
Year

248,914.29	166,628.57	132,342.86	114,057.14	103,771.43	98,285.71	96,000.00
672000	Staebler Estimate					
96000						

	1	2	3	4	5	6	7	8
Area 1	\$ 65,367.86	\$ 9,338.27	\$ 9,338.27	\$ 9,338.27	\$ 9,338.27	\$ 9,338.27	\$ 9,338.27	\$ 9,338.27
Area 2	\$ 32,683.93	\$ 32,683.93	\$ 9,338.27	\$ 9,338.27	\$ 9,338.27	\$ 9,338.27	\$ 9,338.27	\$ 9,338.27
Area 3	\$ 21,789.29	\$ 21,789.29	\$ 21,789.29	\$ 9,338.27	\$ 9,338.27	\$ 9,338.27	\$ 9,338.27	\$ 9,338.27
Area 4	\$ 16,341.96	\$ 16,341.96	\$ 16,341.96	\$ 16,341.96	\$ 9,338.27	\$ 9,338.27	\$ 9,338.27	\$ 9,338.27
Area 5	\$ 13,073.57	\$ 13,073.57	\$ 13,073.57	\$ 13,073.57	\$ 13,073.57	\$ 9,338.27	\$ 9,338.27	\$ 9,338.27
Area 6	\$ 10,894.64	\$ 10,894.64	\$ 10,894.64	\$ 10,894.64	\$ 10,894.64	\$ 10,894.64	\$ 9,338.27	\$ 9,338.27
Area 7	\$ 9,338.27	\$ 9,338.27	\$ 9,338.27	\$ 9,338.27	\$ 9,338.27	\$ 9,338.27	\$ 9,338.27	\$ 9,338.27

Total by Year  
\$ 169,489.52 \$ 113,459.92 \$ 90,114.26 \$ 77,663.24 \$ 70,659.54 \$ 66,924.23 \$ 65,367.86 \$ 65,367.86  
\$ 65,367.86  
\$ 457,575.00

Contract with Munyan per Loren Hoch email on 09/28/25

Body Painting	\$ 336,000.00
Mansard Painting	\$ 75,500.00
Shutter	\$ 36,600.00
Clubhouse/pool house	\$ 4,788.00
Creekhouse	\$ 3,052.00
shed	\$ 1,635.00
	\$ 457,575.00

Number of years for paintir 7  
Annual cost \$ 65,367.86