

STRATHMORE RIVERSIDE VILLAS ASSOCIATION, INC.
A RESIDENTIAL COMMUNITY FOR PERSONS 55 YEARS OF AGE OR OLDER
C/O Argus Property Management, Inc.
2700 Riverbluff Parkway Sarasota, FL 34231
Phone: (941) 922-8188 Fax: (941) 927-9849
REGULAR MEETING OF THE BOARD OF DIRECTORS
Thursday, March 24, 2022 – 9:30 A.M. - SRV CLUBHOUSE

- 1. Call to Order**
 - 2. Pledge of Allegiance**
 - 3. Roll Call**
 - 4. Determination of Quorum**
 - 5. Rules of Order**
 - Roberts Rules**
 - NSI of 3 minutes per speaker**
 - 6. Approval of Minutes**
 - 7. President's Report**
 - 8. CAM Report**
 - 9. Treasurer's Report**
 - 10. Committee Reports**
 - A. Sales/Lease & Rental – Ilene Novack**
 - B. Other Committee Reports**
 - 10. Old Business**
 - A. Villa 45 request for review – Jerry McDermott**
 - 11. New Business**
 - A. Establish FPL/climate control V93 – Carl Shepherd**
 - B. Rule regarding backing into carports – Carl Shepherd**
 - C. Add Frank Guerrero to budget committee - Jerry McDermott**
 - 12. Owners questions**
 - 13. Adjournment**
- The next regular meeting of the Board of Directors is Thursday, April 28, 2022 at 9:30 am.**

SPECIAL MEETING OF THE BOARD OF DIRECTORS
Thursday, February 24, 2022 – 9:30 A.M. SRV CLUBHOUSE

MINUTES

The meeting was called to order at 9:30 A.M. by President Robert Martucci

Pledge of Allegiance.

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

Robert Martucci, Carl Shepherd, Dan Hooks, Jean Burns, Jerry McDermott, Joe Morganstern, Jean Senninger, Bob Bender were present. A quorum was established.

Rules of Order were established with Community members present.

Approval of February 7, 2022 Special Board Meeting Minutes. *See motion sheet.*

Approval of Sales/Lease & Rentals January 2022 *See motion sheet*

Old Business:

- A.) Approval of Pool repair *See motion sheet*

New Business:

- A.) Villa 45 requested that the board dismiss the \$2000.00 fine levied against their unit. The Board unanimously decided the fine will stand as previously implemented *See motion sheet*
- B.) Approval of the the purchase of an AED for clubhouse *See motion sheet*
- C.) Approval of repair by Symbiont for pool heater compressor *See motion sheet*
- D.) Approval of Pool Gate Locks *See motion sheet*
- E.) Bob Martucci introduced the formation of an Infrastructure Study Committee. Committee members are Bob Martucci, Bill Hallisey and Doug Spencer
- F.) Owners comments: Comments were received by the membership.

Current Board Member and Grounds Committee Chairperson, Robert Bender, tendered his resignation to be effective immediately following the meeting.

The next meeting –March 24, 2022

Adjournment – 10:35 A.M.

STRATHMORE RIVERSIDE VILLA'S MOTIONS 01-27-22

Motion – To approve the 02-07-22 minutes – ***Motion by Joe and seconded by Dan to approve the minutes. Motion carried.***

Motion – To approve Sales/Lease and Rentals – ***Motion by Jerry and seconded by Joe. Motion carried.***

Motion – To approve the expense, not to exceed \$1200.00 to Galaxy Pools for repair of pool vacuum port, should the inhouse repair attempt be unsuccessful. – ***Motion by Carl and seconded by Jerry.***

Motion – To deny the request from the owners of villa 45, Guimaraes Holdings LLC, to have the \$2000.00 fine lifted from their unit. The fine will stand – ***Motion by Joe and seconded by Bob Bender***

Motion – To approve the purchase of an AED for the clubhouse not to exceed \$1300.00 – ***Motion by Joe and seconded by Dan. Motion carried.***

Motion – To approve for Symbiont to repair the compressor in the pool heater. ***Motion by Joe and seconded by Dan. Motion carried.***

Motion – To approve the purchase and installation of pool gate locking mechanism, providing a release mechanism to exit pool deck, not to exceed \$500.00 36"x80" or 6' slider – ***Motion by Carl and seconded by Dan. Motion carried.***

CAM Report March 2022

For the snowbirds that will be leaving soon, there is a “Seasonal owner information form” and a “Things to do when leaving for an extended period” guide sheet outside of the office. If any of your contact information has changed or items need to be updated, please return this form to me. The guide sheet has great information to be sure your villa is ready for hurricane season.

The new office is open Tuesday from 9:00a.m. until 11:00a.m. and Thursday from 1:00p.m. until 3:00p.m. or you can contact me for an appointment.

During my monthly inspections, I am still seeing multiple exterior light colors. Per the Rules and Regulations, only white colored lights are allowed. As a reminder, villa owners are responsible for all aspects of the carport. Some carport floors are in need of cleaning and/or painting. If you have adjoining villas, the carport floor must be the same color. The color should be in an earth tone or a blend of earth tones.

Copies of the Rules and Regulations are available at the office, if you do not have a copy to be able to review your responsibilities, please stop by and pick one up and review.

Respectfully Submitted,
Nanette Thomas
Community Association Manager

Sales

C-\$260.00

E- \$259.00

E- \$350.00

E- \$360.00

TREASURER'S REPORT

Month ending

Feb. 28, 2022

SRV February Balance Sheet

Assets	\$ 1,118,608.12
Check/savings	\$ 94,086.59
Reserves	\$ 590,476.15
Insurance	\$ 345,632.26
Assessment receivable	\$ 15,376.57
Other assets	\$ 73,036.55
Liabilities	\$ 590,476.15
Total Equity	\$ 432,526.81

Total Revenue for February: \$ 144,167.09 vs. budget \$147,331.00

Total Expenses for February: \$ 132,498.12 vs. budget \$147,331.00

Main contributors were:

Grounds under budget by	\$ 3,708.33
Bldg Maintenance under budget by	3,422.56
Rec. facilities over budget by	136.82
Utilities under budget by	549.16
Payroll under budget by	1,276.37
Administration under budget by	6,013.28

Net income for February is plus \$ 11,668.97

Total Revenue year to date: \$ 319,493.98 vs. budget \$ 294,662.00

Total expenses year to date: \$ 281,869.70 vs. budget \$ 294,662.00

Main contributors were:

Grounds under budget	\$ 4,923.17
Bldg Maintenance under budget	5,937.29
Rec. facilities over budget by	1,734.64
Utilities over budget by	3,182.31
Payroll under budget by	3,568.52
Administration under budget by	3,190.27

Net income year to date is positive \$37,534.28

(Note the Marina slip fees are all collect in January so that income is over budget year to date by \$23,850. Therefore our true net income year to date is \$13,684.28

Delinquent accounts as of February 28, 2022

14 members in arrears for a total of \$15,376.57 vs. Jan. \$14,346.58

9 members less than two months for total of \$ 2,747.00

2 members in arrears for 2+ months total of \$1,717.11

1 member in foreclosure owes \$8,758.46

2 members owe fines totaling \$2,154.00

Legal action is in process on 1 accounts.

Reserve Balance report.

Deck resurfacing	\$ 7,309.67
Pool structural restoration	14,756.36
Pool Heater	3,544.31
Exercise Equipment	5,363.76
Maint. Equip & bldg	3,288.46
Shuffleboard	56.84
Fence	7,703.83
Paving	243,667.34
Painting	38,369.72
AC Rec. bldg	12,776.55
Club House Roof	28,358.88
Club House Improvements	9,691.62
Clubhouse sauna/restrooms	269.16
Creek House Projects	5,401.49
Seawall & Marina retaining wall	113,200.08
Sewer/Water lines	61,328.46
Irrigation repairs & Maint.	740.66
Marina / docks	26,988.75
Utility Carts	4,919.67
Reserve Interest	<u>2,740.54</u>
Total Reserve fund	\$ 590,476.15

Jerry McDermott, Treasurer

V45

srv2700@comcast.net

From: GUIMARAES HOLDINGS <guimaraesholdings@outlook.com>
Sent: Thursday, March 3, 2022 4:18 PM
To: Strathmore Riverside Villas; nanette.thomas@argusmgmt.com
Cc: Dr. Jose Roberto Guimaraes
Subject: UNDUE FINE!
Attachments: f8ae8cfc-dd43-4ae4-a4c1-9ab021010f30.jpg

Dear Association,

With sadness, we received today a letter with the decision of the Board of Directors on the fine of \$2,000 because, according to the association, someone would have moved to our property - Villa 45 - in the year 2020, without first registering- yourself as a tenant in the association. If this actually occurred, we never knew because the association did not make a valid communication.

In other words, the association sent the news of the alleged fact to the wrong address, as proved at the meeting held on February 17th.

Therefore, the fine is unfair and unlawful because, without knowing the alleged fact at the time it supposedly occurred, we lost the opportunity to defend, the main pillar of "due process of law".

With this in mind, we request that the Board of Directors' decision be reviewed by the HOA Full Council prior to the matter reaching the Court.

Best Regards

GUIMARAES HOLDINGS LLC



3/10/22

Deposit Certificate
Account Number: 05314-24018
Service Address:
2729 RIVERBLUFF CT
SARASOTA, FL 34231

Hello Strathmore Riverside Villas Association Inc,
Here's your deposit certificate.

DEPOSIT CERTIFICATE

\$100.00

TOTAL AMOUNT YOU OWE

Mar 31, 2022

CHARGES DUE BY

Visit **FPL.com/BillPay** for ways to pay

BILL SUMMARY

Customer:	Strathmore Riverside Villas Association Inc
Deposit number:	9705144
Deposit amount:	\$100.00
Issue date:	Mar 1, 2022

See page 2 for terms of your deposit.

IMPORTANT INFORMATION

- Payment of deposit is now due. If you have already paid your deposit in full - thank you - please disregard this notice.
- Enclose payment coupon when paying by mail with check. Please bring this entire statement when paying at a pay agent location.
- Please retain this certificate with your receipt of payment.

for Villa 93

Account 9210

Pay \$ _____

Customer Service: (941)917-0708
Outside Florida: 800-226-3545

Report Power Outages: 800-4OUTAGE (468-8243)
Hearing/Speech Impaired: 711 (Relay Service)



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STRATHMORE RIVERSIDE VILLAS
ASSOCIATION INC
2700 RIVERBLUFF PKWY
SARASOTA FL 34231-5041



**DEPOSIT BILL
STATEMENT**

Make check payable to FPL
in U.S. funds and mail along with
this coupon to:

FPL
GENERAL MAIL FACILITY
MIAMI FL 33188-0001



05314-24018	\$100.00	Mar 31, 2022	\$ _____
ACCOUNT NUMBER	TOTAL AMOUNT OWED	NEW CHARGES DUE BY	AMOUNT ENCLOSED

April 2022

There are two pieces of news for this Advertising Report. The first is that Mary (Blue) Shue will be taking over for me. I know she will do a wonderful job and she is very computer literate. The second is that we have a new vendor to introduce this month.

The name of the company is **Reliable Ryan**. If you have handyman work that needs to be done, check out his ad in this month's issue of *SRV News and Views*. I hope as you have work done on your unit, and you are pleased with the work, please ask if the company/vendor is interested in advertising with us. The application forms are in the front hallway of the clubhouse for them to fill out and leave with Nan. If there is not an application form, and check, then we cannot put their ad in *News and Views*.

We are welcoming Blue to her new role, and welcoming Spring. Safe travels if you heading home at the end of April.

Louise Pearson

SRV News and Views Advertising

906-362-7444

srvadvertising35@gmail.com

April 2022 News and Views

Time is going by fast, snowbird season is almost over and many of our friends will be heading back north for the summer.

Before you leave, please remember to bring in any outdoor furniture, bbq grills, wall hangings and anything else that can fly in a storm.

It is advisable to have someone check your villa to: make sure the AC is working at 80 degrees, flush your toilets, look for water leaks from your roof and then shut your water off again. Make sure your hot water heater is also turned off.

Please leave your outside front light turned on from dusk till dawn. This is for everyone's safety. You can purchase a dusk till dawn bulb at Ace Hardware. If you need assistance changing a lightbulb, please let us know.

We have been having a situation with carports. Carport ceilings that have been falling down due to water leaks. A leak left unattended can create a structural issue and this will be very expensive to repair. A leak can also cause damage to a vehicle or people standing in the carport due to an unexpected ceiling collapse. Your carport roof, and roof drain if you have one, should be inspected. Please remember, insurance companies do not recognize a product that seals roofs. The Henry product normally used is very good. Sealing a roof is definitely less expensive than replacing a roof. The problem is any wood that has deteriorated is still on the roof. The cure to fix an older roof is replacement. This is also very important reminder, damage to any part of your carport roof or ceiling is a shared expense with your villa mate. This can be found in our Rules and Regulations Section VI Paragraph N. Any structural issues will also now require an engineering plan. The carports have lasted 50 years and we would like to get another 50 years out of them by being diligent, responsible and planning for the future.

Be safe, be healthy and be happy

John Calia, Building Chair