

# Strathmore Riverside Villas Association Inc.

## SPECIAL MEETING OF THE BOARD OF DIRECTORS

July 24, 2025 – 9:30 A.M. SRV CLUBHOUSE

### MINUTES

**1. Call To Order:** 9:30 A.M. by President Marcia Drake-Lawson

**2. Pledge of Allegiance**

**3. Roll Call**

**4. Determination of Quorum:** Marcia Drake – Lawson, Mitch Wyant, Arlene Johnson, Jennifer Royer, Jerry McDermott, Rolo Miles were present. Mike Cavallo and Larry Gill attended virtually via Zoom. Absent, Julie Micheletti. A quorum was established. Also, present was Sarah Daley, LCAM representing RealManage, Sarasota.

**5. Approval of Minutes:**

A. Board of Directors Meeting – May 22, 2025. ***Jerry McDermott motioned to approve the minutes from May 22, 2025, Board Meeting , seconded by Larry Gill, all in favor, motion passed unanimously.***

**Rules of Order:** Established with Community members present.

**6. New Business:**

A. Loss Assessment Deductible Letters – Marcia Lawson

Marcia Drake – Lawson provided a brief explanation regarding the Loss Assessment Letters that will be sent out in relation to the Special Deductible for roof replacement or repairs resulting from the Hurricane Milton Claim. She highlighted several key points about the process, differences between hurricane Ian claim and hurricane Milton claim.

The Loss Assessment Letters are being prepared to inform property owners about the special deductible that applies to roof replacements or repairs necessitated by damage from Hurricane Milton. These letters will clarify the financial responsibility and process for affected residents.

Marcia also clarified the insurance policy is written to cover the building as a whole, rather than each individual villa separately. Deductibles will be assessed per building, not for each villa owner individually.

***Jennifer Royer made a motion that the Special Deductible Loss Assessment letter be mailed to owners, seconded by Arlene Johnson, all in favor, motion passed unanimously.***

B. Review of Financial Statements – Jennifer Royer

Jennifer Royer briefly reviewed the June Financial Statements. Attached

C. Presentation of Component Budgeting vs Pooling Budgeting for Vote – Jennifer Royer

Jennifer Royer discussed with handouts to the membership the “Difference between pooled reserve funding vs component method of funding. Handouts attached.

***Jennifer Royer made a motion to transition the reserve funding method from component reserve funding to pooled reserve funding, seconded by Arlene Johnson, all in favor, motion passed unanimously.***

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D. CondoVoter Electronic Voting System Presentation – Oshadhi Herman via Zoom.

Oshadhi Herman, representing CondoVoter, delivered a brief and informative presentation to the community about the CondoVoter electronic voting platform. The presentation focused on introducing the CondoVoter system, an online platform designed to facilitate electronic voting. Oshadhi emphasized the platform's commitment to providing a secure, transparent, and convenient voting experience for residents. She also walked the community through a step-by-step process of using the CondoVoter platform for electronic voting.

***Jennifer Royer made a motion to except the CondoVoter voting package at the price of \$1100.00, with a 25% discount applied. The discounted amount comes to \$825.00 not including tax, seconded by Arlene Johnson, all in favor, motion passed unanimously.***

***E. Marcia Drake-Lawson made a motion to amend the agenda by adding the approval of Louise Pearson to serve on the legal committee, seconded by Mitch Wyant, all in favor, motion passed unanimously.***

7. Owner Questions - Floor was open for owner questions.

8. Adjournment - ***Marcia Drake – Lawson made a motion to adjourn meeting, all in favor, meeting adjourned 10:48 A.M.***

Respectfully submitted,

*Sarah Daley*