

News & Views

MAY, 2022 NEWSLETTER

2700 RIVERBLUFF PKWY, SARASOTA FL 34231

Strathmore Riverside Villas

A 55+ Community



President's Report

We are still awaiting a third quote from an engineering company for the evaluation of the integrity of the SRV seawall. Once received, all three quotes will be forwarded to our Board of Director's Committees (finance/operations) for review and consideration. SRV Infrastructure is the backbone of our community. We want to ensure our Infrastructure is maintained and financed adequately for the future.

There will be a change in working hours for our staff at SRV. Our Maintenance Tech (AZ) will begin working an 8 hour per day , four-day work week beginning on May 27th. Our Board of Directors and our maintenance associate agreed on this schedule. The scheduled day off will be Friday. This new schedule will create an annual savings of \$9,100. It is understood, if an emergency arises on his day off , he will make himself available. Our Community Association Manager (Nan) new work schedule, for the Summer, will be as follows: On May 27th, Nan will begin working a ten hour per day, four-day work week. Nan's hours will be Monday through Thursday 7am - 5pm. Nan's day off will be Friday. The above schedule will end on August 12th, with resumption of an eight hour per day , five-day work week.

Respectfully submitted by:

Bob Martucci – SRV Board President



Board Members

President	Bob Martucci (2023)
Vice President	Dan Hooks (2023 TL)
Secretary	Jean Burns (2023)
Treasurer	Jerry McDermott (2022)
	Frank Guerrero (2023)
	John Calia (2022)
	Joe Morganstern (2022)
	Jean Senninger (2023)
	Carl Shepherd (2022)

Note: Executive Committee is listed in bold.
*TL denotes "Term Limit"

Committees

Advertising Sales	Louise Pearson
Audit	Dan Hooks
Building	John Calia
Calendar	Jean Burns
CAM	Nanette Thomas
Clubhouse	Joe Morganstern
Communication	Office - Nan Thomas
Dock Master	Bill Hallisey
Elections Committee	Linda Meyer
Finance & Budget	Jerry McDermott
Grounds	Frank Guerrero
Hurricane Committee	Bill Hallisey - Chair
Insurance	Stan Feldman - Chair
Legal Committee	
Library	Harriet McDermott
Maintenance	AZ Valez
Newsletter Editor	Carol Maccio
News & Views	Stan Feldman - Publisher
Phone Book	Office - Nanette Thomas
Programs / Services	Joe Morganstern
Property Manager	Nanette Thomas
Public Relations	Jean Burns
Sales, Lease & Rental	Ilene Novack
Safety & Security	Carl Shepherd
Social Committee	Joe Morganstern
Website	Nanette Thomas
Office - (922-8188)	Nanette Thomas

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Treasurer's Report

TREASURER'S REPORT

Month ending
March 31, 2022



SRV March Balance Sheet

Assets	\$ 1,137,308.30
Check/savings	\$ 97,203.18
Reserves	\$ 607,628.09
Insurance	\$ 385,002.26
Assessment receivable	\$ 15,787.93
Other assets	\$ 31,686.84
Liabilities	\$ 691,544.35
Total Equity	\$ 445,763.95

Total Revenue for March: \$ 150,247.17 vs. budget \$147,331.00

Total Expenses for March: \$ 139,010.03 vs. budget \$147,331.00

Main contributors were:

Grounds under budget by \$ 3,670.83
(No expense for tree trimming & mulch)

Bldg Maintenance under budget by 1,670.84

Rec. facilities over budget by 889.91

Utilities under budget by 2,321.53

(Sewer under budget \$2,309.25)

Payroll over budget by 1,860.92

(corrections from previous months)

Administration under budget by 3,408.60

(No legal fees, less office supplies & dad debt)

Net income for March is plus \$ 11,237.14

Total Revenue year to date: \$ 469,741.15 vs. budget \$ 441,993.00

Total expenses year to date: \$ 420,969.73 vs. budget \$ 441,993.00

Main contributors were:

Grounds under budget \$ 8,594.00

Bldg Maintenance under budget 7,608.13

Rec. facilities over budget by 2,624.55

Utilities over budget by 860.78

Payroll under budget by 1,707.60

Administration under budget by 6,598.87

Net income year to date is positive \$ 48,771.42

(Note the Marina slip fees are all collect in advance so that income is over budget year to date by \$25,650. Therefore our true net income year to date is \$23,121.42)

Delinquent accounts as of March 31, 2022

14 members in arrears for a total of \$15,787.93 vs. Feb. \$ 15,376.57

9 members less that two months for total of \$ 1,705.93

1 member in arrears for 2+ months total of \$ 920.52

1 member in arrears for 3 +months total of \$ 1,382.46

1 member in foreclosure owes \$ 9,202.02

2 members owes fines totaling \$ 2,577.00

Legal action is in process on 3 accounts.

Reserve Balance report.

Deck resurfacing	\$ 7,420.00
Pool structural restoration	15,631.19
Pool Heater	3,770.06
Exercise Equipment	4,124.83
Maint. Equip & bldg	3,509.63
Shuffleboard	85.26
<hr/>	
Fence	8,091.08
Paving	249,466.17
Painting	44,050.39
AC Rec. bldg	13,004.72
Club House Roof	28,829.63
Club House Improvements	10,085.79
Clubhouse sauna/restrooms	403.74
Creek House Projects	5,551.74
Seawall & Marina retaining wall	112,082.16
Sewer/Water lines	65,595.21
Irrigation repairs & Maint.	1,110.99
Marina / docks	29,667.17
Utility Carts	5,042.67
Reserve Interest	<u>3,105.66</u>
Total Reserve fund	\$ 607,628.09

Jerry McDermott, Treasurer

Sales & Rentals Orientation Committee Report



Sales

D \$365,000.00

A \$326,000.00

A \$249,000.00

B \$275,000.00

Ilene Novack

Sales & Rentals Chairperson

SUNDAY MAY 8



Directory Changes

Villa #	Date	Remove	Add	Telephone	E-Mail
169	MAR 31	PATTERSON, SALLY	SHOWALTER, ART SHOWALTER, JOYCE	614 398 9800 614 890 5818	artshowalter@gmail.com josho1972@gmail.com
207	APR 1	DOCHERTY, SIMON	SHATTUCK, RICHARD SHATTUCK, SHARON	586 707 9107	rcshat@aol.com
150	APR 2	SHOWALTER, ART SHOWALTER, JOYCE	EUGENE E. HOLBROOK JR.	402 417 2191	eeholbrookjr@hotmail.com
204	APR 18	RISACHER, MARTY RISACHER, LOIS	DAVIS, CLARE	757 477 9716	claredavis@yahoo.com
226	APR 28	BUXTON, WILLIAM BUXTON, KATHY	BANNIK, TRACEY R	480 370 8166	traceybannik@gmail.com
209	MAY 2	BRILL, JOYCE A	WYANT, MITCHELL WYANT, MARIANNE	913 952 4081	drakster2@gmail.com
319			<u>CHANGE OF NAME:</u> LAWSON, RAY SHOULD BE CHANGED TO LAWSON, ROY		

Villa #	Date	Remove	Name	Telephone	E-Mail Changes
126			CANDY BENDER		candybob5977@yahoo.com
166			MICHAEL SUMMA		michaelsumma611@gmail.com
220			STEVE SHIRLEY		shirleysteve3@gmail.com
163			CHERYL HOCH		ADDITION: Hoch43103@aol.com



Building Committee Report



April, 2022

It is May and we have numerous items to think about as the year is quickly moving along.

First of all we need to thank some people for their contributions to SRV. Bill Hallisey, Doug Spencer, Mike Gunning, Jim Navatta, Bob Dressler, Bob Singleton, Jim Williams, and AZ all worked together to repair some docks down in the marina. These residents volunteered their time and effort. Their work saved us thousands of dollars in repair costs and extended the life of our piers enabling our reserve money to build up. Great job one and all. SRV is home to many, but we are one community.

Please be prepared for hurricane season. We have been very fortunate, but we always need to be prepared and plan for the worst. If you are heading north or going away for an extended period of time, please bring in any items that can potentially turn into a flying projectile.

We will be addressing our budget soon and insurance will be a hot topic. Insurance costs all over the state have risen and a major reason for the increases has been due to roofs. This subject has been on the local news telecasts. I have brought this issue up numerous times, an old roof needs to be replaced, not sealed. A county building permit needs to be issued and closed. The time is going to come when insurance providers are not going to insure older roofs. The age I have heard is 15 years old. If this happens there will be many roofs in SRV that will have to be replaced or our units may very difficult to insure and at extremely higher costs. Our insurance bill is split 336 ways. We all pay the same whether we have a new roof or old. Please don't drive up our costs or endanger our insurability.

Last year there was a ballot item to turn our fenced in green space into a rental storage area. The vote didn't pass. Unfortunately, many people were misinformed and misled with false information. The purpose of allowing the area to be used for storage was twofold. Residents would have a place to store vehicles or boats for a fee paid to SRV. The funds would eventually be used to offset association dues increases. The project was to be fully self-funded, **NO ADDED COST TO YEARLY DUES**. This may be on the ballot again this year. I would like people to be open minded. If you have any questions or concerns about the possibility of converting the unused space, please seek answers from me, John Calia. Please don't listen to rumors. Association fees will not decrease. My goal is to offset or soften the potential increases we will all encounter on a yearly basis. It's time to explore all possibilities.

Have a great summer, be happy, be safe, enjoy life.

Building Committee Chair

John Calia

Advertising Sales Committee Report



May 2022

Welcome to May! First, I want to thank everyone for putting their trust in my handling of the advertising sales . . . I hope I won't disappoint.

In the April issue, Louise welcomed **Reliable Ryan** as a new vendor. Unfortunately, this ad was not included in the April *News & Views*, but it is now included in the May and future newsletters. Please check out this handyman's ad. Also, we have another new vendor, **Salon Platinum**. Rosa is a stylist with many years of experience, and this salon is only minutes away from SRV.

I have updated the "Advertise Your Business" flyers, and they can be found in the envelope located on the Clubhouse bulletin board. Feel free to take one to have on hand to provide to a vendor you feel would like to be included as an advertiser.

Thank you,

"Blue" Shue

SRV *News & Views* Advertising

(941) 922-4717

Srvadvertising35@gmail.com

STRATHMORE RIVERSIDE VILLAS ASSOCIATION, INC.

SRV BOARD MOTIONS – April 28, 2022

Motion – To approve the 03-24-22 minutes – ***Motion by Jean B and seconded by Joe M. to approve the minutes. Motion carried.***

Motion – To approve adding Sharon Navatta to the budget committee. ***Motion by Jerry and seconded by Jean S.***

Motion – To approve moving \$1100.00 from reserve interest into account 3845.– ***Motion by Jerry and seconded by Carl. Motion carried***

Motion – To approve invoice from Badger Bob’s Plumbing in the amount of \$625.00 for the inspection of 27 irrigation backflow preventers – ***Motion by Carl and seconded by Jerry Motion carried***

Motion – To approve invoice from Badger Bob’s Plumbing in the amount of \$2500.00 for the repair of 10 (of 27) irrigation backflow preventers. ***Motion by Carl and seconded by Jean B. Motion carried.***

Motion – To approve the purchase of 2 additional speed bumps, to be installed along Riverbluff Parkway by SRV Maintenance, near the 4 way stop signs. The price should not exceed \$1000.00 ***Motion by Carl and seconded by Frank. Motion carried.***

The Library Corner



Since February 2 to April 28, 1,,112 books have been placed in the Library Return Box.

We have already received 2022 copyrighted books, which are found on top of the center bookcase.

In the room south of the main library we have puzzles, DVDs and talking books. The talking books could help you pass the time when you are driving home.

Harriet McDermott

Library Keeper

NEW ARRIVALS

HARD BACKS

<u>Copyright</u>	<u>Author</u>	<u>Title</u>
2021	Stuart Woods	Double Jeopardy
2022	J. A. Jance	Missing and Endangered
2021	Danielle Steel	Regal

PAPERBACKS

<u>Copyright</u>	<u>Author</u>	<u>Title</u>
2020	David Baldacci	Walk the Wire
2020	Daniel Silva	The Order
2021	Christine Faehan	Dark Tarot

Safety and Security Report



April, 2022

Several issues and subjects require comment and attention.

Pool Gate Access

New magnetic child-proof latches have been installed on the three gates. These gate latches will be operational Monday to Friday, 7 AM – 3 PM. All other times, access to the pool area will require the use of your key, just like access to the Clubhouse.

Vehicle ID Stickers

Condo rules have long required an SRV decal to be affixed to the rear window, on the driver's side. Many vehicles lack this decal. Please stop by the office to obtain a decal from Nan, on Tuesday 9-11 AM or on Thursday, 1-3 PM.

Vehicles Parking on Lawns

This continues to be an ongoing problem. Vehicles of any kind parking on the lawns is damaging our underground irrigation system. Many irrigation heads and plastic pipes are being damaged each month. The cost is staggering. In the first two months of this year, our parts and labor expense for repair of our irrigation system was \$3,543.00 or 132 % of our entire annual budget, for this line item. This expense includes crushed heads and pipes. Please ensure that your contractors and guests avoid parking on the lawns. This one item will save our community money every month.

Potable Water Safety

Sarasota County Utilities provides a safe potable water supply to residents throughout the county. This includes the inspection and maintenance of the thirteen large backflow preventors installed on the thirteen Sarasota County water meters throughout our property. SRV pays our plumbing contractor to perform this critically important function every 12-24 months.

We recently learned that this inspection and maintenance requirement must be performed as well on our twenty-seven irrigation backflow preventors installed since 2015. Inspection of the devices was completed on March 28 and 29. The cost of the inspection was \$625.00. Ten of the backflows failed the inspection. On April 14, our contractor repaired these backflows, cleaning and replacing the component parts. The cost was \$1200.00.

Irrigation Backflow Preventors, if not properly serviced and maintained, could contaminate our potable water supply. Consequently, your Board of Directors will now include this expense in our annual budget forecast going forward.

Carl Shepherd
Safety and Security Chairman

Community Association Manager Report

April, 2022

It is time to start thinking about hurricane season and get prepared. There are hurricane preparation booklets outside of the office that can offer you guidance. If you are a snowbird, please be sure that you have moved all your outside furniture, pots, décor etc. inside. Its also a good time to make arrangement to find a person to put your shutters up in the event of a storm.

During my monthly inspections, I have seen gutters that need to be cleaned out and some need to be repaired. The gutters are an owner responsibility, and you want to be prepared before the summer rain gets here.

The 2022/2023 directories are here. You can stop by the office to pick one up.

Respectfully Submitted,
Nanette Thomas
Community Association Manager

Programs & Services

We met on April 5th at 11 A.M. to plan parties for October 2022 thru April 2023. We had a good turnout and lots of volunteers, but we still need a few more volunteers

Diana Venter will continue the **Book Club** on the 3rd Thursday of the month at 11 A.M. beginning in October 2022.

Kathy Kelley has volunteered to host our **Sip 'N Dips** on Thursday from 5 to 7 P.M.

Kathy is also volunteering to host our **Sunday Brunches** in Jan, Feb & Mar of 2023. The **Sunday Brunch** was a very successful program from the past.

Tricia Stieber suggested a **Square Dance Party** with **Joyce Showalter** willing to help. We don't have a date yet.

Al Rotkin will be doing 3 **Pizza Parties** in 2023, Jan, Feb and Mar no dates set yet.

John Srp has agreed to do 1 **Pizza Party** with Al and have another **Trivia Night** at the same time.

Jean Burns is working on the **Lunch Bunch** returning. We will be bringing in Guest Speakers or Musicians.

We hope to have a Halloween Party on Oct 29th with **Helen Carter** as Chair and **Candy Bender** bringing **Those Guys** for your listening and dancing pleasure.

Dec 3rd, **Jeanne & Paul Schmitt** will host the **Holiday and Tree Lighting Party**; it will not be just cookies and hot chocolate put a full party.

If anyone would like to chair a **New Year's Eve Party** you are welcome to do so. Please contact Joe Morganstern or myself.

Jan 17th will be the **Lacey Jane Band** thanks to **John Srp's** arrangements.

Mary Katynski and her helpers will be trying for a **Karaoke Night** with all of us participating.

Mary is also looking into one or two **Day Trips** for us.

Does anyone want to do a **Pooch Parade**, a **Community Tag Sale** or possibly a **Community Thansgiving?** Or a **Memorial Day, July 4th or Labor Day Party**????

Shuffleboard will continue on **Wednesday mornings**.

Cards now being played will continue. You can always start a new card game or group.

Carolyn Brown is willing to teach **Water Aerobics on Saturday morning**; but she does need a commitment from those participating.

Residents are looking for more **Mah Jong Groups**, please volunteer.

Don't be afraid to come up with an idea, even if you don't want to do it; maybe someone else will, they just haven't thought about it yet. Let Joe Morganstern or Harriet Marek know about it.

If you have an idea for guest speakers, we can always try to find a spot for them and have a little get together. It is your community help us all make it a better one.

Thank you to all who have volunteered, without you we would not have Community.

If more activities come up we will send you a flyer through Constant Contact or one will be delivered to your door.

Tips for Snowbirds

Things to do when locking up

It's that time of year again when seasonal SRV residents are preparing to return to their homes up north (or south or east or west.) As you prepare to get on the road, here are a few tips to help you secure your SRV residence for the season until you return.

These tips have been compiled from the following website: <https://www.bestguide-retirementcommunities.com/Snowbirdtips.html>

Remember to check with the SRV office for items specific to our community.

Wishing you safe travels and see you in the Fall!

Snowbird Definitions:

The term "Snowbirds" is referred to when persons leave their homes for another climate temporarily. This is very common at retirement communities. A snowbird stay can be 3-6 months.

In Florida the season is November through April or sometimes it can start in September. People living "up North" want to get away to Florida, Arizona or another warm climate during the winter months.

Communities are harder to rent in the winter months so they will turn their openings into short-term leases for snowbirds coming mainly from the Northeast and Midwest.

The reverse can be true when people with hot weather wish to go to a place with a cooler climate in the summer.

Travel at any time of the year: If you live leave home to travel. Although you are an extended period, you may find these

Tips for locking up:

Here are some suggestions for locking up list:

* 1) **Secure all water sources** - Turn drains to make sure they are open and valve of water to the toilet and water supply line can be shut off from the inside. If nity you may be able to have them check

* 2) **Turn down thermostats** but not to set them at may be 50 degrees. Water pipes may freeze in cold weather if there is no heat at all. Low heat will prevent the pipes from freezing. Again, you can check with your property maintenance department.

In warmer months, the thermostat can be set to 80 degrees or above. The less your A/C runs, the smaller the chance of a condensate issue while you are away.

* 3) **Unplug electrical appliances and computers** (but not the refrigerator). Power outages and/or power surges may cause undue stress on any electric equipment.

* 4) **Make sure your smoke alarms work** and have fresh batteries or are in working condition. There are ways to test them such
(Continued on page 11)



in a retirement community, you may frequently not a "snowbird," if you are going to be gone for tips useful.

although this is not to be considered a complete

off those faucets throughout the home. Check ready to drain if necessary. Turn off the supply lines to your washing machine. An outside you have a property department at your community these items and do them for you.

completely off in the winter. A good temperature

to set them at may be 50 degrees. Water pipes may freeze in cold weather if there is no heat at all. Low heat will prevent the pipes

from freezing. Again, you can check with your property maintenance department.

In warmer months, the thermostat can be set to 80 degrees or above. The less your A/C runs, the smaller the chance of a condensate issue while you are away.

* 3) **Unplug electrical appliances and computers** (but not the refrigerator). Power outages and/or power surges may cause undue stress on any electric equipment.

* 4) **Make sure your smoke alarms work** and have fresh batteries or are in working condition. There are ways to test them such
(Continued on page 11)

(Continued from page 10)

as pushing a button. There should be directions on the alarm on how to test.

* 5) **Hot water heaters** -You may wish to turn the circuit breaker off for hot water heaters to save energy. Check with your retirement community maintenance department.

* 6) Most retirement communities that have a **security gate** may wish to know you are away. Check if you have given them permission to enter. You may also wish to give them a key to get in if any emergency arises.

Regarding keys and information to give security, **this is a matter of personal decision** so decide what you would like to do. If you have an outside door with a storm door, you may wish to leave the storm door unlocked so that the security office can get in if necessary, but, again, this depends on the circumstances and this decision is entirely your own.

* 7) Ask a friend, neighbor or family member to **check your unit** every week or two while you are away and to do things like water plants or pick up any stray newspapers or mail.

We hope these Snowbird Tips have been helpful.

Please note: The above suggestions are not intended to be complete but are only suggestions which we hope will be helpful. You must make your own decisions concerning all the above depending on your individual circumstances. We always recommend you seek professional assistance with your questions.

Grounds Report

The following items have been address this month:

Improper billing on contracted services was addressed and corrected by Blooming's.

The contract price on the repairs was given to their new irrigation supervisor and their accounting department to assure the correct billing price on our invoices.

8 sprinkler heads were replaced. They were damaged or rendered in-operable.

Improved communications between the contractor and myself are occurring as problems arise, putting corrections in place to assure the irrigation system is performing in a satisfactory condition.

We replaced 6 new and partial lawns by re-sodding which is an expensive charge by our contractor. A closer monitoring is being address with the contractor to help minimize the burning of the lawns.

The scheduling of tree trimming and stump grinding will be occur after receiving bids for the work order jobs; hopefully this will happen in May.

Please, let us all help our SRV community by reminding contractors to keep their trucks and cars off the lawns. Replacing the sprinkler heads are expensive.

The goal is to lower our cost but most importantly maintain and improve the overall appearance of SRV.

Frank Guerrero
Grounds Chairperson

ROYAL CARIBBEAN BRILLIANCE OF THE SEAS



SRV CRUISE - FEB 13, 2023

Per Person	5 nights
Inside cabin - \$490.47 with \$75 cabin credit	Tampa to Cozumel to Grand Cayman and
Outside Cabin - \$580.47 with \$75 cabin credit	back to Tampa
Balcony Unobstructed view - \$770. 47 with \$100 cabin credit	Insurance is \$59.00 per person (not included) please specify if you want it.
All prices include taxes & fees	

Deposit is \$100.00 per person or \$200.00 per cabin - due 5/8/22

Deposits will be collected by cruise agent (Cruise Wise)

Gratuities can be paid at final payment 11/5/22 or once on the ship per day.

If interested, please e-mail

Ann Barrett - amb9346@aol.com, John Srp - jpsrp1@gmail.com

Harriet Marek - harrietmarek@gmail.com

and give your name, date of birth, cell # to any of the above 3

This is not a commitment until we get a response.

You may invite friends and family to join.

May 2022

Sun	Mon	Tue	Wed	Thu	Fri	Sat
1 MAY DAY KENTUCKY DERBY 6:30 HAND, KNEE & FOOT	2 10 Chair Exercise 4 Easy Aerobics 6:30 Runmi kub	3 9 QiChong/TaiChi	4 4 Easy Aerobics 6:30 Euchre	5 CINCO DE MAYO NAT'L PRAYER DAY 5 SIP 'N DIP 6:30 Pay Me & Pass the Ace	6 10 Chair Exercise 4 Easy Aerobics 6:30 Pinochle	7
8 MOTHER'S DAY 6:30 HAND, KNEE & FOOT	9 10 Chair Exercise 4 Easy Aerobics 6:30 Runmi kub	10 9 QiChong/TaiChi	11 4 Easy Aerobics 6:30 Euchre	12 5 SIP 'N DIP 6:30 Pay Me & Pass the Ace	13 10 Chair Exercise 4 Easy Aerobics 6:30 Pinochle	14
15 6:30 HAND, KNEE & FOOT	16 10 Chair Exercise 4 Easy Aerobics 6:30 Runmi kub	17 9 QiChong/TaiChi	18 4 Easy Aerobics 6:30 Euchre	19 5 SIP 'N DIP 6:30 Pay Me & Pass the Ace	20 NAT'L RESCUE DOG DAY 10 Chair Exercise 4 Easy Aerobics 6:30 Pinochle	21 ARMED FORCES DAY
22 6:30 HAND, KNEE & FOOT	23 10 Chair Exercise 4 Easy Aerobics 6:30 Runmi kub	24 9 QiChong/TaiChi	25 4 Easy Aerobics 6:30 Euchre	26 ASCENSION THURSDAY 5 SIP 'N DIP 6:30 Pay Me & Pass the Ace	27 10 Chair Exercise 4 Easy Aerobics 6:30 Pinochle	28
29 6:30 HAND, KNEE & FOOT	30 MEMORIAL DAY 10 Chair Exercise 4 Easy Aerobics 6:30 Runmi kub	31 9 QiChong/TaiChi				

Disclaimer: SRV News & Views advertising provides residents with options when choosing a service provider. We do not endorse any of these advertisers. It is up to each individual home owner to check references, the Better Business Bureau and the Florida Licensing Board when hiring any contractor or business person.

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A silicone coated roof has no seams, gaps, ridges or overlaps for water to enter and threaten the integrity of your building. Applying silicone coating to a roof is the right choice to extend the life of the roof many years and relieve financial burden.

If your roofing company has not explained silicone coating to you, there is a reason.

Seven Reasons to Coat Your Roof Using Liquid Silicone

1. No Tear-offs, which means no disruption to occupants.
2. Economical - Eliminate the labor cost and landfill expenses by re-covering your roof rather than needlessly tearing off your old roof.
3. Seamless Waterproofing - A coated roof has no seams, gaps, ridges or overlaps for water to enter and threaten the integrity of your building.
4. Re-covering Is Green - Coating a roof with silicone lessens the building's impact on the environment by saving energy. Florida Power and Light says that with a highly reflective silicone coating on your roof, your building cooling costs will drop 15%-35%.
5. Cost Savings - Coating a roof is the right choice to extend the life of the roof many years and to save you money.
6. Good roofing practices recommend no ponding water and silicone is the only product on the market that does not void the warranty when there is ponding water.
7. The Sherwin-Williams High Solids Silicone Coating, used by Commercial Roof Coating, has received the highest awarded Approval for use on high wind velocity roofs.

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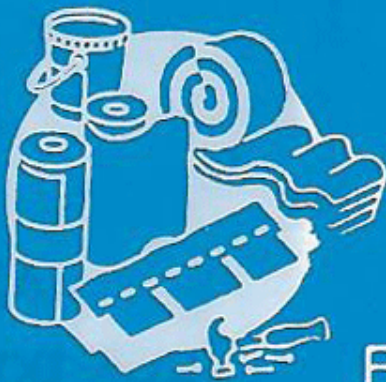
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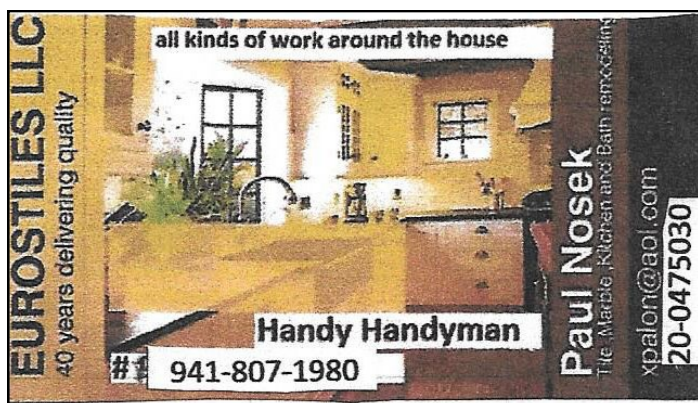
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