

**SECOND NOTICE OF DECEMBER 19, 2024 ANNUAL MEETING**  
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All owners will receive the Second Notice packet containing the Limited Proxy/Ballot via USPS.

Owners who have provided SRV with their email address will also receive a copy via email but should complete and return the paper Limited Proxy/Ballot.

Please return your Limited Proxy/Ballot to SRV as soon as possible, and no later than 10:00 a.m., December 19, 2024. A quorum is required to conduct business at the Annual Meeting.

**SECOND NOTICE OF ANNUAL MEETING  
OF STRATHMORE RIVERSIDE VILLAS ASSOCIATION, INC.**

**TO ALL MEMBERS:**

On **Thursday, December 19, 2024 at 10:00 AM**, in **2700 Riverbluff Pkwy, Sarasota, FL 34231**, the Annual Meeting of the Association will be held for the purpose of conducting the lawful business of the Association. The agenda for the Annual Meeting is:

1. Certifying Quorum - Call to order.
2. Proof of Notice of Meeting.
3. Reading and disposal of unapproved minutes.
4. Reports of Officers.
5. Reports of Committees.
6. Unfinished Business.
7. New Business.
  - (a) Vote on Rollover of Excess Funds
8. Adjournment.

A majority of the voting interests (a "quorum") must be present, in person or by proxy, at the meeting, in order for the business to be conducted. It is **VERY IMPORTANT** that you either **attend** or **provide a Limited Proxy/Meeting Ballot**

**Pursuant to Florida law, an election of the directors of this Association is not required, since the number of candidates was less than or equal to the number of vacancies to be filled. Accordingly, the names of the New Board Members will be announced at the Annual Meeting.**

**VOTING BY LIMITED PROXY/MEETING BALLOT**

If you attend the Annual Meeting and wish to vote on items on the agenda, the enclosed Limited Proxy/Meeting Ballot shall act as your Ballot. However, if you are unable to attend the Annual Meeting and wish to vote by proxy, the Limited Proxy/Meeting Ballot will act as your limited proxy. In that regard, please note the following:

1. A **limited proxy** is for the purpose of appointing **another person** to vote for you as you specifically direct (except for non-substantive items) in the event that you might not be able to attend the meeting. It must be signed by the person authorized to cast the vote for the unit.
2. The proxy must be submitted to the Association **prior to the scheduled time of the meeting**. It can be sent via hand-delivery to the Management Office, via mail addressed to the Association's mailing address at: **2700 Riverbluff Pkwy, Sarasota, FL 34231**, via email to: **srv2700@comcast.net**, or via facsimile to: **941-927-9849**. It is encouraged that the proxy be submitted as long before the meeting as possible, in order to avoid delay in registration.
3. If you appoint a proxy and later decide you will be able to attend the meeting in person, you may **withdraw** your proxy when you register at the meeting.
4. A proxy may be **revoked** in writing or **superseded** by a later proxy to another person. It may also be **assigned** (substituted) by the person designated on the proxy to a third person if the person

ELECT/NO

you designate as proxy decides that he or she will be unable to attend the meeting.

5. A **Limited Proxy/Meeting Ballot** form is enclosed with this notice for your use, if needed.

Please be sure to mail in your proxy, unless you plan to attend the Annual Meeting to cast your votes in person.

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Immediately following the Annual Meeting, the organizational meeting of the Board of Directors will be held for the purpose of electing officers of the Association and such other business as may lawfully be conducted. The agenda for the Board Meeting is as follows:

1. Certifying quorum – Call to Order.
2. Proof of Notice of Meeting.
3. New Business - a. Elect Officers
4. Adjournment.

Date:

11-26-2024

BY ORDER OF THE BOARD OF DIRECTORS

  
\_\_\_\_\_  
Roy Lawson, Secretary

ELECT/NO

**LIMITED PROXY/MEETING BALLOT**

The undersigned owner(s) of Unit No. \_\_\_\_\_ in **Strathmore Riverside Villas, A Condominium, Section One**, or owner(s) of Unit No. \_\_\_\_\_ in **Strathmore Riverside Villas, A Condominium, Section Two**, or owner(s) of Unit No. \_\_\_\_\_ in **Strathmore Riverside Villas, A Condominium, Section Three** appoints (Check one):

\_\_\_\_\_ a) **Roy Lawson, Secretary** of the Association, on behalf of the Board of Directors, or

\_\_\_\_\_ b) \_\_\_\_\_ (if you check b, write in the name of your proxy) as my proxyholder\*, with power of substitution, to attend the meeting of the members of **Strathmore Riverside Villas Association, Inc.** to be held **Thursday, December 19, 2024 at 10:00 AM**, in **2700 Riverbluff Pkwy, Sarasota, FL 34231**, and any adjournment/recess thereof. In the event I attend the meeting in person, this will act as my meeting ballot. The proxyholder named above has the authority to vote and act for me to the same extent that I would if personally present, with power of substitution, except that my proxyholder's authority is limited as indicated below:

GENERAL POWERS: By signing this proxy, your proxyholder automatically has general powers to vote on other issues that might come up at the meeting for which a limited proxy is not required. You can choose not to grant such general powers by checking the box below:

\_\_\_\_\_ I **do not** grant general powers to my proxyholder.

LIMITED POWERS: (FOR YOUR VOTE TO BE COUNTED ON THE FOLLOWING ISSUES, YOU MUST INDICATE YOUR PREFERENCE IN THE BLANK(S) PROVIDED BELOW).

I SPECIFICALLY AUTHORIZE AND INSTRUCT MY PROXYHOLDER TO CAST MY VOTE IN REFERENCE TO THE FOLLOWING MATTERS AS INDICATED BELOW:

1. Should excess membership income over membership expenses, if any, for the fiscal year ended December 31, 2024 be rolled over and applied against the subsequent year (2025) member assessments, as provided by IRS Revenue Ruling 70-604?

YES

NO

Date: \_\_\_\_\_.

SIGNATURE(S) OF OWNER(S):

Signature: \_\_\_\_\_ Print Name: \_\_\_\_\_

Signature: \_\_\_\_\_ Print Name: \_\_\_\_\_

Signature: \_\_\_\_\_ Print Name: \_\_\_\_\_

\*Failure to check either (a) or (b), or, if (b) is checked, failure to write in the name of the proxy, is an appointment of the Secretary of the Association as your proxyholder.

**DO NOT COMPLETE THIS SECTION. This section is only to be filled in by the proxyholder if they wish to appoint a substitute proxyholder.**

**SUBSTITUTION OF PROXY**

The undersigned, appointed as proxy above, does hereby designate \_\_\_\_\_  
to substitute for me in the proxy set forth above.

Date: \_\_\_\_\_.

\_\_\_\_\_  
**PROXYHOLDER**

**THIS LIMITED PROXY/MEETING BALLOT IS REVOCABLE BY THE UNIT OWNER AND IS VALID ONLY FOR THE MEETING FOR WHICH IT IS GIVEN AND ANY LAWFUL ADJOURNMENT. IN NO EVENT IS THE PROXY VALID FOR MORE THAN NINETY (90) DAYS FROM THE DATE OF THE ORIGINAL MEETING FOR WHICH IT WAS GIVEN.**

## Instructions for All Voters

There is no electronic voting this year. **All voting this year will be by paper ballot.** There is only one item to vote on – the Rollover. Please note that we must have a quorum in order to conduct business at this Annual Meeting. **It is very important that you vote!**

### Limited Proxy/Meeting Ballot

The Limited Proxy/Meeting Ballot is used to establish a quorum and serves as your ballot for voting on proposed amendments.

- If you are **not** assigning someone else to be your proxy
  1. On Page 1 write your villa # under the appropriate Section 1, 2, or 3
  2. Go directly to the paragraph listing the proposed amendment and make your voting selection on the item listed (the proposed roll over)
  3. Fill in the Date, and sign and print your name in the space provided at the bottom of the page
  
- If you **are** assigning another owner to be your proxy (to vote for you specifically as you direct)
  1. On Page 1 write your villa # under Section 1, 2, or 3
  2. Check (a) to have the SRV Secretary be your proxy OR
  3. Check (b) and write the name of your proxy
  4. General Powers -- if you do not want to grant general powers to your proxy, check the blank line "I do not grant general powers to my proxyholder"
  5. Go to the paragraph listing the proposed amendment and make your voting selection on the item listed (the proposed roll over)
  6. Fill in the Date, and sign and print your name in the space provided at the bottom of the page

If you appoint someone as your Proxy Holder and later decide to attend the meeting, you may withdraw your Proxy when you register at the meeting.

**Insert your Limited Proxy/Meeting Ballot into the envelope marked Proxy/Meeting Ballot Only Return Envelope. You must write your villa number and sign your name on the outside of the Proxy/Meeting Ballot Only Return envelope. We must have a quorum to conduct business at this Annual Meeting.**

**CANDIDATE ELECTION** – Pursuant to Florida law, an election of the directors of this Association is not required, since the number of candidates was less than or equal to the number of vacancies to be filled. Accordingly, the names of the New Board Members will be announced at the Annual Meeting.

If you hand deliver your ballot to the Office, please deposit it in the locked box mounted on the wall outside the SRV Office.

**Ballots must be received by 10:00 a.m. on December 19, 2024.**

# STRATHMORE RIVERSIDE VILLAS ASSOCIATION, INC

## ANNUAL ELECTION & MEMBERSHIP MEETING MONDAY, DECEMBER 7, 2023

### MINUTES

Vice President Dan Hooks called the meeting to order at 10:05AM in the SRV Clubhouse, opening with the Pledge of Allegiance.

**Elect Meeting Chairman:** Vice President Dan Hooks presided over the meeting as President Robert Martucci was in attendance via Zoom & verified that Affidavits of Mailing for 1<sup>st</sup> & 2<sup>nd</sup> meeting notices were mailed to all members.

**Quorum:** It was confirmed there were \_\_\_\_\_ members for the Association by proxy and in attendance.

**Approval of December 8, 2022, Annual Meeting Minutes:** Motion by Dan Hooks to approve the minutes as presented in the morning meeting. This motion was seconded. **Motion carried.**

#### **Officer Reports:**

**Presidents Report:** Robert Martucci thanked the entire Board for their hard work, and specifically cited Roy Lawson & John Calia (insurance/roof project), Dan Hooks (everything) Mary Hoch (contract), Karl Shepherd (safety), both Jean's for the gym & clubhouse, as well as Frank Guerrero (grounds)

**Vice Presidents Report:** Dan Hooks named and thanked the outgoing members of the Board, Committee Chairs, Volunteers and Employees who made for a successful year at SRV 2022 and noted there will be two new Board Members to welcome at the meeting.

#### **Committee Reports:**

**Building Committee-** John Calia thanked volunteers who helped with the roofing project & noted Owners would receive notice of completion after all work & inspections completed.

**Director -** Mary Hoch thanked Mitch Wyant for his help with organizing the office & SRV website, as well as Marcia Lawson for her help with communications. She announced the new business model wherein Real Manage CAM Sarah Daley will be 1<sup>st</sup> point of contact for Owners in addition to oversight of vendor management.

**Clubhouse/Social Committee –** Jean Senninger thanked volunteers and announced she would be stepping down & that the arrival of new gym equipment was expected within a month.

**Audit Committee –** Roy Lawson stated it was a challenging year, and he was appreciative of the expertise provided by Real Manage construction advisor Brian Fevo in connection with the roofing project.

**Grounds Committee-** Frank Guerrero thanked volunteers who helped with grounds & noted there was a variance granted in connection with the water shortage of the past year.

**Safety & Security-** Carl Shepherd stated safety has improved on SRV grounds.

**NEW BUSINESS:**

A. Roll Over of Excess Funds: Vote Pass with 179

**2024 BOARD OF DIRECTORS** Robert Martucci, John Calia, Karen Conine, Mary Hoch, Roland Miles & Carl Shepherd.

The meeting was adjourned at 11:45AM

Respectfully Submitted,

Michelle Landry  
ACAM  
RealManage



STRATHMORE RIVERSIDE VILLAS  
2025 APPROVED BUDGET  
January 1, 2025 to December 31, 2025

REVENUES			2024		2025
			APPROVED BUDGET	ESTIMATED EXPENSES	APPROVED BUDGET
4010-00		Assessments	2,218,161	2,218,161	2,186,688
4010-00		Reserves	282,590	282,590	339,507
4530-00		Sales & Lease	4,000	-	4,000
4530-00		Advertising Income	-	-	-
4530-00		Other	3,800	-	3,800
4530-00		Interest	50,000	-	10,000
4530-00		Marina Slip Fee	41,664	-	41,664
4530-00		Creekhouse Income	30,000	-	24,000
4530-00		Prior Yr Carryover	50,000	-	50,000
Total Revenue			2,680,215	2,500,751	2,659,659

**EXPENSES**

GROUNDS					
5210-00		Grounds Contract	184,189	-	195,000
5210-00		Lawn & Grounds Supplies	4,700	-	4,800
5210-00		Mulch/Ground Cover	16,500	-	22,000
5210-00		Plants/Shrubs/Trees	4,800	-	9,000
5210-00		Sod Replacement	12,500	-	19,000
5210-00		Tree Trimming / Removal	40,000	-	48,000
5210-00		Irrigation System Maintenance	14,000	-	19,000
5210-00		Backflow Check	4,500	-	5,900
Total Grounds			281,189	-	322,700

BUILDING MAINTENANCE					
5420-00		General Maintenance	20,000	-	20,000
5420-00		Maint. Equipment	1,000	-	1,000
5420-00		Backflow Non-Irrigation	-	-	3,500
5420-00		Creekhouse Expense	2,000	-	3,000
5420-00		A/C Servc/Maintenance - Quarterly	500	-	2,600
5420-00		Ground Erosion Control	1,500	-	8,000
5420-00		Pool Supplies	6,000	-	6,000
Total Bldg Maintenance			31,000	-	44,100

CLUBHOUSE					
5440-00		Clubhouse Utilities	15,680	-	13,000
5440-00		Clubhouse Pest Control	3,328	-	820
5450-00		Clubhouse Maint. & Supplies	6,500	-	6,500
5450-00		Exercise Equipment Maintenance Agreement	800	-	800
Total Clubhouse			26,308	-	21,120

UTILITIES					
5710-00		Water	125,705	-	130,284
5710-00		Sewer	240,000	-	318,084
5010-00		Electric	7,700	-	12,000
5010-00		Maint. Shed Electric	440	-	500
5650-00		Cable TV	190,632	-	198,258
Total Utilities			564,477	-	659,126

PAYROLL					
6510-00		Contract Services	60,000	-	68,500
6510-00		Contract Labor	52,000	-	66,980
6510-00		Maintenance Benefits	9,240	-	0
6510-00		Contract Taxes/Insurance	31,360	-	37,935
Total Payroll			152,600	-	173,415

ADMINISTRATION					
6210-00		Insurance - Property / D&O / Umbrella / Liab. / etc	1,096,947	-	931,024
6210-00		Insurance - Flood - No Flood Required	82,272	-	-
6010-00		Legal/Professional	30,000	-	38,000
6010-00		Accounting Services	5,500	-	7,775
6410-00		Fees, Dues, License	1,000	-	1,000
8130-00		Income Tax	50,000	-	15,000
6410-00		Real Estate Tax	5,500	-	6,325
6120-00		News & Views Compilation	1,575	-	1,575
6310-00		Management Fee	20,040	-	21,042
6310-00		RM Other Fees	14,000	-	10,000
5650-00		Telephone / TV Package	7,350	-	7,350
6410-00		Office Supplies, Postage, etc.	16,000	-	20,000
6030-00		Bank Service Charges	500	-	-

6020-00	Bad Debt Expense	5,000	-	15,000
8150-00	Maintenance Sinking Fund	1,000	-	20,000
6410-00	Background Check	3,000	-	3,000
6410-00	Directory	2,352	-	2,600
8160-00	Reserves Transfer	282,605	-	339,507
Total Administration		1,624,641	-	1,439,198

**RESERVES**

Reserves - Schedule B

282,590	282,590	339,507
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**TOTAL EXPENSES**

<b>2,680,215</b>	<b>282,591</b>	<b>2,659,659</b>
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ANTICIPATED SURPLUS/(DEFICIT)

-	2,218,160	-
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**UNIT ASSESSMENT - MONTHLY**

MAINTENANCE  
RESERVES  
**TOTAL**

2024	2025
551	543
71	85
<b>622</b>	<b>628</b>

NUMBER OF UNITS 336  
 MAINTENANCE & RESERVES PAID 12 TIMES PER YEAR  
 TOTAL NUMBER OF BOAT DOCKS 31  
 NUMBER OF BOAT DOCKS RENTED 31

BOAT DOCK FEE (ANNUAL)

1,344	1,344
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STRATHMORE RIVERSIDE VILLAS  
 APPROVED BUDGET FOR THE PERIOD  
 January 1, 2025 - December 31, 2025  
 DESIGNATED RESERVES 5%

100%  
FUNDING

ACCT# ASSET	1	2	3	4	5	6	7	8	9	10
	ESTIMATED LIFE EXPECTANCY	ESTIMATED REMAINING LIFE	ESTIMATED REPLACEMENT COST	BEGINNING BALANCE 1/1/2024	ASSESSMENTS COLLECTED 2024	ESTIMATED TRANSFERS 2024	ESTIMATED EXPENDITURES 2024	ESTIMATED BALANCE 12/31/2024	ADDITIONAL RESERVE REQUIREMENT	ANNUAL RESERVE REQUIREMENT
3610 Deck Resurfacing	20	10	27696	8413	2968			11379	16216	1622
3615 Pool Equipment Building	10	1	62457	23505	37133			60638	1819	1819
3620 Pool Heaters	15	12	53370	4574	4829		2500	6903	46467	3872
1031 Pool Well Pumps	14	4	5463	0	0			0	5463	1366
1032 Pool Equipment	10	3	11000	0	0			0	11000	3687
3625 Exercise equipment	10	3	11355	4721	1155		4590	1286	10069	3356
3630 Maint Equip/Building/Shed/Roof	20	5	6246	5500	565			6065	181	36
3635 Shuffleboard	30	19	42000	341	738			1079	40921	2154
1033 Surveillance System	10	5	6000	0	0			0	6000	1200
1034 Aluminium Fence / Handrails	35	13	9750	0	0			0	9750	750
3640 PVC Fence	25	20	155723	5572	4899		2000	8471	147252	7363
3650 Asphalt Paving	15	3	785000	301656	139857			441613	343387	114462
3660 Painting	5	5	388256	23728	58042		71820	9850	378308	75652
3670 Clubhouse HVAC	10	3	32648	15058	6429			21487	11161	3720
1038 Clubhouse Mansard	40	40	18576	0	0			0	18576	464
3680 Clubhouse Roof	20	20	103000	35066	12487		40615	4736	98262	4913
3690 Clubhouse Improvements	25	14	69820	12383	10629			22962	40858	2918
1035 Clubhouse Sauna	20	13	6556	315				315	6241	480
3695 Clubhouse Restrooms	25	9	18848	1300				1300	17546	1950
3810 Creek House/Remodel/Furnishing/Roof	20	19	47976	429	3372			3801	44177	2325
1036 Creek House Roof	20	16	25000	0	0			0	25000	1563
1037 Creek House Appliances	15	11	7000	0	0			0	7000	636
1038 Creekhouse HVAC	10	10	10000	0	0			0	10000	1000
3830 Seawall	20	13	428112	135572	37127			172899	255413	19647
1039 Day Docks Along Seawall	30	24	61192	0	0			0	61192	2550
3840 Water Lines	15	10	225000	67996	47637		4131	111502	113498	11350
3845 Irrigation System	20	15	90846	2189	9330			11519	79327	5288
3860 Marina Docks	15	1	204,404	53,773	89,242			143,015	61,389	61,389
3865 Utility Carts	10	4	17034	5687	3460			9097	7937	1984
3890 Reserve Interest				2,031	27,352			29,383		
			2,924,231	707,710	469,997		125,856	1,079,203	1,874,411	339,507
<b>MARINA ONLY RESERVES</b>					442,646	Without Interest				84,20

Reserves are computed using the Straight-Line Method