

Strathmore Riverside Villas Association Inc.

REGULAR MEETING OF THE BOARD OF DIRECTORS

February 27, 2025 – 9:30 A.M. SRV CLUBHOUSE

MINUTES

1. CALL TO ORDER: 9:30 A.M. by President Marcia Drake-Lawson

2. PLEDGE OF ALLIANCE

3. ROLL CALL

4. DETERMINATION OF QUORUM: Marcia Drake – Lawson, Mitch Wyant, Jennifer Royer via Zoom, Arlene Johnson, Larry Gill, Rolo Miles, Jerry McDermott arrived 9:35 am, Julie Micheletti, and Mike Cavallo were present. A quorum was established. Also present was Sarah Daley, LCAM representing RealManage.

RULES OF ORDER: Established with Community members present.

5. APPROVAL OF MINUTES:

- A. Special Board of Directors Meeting December 4, 2024 - corrected, *Larry Gill motioned to approve minutes, seconded by Marcia Drake -Lawson, all in favor, motion passed.*
- B. Board of Directors Organizational Meeting – December 19, 2024 - Corrected, *Arlene Johnson motioned to approve minutes, seconded by Marcia Drake-Lawson, all in favor, motion passed.*
- C. Board of Directors Meeting – January 23, 2025, *Larry Gill motioned to approve minutes, seconded by Marcia Drake -Lawson, all in favor, motion passed.*
- D. Special Meeting of the Board of Directors – February 6, 2025, *Rolo Miles motioned to approve minutes, seconded by Marica Drake-Lawson, all in favor, motion passed.*

6. Presidents Report: Marcia Drake- Lawson, President's report attached.

7. Vice Presidents Report: Mitch Wyant thanked Rob Dressler for his time and efforts in updating the sound system in the Clubhouse. The Rules and Regulations Committee have met over the past three weeks to work on updating the Rules and Regulations. Hopefully the updated rules will be finalized by the end of March to be presented to the Board of Directors.

8. Secretary's Report: Arlene Johnson has been assisting Sarah Daley in the office for a few hours a week.

9. Treasurers Report: Jennifer Royer briefly spoke about current questions she has in the 2025 January Financial reports. The Board has not signed off on the 2023 audit as there are still corrections needed to be made. Reserve Analysis Study is currently being completed by Patricia Staebler for the 2026 fiscal year.

10. Community Association report: Sarah Daley, CAM report attached regarding new trash carts information and pick up day to start April 2, 2025.

11. Building Report: Mitch Wyant briefly updated the community on the perimeter fence repair. Ricky Morales, Ricks Landscaping and his team are in the process of repairing the perimeter white vinyl fence. Mitch Wyant will also be obtaining painting bids and would like to go from a five-year painting contract to a seven- year contract.

12. Clubhouse Report: Roland Miles proposes outdoor string lighting on the SE corner of the pool deck. He would like to purchase 6 flagpole posts; string lights have already been purchased. Rolo made a motion to purchase 6 flagpole posts to install SE corner of pool deck in the amount not to exceed \$600.00. Motion is tabled, as it was not an agenda item.

Rob Dressler will be taking organizational charge of the Clubhouse.

Rolo has asked owners not to randomly donate items to the Clubhouse. Please contact the office first.

Friendly Feud – Lost about \$87.00.

Event fees may increase.

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Rolo will be looking into re-strapping some of the pool furniture and purchasing a few standalone umbrellas and bases for additional shade at the clubhouse pool.

Rolo Miles thanked all volunteers!

Steve Shirley reported there are three weeks left of shuffleboard.

Shuffleboard Tournament, Saturday, March 22, 2025.

Shuffleboard Luncheon, March 26, 2025.

Cornhole has been moved to every other Thursday ending the end of May.

Liberty Savings Bank Social Account ending balance - \$2877.08.

Liberty Savings Bank Rec Account ending balance - \$9876.68.

13. Grounds Report: Mike Cavallo, report attached.

14. Safety Report: Larry Gill provided and read his Safety & Security report. Report attached.

Safety Committee Meetings will be held on the 3rd Thursday of each month, 10:00am-11:00am.

15. Audit Report: Julie Micheletti is continuing to audit the Social and Recreation accounts currently being held at Liberty Savings Bank.

Julie thanked Jean Burns for her impeccable record keeping through the years.

Julie thanked the Audit Committee and thanked Rob Dressler for helping export the audit form to excel.

Julie has completed the audit for the Recreation account with Steve Shirley. Perfect report!

16. New Business:

A. Cable Fence at Seawall – ***Mitch Wyant made a motion to approve the repair of the seawall cable from V136 westward with the help from Maintenance Technician, Lance Strahorn. The cost, \$1000.00 plus \$200.00 for additional expenses, seconded by Rolo Miles, all in favor, motion passed.***

B. Seawall Erosion Proposal – ***Mitch Wyant made a motion to approve Ricks Landscaping Company's proposal to repair seawall erosion by V188 and V236 in the amount of \$2750.00, seconded by Larry Gill, all in favor, motion passed.***

C. Shuffleboard Court Lighting – ***Mitch Wyant made a motion to install 2 lights on 2 4x4 poles for additional lighting in the evening at the shuffleboard courts, seconded by Rolo Miles, all in favor, motion passed.*** This project will be funded by the Recreation Account.

D. Shutters on Villas – Rolo Miles discussed removing all shutters as the villas get painted. Per SRV documents its an exterior change to the outside of the villas that will require 2/3 vote of the community.

E. Garbage Cans and Fencing – Larry Gill has provided a Garbage Can and Fencing Report, attached. There are currently no fencing specifications for the new garbage carts. New fencing for garbage carts will require a Modification Form to be filled out and will fall under approval and supervision of the SRV Building Committee.

F. Change of Attorney – Marcia Drake – Lawson presented three different proposals from Anderson / Givens Attorneys and Counselors at Law, Law Offices of Wells/Olah/Cochran, and Law Offices of Becker for consideration. ***Larry Gill made a motion to change law firms from the Law Offices of Becker to Anderson / Givens Attorneys and Counselors at Law, seconded by Jerry McDermott, all in favor, motion passed.***

SRV will continue with the Law Offices of Becker on active issues pending.

G. The Finance Committee and Board of Directors will be opening new accounts with other banking institutions with better interest rates. Tabled.

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H. Legal Committee's Mission Statement - To create procedures to help the SRV Board and Unit Owners implement and follow applicable Florida Law and SRV's Governing Documents.

Jerry McDermott made a motion to approve the Legal Committee's Mission Statement seconded by Larry Gill, all in favor, motion passed.

I. Golf Cart Purchase for Community Manager – Tabled.

17. Owner Questions – Owners were permitted to ask questions with a three-minute time limit.

18. Adjournment – ***Marcia Drake-Lawson made a motion to adjourn meeting, second by Mitch Wyant, all in favor, meeting adjourned 11:45 AM.***

Respectfully submitted,

Sarah Daley

Sarah Daley, LCAM

APPROVED