

Strathmore Riverside Villas Association Inc.

REGULAR MEETING OF THE BOARD OF DIRECTORS

April 23, 2026 – 9:30 A.M. SRV CLUBHOUSE

MINUTES

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

2. PLEDGE OF ALLIGIANCE

3. ROLL CALL

4. DETERMINATION OF QUORUM: Marcia Drake-Lawson, Jennifer Royer, Mitch Wyant, Arlene Johnson, Larry Gill, Carl Shepherd, Julie Micheletti, and Rolo Miles were present. Mike Cavallo was present via Zoom. A quorum was established. Also present was Sarah Daley, LCAM representing RealManage, Sarasota.

RULES OF ORDER: Established with Community members present.

5. APPROVAL OF MINUTES:

- A. Board of Directors Meeting – Board Meeting minutes. *Julie Micheletti motioned to approve the Board Meeting Minutes from March 26, 2026, seconded by Jennifer Royer, all in favor, motion passed unanimously.*

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

7. Vice Presidents Report: Mitch Wyant, nothing to report.

8. Secretary's Report: Arlene Johnson, report attached.

9. Treasurers Report: Jennifer Royer presented the March financial report and reviewed year-to-date operating and replacement fund activity.

Key points discussed included:

- March revenues and expenses
- Operating fund balances and activity
- Replacement fund balances and expenses
- A line-by-line review of year-to-date operating and replacement fund expenses, including items that were over or under budget
- Financial reports attached for reference

10. Community Association report: Sarah Daley, report attached

11. Building Report: Mitch Wyant reported that the parking lot, marina, and pool lights have not been working for the past few days.

Terry's Plumbing, Energy, and Air is scheduled to be onsite tomorrow to assess the issues and, if possible, complete the necessary repairs.

12. Grounds Report: TruScapes has completed the recent bush trimming and will continue with the following seasonal maintenance activities:

- Palm tree trimming will begin on May 1 in the northeast corner of the community and continue through August.
- Mulching is scheduled to begin in October or November.
- The final trimming of the year is planned for November or December.

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Mike also noted that TruScapes will be onsite today to adjust all time clocks, so they comply with Sarasota County watering restrictions.

13. Safety Report: Larry Gill, report attached.

14. Audit Report: Carl Shepherd recognized Elaine Robichaud and Kim Schebel for the expertise they bring to the Audit Committee. He briefly highlighted their credentials and noted how their experience positions them to contribute meaningfully to the committee's work.

Shuffleboard Rec Account#1409 – Ten events audited. Profit of \$1165.00. Ending balance as of March 31, 2026, \$7690.00.

Rec Committee Account#1573 – Ten social events audited. Profit of \$1836.00. Ending balance as of March 31, 2026, \$5966.00.

15. Clubhouse Report: Julie Micheletti, report attached.

16. Social Committee Report: Rolo Miles, report attached.

17. Sales, Lease and Rental Committee – Sandy Needles, report attached.

A motion was made by Larry Gill, seconded by Carl Shepherd to approve the Sales / Lease Committee report. All in favor, motion passed.

18. New Business

- A. **Google Workspace Subscription to Include Secured Business Emails – 2TB, \$14.00 per month per user or save 16% Annually. Total annual fee, \$1680.00. *Arlene Johnson made a motion to approve Google business emails in the amount of \$1680.00, seconded by Jennifer Royer, all in favor, motion passed.***

B. **Water Resource Committee Approval**

1. Jennifer Royer
2. Larry Gill
3. Bill Stieber
4. Harold Hassinger
5. Steve Salemi
6. Art Showalter
7. John Cali
8. Bob Dressler

Jennifer Royer made a motion to approve the Water Source Committee, seconded by Julie Michelletti. All in favor, motion passed unanimously.

- C. ***Motion was made by Larry Gill to add an Agenda item, seconded by Mitch Wyant to spend up to \$10,000.00 on water resource expenses. All in favor, motion passed.***
- D. ***Jennifer Royer made a motion to spend up to \$10,000.00 on water source expenses, seconded by Arlene Johnson. All in favor, motion passed.***
- E. ***Jennifer Royer made a motion to add an Agenda item, seconded by Carl Shepherd to spend up to \$5,000.00 on a survey to ascertain Strathmore Riverside Villas boundaries per Attorney's recommendation. All in favor, motion passed.***
- F. ***Jennifer Royer made a motion to spend up to \$5,000.00 on a survey to ascertain Strathmore Riverside Villas boundaries per Attorney's recommendation, seconded by Carl Shepherd. All in favor, motion passed.***

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

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20. Adjournment – *Marcia Drake - Lawson made a motion to adjourn meeting, all in favor, meeting adjourned 11:35 A.M.*

Respectfully submitted,

Sarah Daley