STRATHMORE RIVERSIDE VILLAS ASSOCIATION, INC.
A RESIDENTIAL COMMUNITY FOR PERSONS 55 YEARS OF AGE OR OLDER
C/O Argus Property Management, Inc.
2700 Riverbluff Parkway Sarasota, FL 34231
Phone: (941) 922-8188 Fax: (941) 927-9849
REGULAR MEETING OF THE BOARD OF DIRECTORS
Thursday, April 28, 2022 – 9:30 A.M. - SRV CLUBHOUSE

1. Call to Order
2. Pledge of Allegiance
3. Roll Call
4. Determination of Quorum
5. Rules of Order
   - Roberts Rules
   - NSI of 3 minutes per speaker
6. Approval of Minutes
7. President's Report
8. CAM Report
9. Treasurer's Report
10. Committee Reports
    - A. Sales/Lease & Rental – Ilene Novack 3/24/22 and 4/28/22
    - B. Other Committee Reports

10. Old Business
11. New Business
    - A. Add Sharon Navatta to budget committee - Jerry McDermott
    - B. Move $1100.00 from reserve interest into account 3845 – Jerry McDermott
    - C Irrigation backflow inspections – Carl Shepherd
    - D. Irrigation backflow repairs – Carl Shepherd
    - E. Move (2) irrigation backflows, Badger Bob's – Frank Guerrero & Carl Shepherd
    - F. 4 way stop sign/clubhouse – Carl Shepherd
    - G. Employee hour changes – Bob Martucci

12. Owners questions on agenda items
13. Adjournment

The next regular meeting of the Board of Directors is Thursday, May 26, 2022 at 9:30 am.

SPECIAL MEETING OF THE BOARD OF DIRECTORS

Thursday, March 24, 2022 – 9:30 A.M. SRV CLUBHOUSE

MINUTES

The meeting was called to order at 9:30 A.M. by President Robert Martucci

Pledge of Allegiance.

Members of the Board were present and a quorum was achieved:

Robert Martucci, Carl Shepherd, Dan Hooks, Jean Burns, Jerry McDermott, Joe Morganstern, Jean Senninger, Frank Guerrero were present. A quorum was established.

Rules of Order were established with Community members present.

Approval of February 24, 2022 Special Board Meeting Minutes. ***See motion sheet.***

Approval of Sales/Lease & Rentals January 2022 ***See motion sheet***

Old Business:

A.) Denied -Villa 45 request for second review for dismissal of $2000.00 fine levied against their unit. ***See motion sheet***

New Business:

A.) Villa 45 requested that the board dismiss the $2000.00 fine levied against their unit. The Board unanimously decided the fine will stand as previously implemented ***See motion sheet***

B.) Approval of FPL/climate control for Villa 93 ***See motion sheet***

C.) Approval to remove section G in Rules in Regulations in regards to backing vehicles into the carport ***See motion sheet***

D.) Approval of Frank Guerrero to be added to the budget committee ***See motion sheet***

The next meeting –April 28, 2022

Adjournment – 10:35 A.M.

STRATHMORE RIVERSIDE VILLA'S MOTIONS 01-27-22

Motion – To approve the 02-24-22 minutes – ***Motion by Jerry and seconded by Jean S. to approve the minutes. Motion carried.***

Motion – To approve turning over $2000.00 fine for villa 45 to attorney for collection if the $2000.00 fine payment is not received by 3/25/2022 which is 30 days from demand letter. ***Motion by Jerry and seconded by Jean Burns.***

Motion – To establish FPL power and climate control to V93 not to exceed $500.00 in expenses and the board authorizes all expenses incurred to be submitted to the SRV attorney for enforcement as an assessment and will use its lien authority to enforce collection of the expense.– ***Motion by Carl and seconded by John. Motion carried (7yes -2No, Dan Hooks, Joe Morganstern)***

Motion – To approve removing paragraph G section V automobiles and parking, from the SRV rules and regulations which states: "All vehicles must be parked in carports facing the villa in order to prevent exhaust discoloration of the walls and any potential damage to walls due to backing into carport." – ***Motion by Carl and seconded by Jerry Motion carried***

Motion – To approve adding Frank Guerrero to the budget committee to replace Bob Bender after his resignation from the board.M***otion by Jerry and seconded by Dan. Motion carried.***

CAM 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

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
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	3,105.66
Total Reserve fund	$ 607,628.09

Jerry McDermott, Treasurer

Feb. 2022

Sales .

C-$260,000.00

E- $259,000.00

E- $350,000.00

E- $360,000.00

Sales & Rental Orientation Committee Report

March 2022

Sales
D $365,000.00
A $326,000.00
A $249.000.00
B $275,000.0o

Respectfully submitted
Ilene Novack, Chair

Badger Bob's Plumbing
215 Interstate Blvd
Sarasota, FL 34240
CAC1815977 - CFC1427129 - EC13009294
941-924-1920 or 941-341-4280
Service...it's Who We Are!

Invoice 371002
Invoice Date 3/29/2022
Completed Date 3/30/2022
Technician Chris Coakley
Customer PO
Payment Term Net 30
Due Date 4/28/2022

Billing Address
STRATHMORE RIVERSIDE VILLAS
2700 RIVERBLUFF PKWY
Sarasota, FL 34231 USA

Job Address
STRATHMORE RIVERSIDE VILLAS
2700 Riverbluff Parkway
Sarasota, FL 34231 USA

Description of Work

Tested and certified 27 irrigation backflows.

Task #	Description	Quantity	Your Price	Your Total
PLBF102	Certify Backflow	25.00	$25.00	$625.00

Sub-Total	$625.00
Tax	$0.00
Total Due	$625.00

Balance Due $625.00

Our Guarantee: This invoice displays charges for this repair project only. We guarantee only the parts installed by us will perform as designed under conditions of normal usage for the following periods. Pricing includes all coupons and promotions unless otherwise specified on this invoice.

Appliance Repair: 90 days for the part and 30 days on the labor. No warranty on Freon, glass, or plastic parts.
Air Conditioning Repair: 1 year on the parts and labor.
Electrical Repair: 1 year on the parts and labor.
Plumbing: 90 days for the part and 30 days on the labor for standard repairs. New water heater installs are 1 year parts and labor.
Should you ever have a concern or question regarding our work, please feel free to contact us at your earliest convenience.

PAYMENT, UP TO A LIMITED AMOUNT, MAY BE AVAILABLE FROM THE FLORIDA HOMEOWNERS' CONSTRUCTION RECOVERY FUND IF YOU LOSE MONEY ON A PROJECT PERFORMED UNDER CONTRACT, WHERE THE LOSS RESULTS FROM SPECIFIED VIOLATIONS OF FLORIDA LAW BY A LICENSED CONTRACTOR. FOR INFORMATION ABOUT THE RECOVERY FUND AND FILING A CLAIM, CONTACT THE FLORIDA CONSTRUCTION INDUSTRY LICENSING BOARD AT THE FOLLOWING TELEPHONE NUMBER AND ADDRESS: 2601 Blair Stone Road . Tallahassee, Florida 32399 Phone: 850-487-1395

I understand and authorize the services as they have been explained to me. I understand that I will be charged the estimated price upon completion. Please move forward with the repair.

Bill

3/30/2022

I hereby accept the above performed service, and charges, as being satisfactory and acknowledge the equipment has been left in good working condition. I understand that payment is due at the time services are rendered and a 2% late fee will be applied every 30 days thereafter if the balance of this invoice is not paid in full. Any cancelled or refunded memberships will be prorated.

*PLEASE MAKE ALL CHECKS PAYABLE TO: BB PLUMBING or BADGER BOB"S PLUMBING Thank you!

Account 7210

Bill

3/30/2022

Pay $ 625.00

Badger Bob's Plumbing
215 Interstate Blvd
Sarasota, FL 34240
CAC1815977 - CFC1427129 - EC13009294
941-924-1920 or 941-341-4280
Service...it's Who We Are!

Invoice 372637
Invoice Date 4/14/2022
Completed Date 4/14/2022
Technician Chris Coakley
Customer PO
Payment Term Net 30
Due Date 5/14/2022

Billing Address
STRATHMORE RIVERSIDE VILLAS
2700 RIVERBLUFF PKWY
Sarasota, FL 34231 USA

Job Address
STRATHMORE RIVERSIDE VILLAS
2700 Riverbluff Parkway
Sarasota, FL 34231 USA

Description of Work

We will rebuild all 11 backflows that failed. We will rebuild each backflow by rebuilding check valves 1&2, as well as the relief. Once the rebuild is complete we will retest each backflow. Price includes all parts and labor associated with the project.

Task #	Description	Quantity	Your Price	Your Total
PLBF101.3	REPAIR OF A WILKINS 3/4" or 1" RP BACK FLOW	10.00	$250.00	$2,500.00

Sub-Total	$2,500.00
Tax	$0.00
Total Due	$2,500.00
Balance Due	$2,500.00

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Air Conditioning Repair: 1 year on the parts and labor.
Electrical Repair: 1 year on the parts and labor.
Plumbing: 90 days for the part and 30 days on the labor for standard repairs. New water heater installs are 1 year parts and labor.
Should you ever have a concern or question regarding our work, please feel free to contact us at your earliest convenience.

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I understand and authorize the services as they have been explained to me. I understand that I will be charged the e[illegible]ue upon completion. Please move forward with the repair.

Account 3877

B.11

4/14/2022

Pay $ 2500.00

I hereby accept the above performed service, and charges, as being satisfactory and acknowledge the equipment has been left in good working condition. I understand that payment is due at the time services are rendered and a 2% late fee will be applied every 30 days thereafter if the balance of this invoice is not paid in full. Any cancelled or refunded memberships will be prorated.

*PLEASE MAKE ALL CHECKS PAYABLE TO: BB PLUMBING or BADGER BOB"S PLUMBING Thank you!

B.11

4/14/2022

Badger Bob's Plumbing
215 Interstate Blvd
Sarasota, FL 34240
CAC1815977 - CFC1427129 - EC13009294
941-924-1920 or 941-341-4280
Service...It's Who We Are!

Estimate 138957804
Project 138137765
Estimate Date 4/14/2022
Technician Chris Coakley
Customer PO

Billing Address
STRATHMORE RIVERSIDE VILLAS
2700 RIVERBLUFF PKWY
Sarasota, FL 34231 USA

Job Address
STRATHMORE RIVERSIDE VILLAS
2700 Riverbluff Parkway
Sarasota, FL 34231 USA

Estimate Details

Move backflows: The backflow in front of Villa 20 and behind Villa 102 are right up against the villas and very hard to work on. To make for easier repairs in the future I recommend moving them away from the villas to make the customer more accessible. We will need to schedule a water shut down for these sections to be able to move the meter away from the villas. It may take some time to bleed these sections down to be able rock move the, to desired location.

There are also 5 locations that have double check backflows instead of RPs. These 5 locations don't have to proper protection from cross contamination. RPs are meant for high hazard lines and irrigation systems are extreme high hazards I recommend replacing these 5 6 backflows with new 3/4" Wilkins 975 XL2 RPZ. This will bring the entire irrigation system up to maximum protection. It would cost $475 per backflow to replace them with RPs.

Task #	Description	Quantity	Your Price	Your Total
PLMR100	MISC. PLUMBING REPAIRS GENERAL PLUMBING REPAIRS	1.00	$600.00	$600.00

Sub-Total	$600.00
Tax	$0.00
Total	$600.00

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I authorize the work to be completed for the estimate provided. I understand that I am responsible for the payment when the service/project is complete. Any alterations to this estimate will need my approval before moving forward with any necessary or suggested alterations/repairs.

Frank Guerrero
Grounds chair

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.

05- 2022 News and Views

It is May and we have numerous items to think about as the year is quickly moving along.
First of we all 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 mislead 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.
John Calia, Building Chair.