

News & Views

JANUARY, 2022 NEWSLETTER

2700 RIVERBLUFF PKWY, SARASOTA FL 34231

Strathmore Riverside Villas

A 55+ Community



President's Report

I want to wish every SRV Resident a Happy New Year and offer a heartfelt welcome to our newly elected and returning Board members.

Many positive developments are happening for 2022, not least of which is our recent hire of new Maintenance Associate Azael Velez. Also, our own Nan Thomas will become SRV's official Community Association Manager (C.A.M.) effective January 1st. Congratulations to Nan on a well-deserved promotion!

As President of the SRV Board of Directors, I look forward to working with my Board colleagues in crafting a comprehensive 1 Year- 3 Year -5 Year plan. With the experience and skillsets of our Board of Directors and our C.A.M., I am confident that 2022 will be a very productive year. Together we will continue to maintain the integrity of our community, ensuring its excellence for years to come. Outlined below are my immediate and longer-term goals.

2022 Objectives

- Create Operations and Finance Committees solely composed of Board of Directors members, with Committee Chairs selecting membership for their respective committees; appoint a Board of Directors member to serve as a liaison to each Committee.
- Identify and prioritize physical infrastructure needs, including but not limited to buildings and streets, using the 2021 Stabler Consulting report on useful life of SRV's assets.
- Engage with State and Federal agencies on obtaining grants for improving SRV's water, sewer, and stormwater infrastructure.
- Help Board and residents in creating new fun activities and increasing Clubhouse utilization.
- For the Community Association Manager position: standardize job duties, implement regular performance reviews, and ensure our C.A.M. receives the necessary support to fulfill her responsibilities.
- Explore the possibility of changing our bylaws to state that residents who do not vote on bylaw amendments would no longer be counted as "No" votes.

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In This Issue

Board Members

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

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 | Robert Bender |
| 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 - Nan 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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Objectives - Next Three to Five Years

- Ensure SRV's capital reserves are fully funded to replace or rehab material assets and infrastructure whose lifespan will be exhausted within three to five years.
- Explore subdivision and sale of the Creek House property with net sale proceeds funding SRV's capital reserves. The new owner(s) would pay SRV dues and be subject to SRV rules while having access to community amenities.
- Begin making improvements to physical infrastructure, with the Board of Directors crafting robust contracts and closely overseeing contractors to ensure a quality finished product.
- Identify the cost of installing irrigation meters for SRV landscaping; work with Sarasota County to reduce sewer charges attributable to stormwater.
- To reduce SRV insurance costs, explore feasibility of:
 - Reducing the risk of flooding for specific villas identified as at-risk by FEMA flood insurance maps.
 - SRV directly contracting for repair of specific villas identified as having electrical and structural roof deficiencies, with liens being placed on those properties to ensure repayment.

Respectfully submitted by:

Bob Martucci – SRV Board President

Secretary Report

Nan Thomas is now officially our new Community Association Manager (CAM) replacing Justin from Argus. He will continue to serve as an Advisor to Nan. Argus remains our Property Management Company.

With the promotion of a CAM, things and how we do things will change at SRV to some extent:

Nan will be working 40+ hours a week. She will no longer be in the office all day, but will remain on property most of the time. You will, at times, see her in "the gator"; she will be inspecting the property.

If you need to speak with Nan, please make an appointment via e-mail or telephone. Nan is being asked to do a lot more work for the association and does not have time for general chit-chat. As much as Nan loves to talk with everyone and you love to talk with her, it cannot continue as it has; if you value her as an employee and/or a friend please abstain from just dropping in. If her window is closed and her doors shut, please respect her need to complete Association work.

Nan is now responsible for our new Maintenance man, A Z, he answers directly to her. In the past, the Chairs of Buildings and Grounds were his bosses, but it is now Nan. So residents and board members are not to give him orders or directions, only Nan who now answers only to the President of the Board – Bob Martucci.

Nan is also responsible for most of what the Buildings and Grounds Chairs did in the past; so please put whatever you need on work orders. She will be responsible for getting the work done or you will hear from a board member why it cannot be done.

[See a complete list of her old and new duties in the article CAM = Community Association Manager on page 4.](#)

We are over a million dollar business, as such, we must run more efficiently and professionally. Changes are coming, Argus was absorbed by a National Property Management Company; we will be getting better software to run our business and access to more help as we conduct our business. Yet Argus remains with us. They will improve and grow as well. Since we hired Argus a number of years ago, we only had them send us a CAM one day a week for 3 hours along with doing our books. That may change in the future, some associations have them taking over their grounds, and a number of associations have them run the entire ship of state. I don't believe we will ever go that far; but the work place is moving and we must move with it.

Secretary,
Jean Burns

CAM = COMMUNITY ASSOCIATION MANAGER

They are assigned one property or a portfolio. Nan will be assigned to SRV,

Justin has a portfolio and is assigned to 10 other properties.

What does a Community Association Manager do?

CAM's oversee the operations, business management, budget, common spaces and services of a community.

Besides knowing and enforcing the Rules and Regs, the Community Association, the Manager keeps up to speed on local legislation and shares information with the board and/or the management company.

The CAM performs only duties within the scope of work of a licensed manager. Seek the services of professionals such as attorneys and insurance agents. Do not interpret the law, draft contracts, perform accounting or engineering, or carry out any unlicensed contractor's work (plumbing, electrical, HVAC, elevator, pool service (must be certified)). Managers should take every precaution not to perform as if they are a professional of any kind unless they are duly licensed in that profession and have authorization to perform in that capacity.

The CAM is to designate one board member as the point of contact if the manager needs to seek guidance in order to carry out the day to day policies and procedures. This member will serve as the contact person in signing off on all contracts. This is usually the president.

The Cam should encourage education for the board. Serve as an educational resource by attending seminars and workshops, reading publications, and joining educational industry related organizations and seminars. The association will benefit.

The CAM should avoid offering legal advice. Avoid being heavy handed and political. Avoid sharing confidential matters with members who do not have a fiduciary duty to the association. There is some times a temptation to justify a board decision. Avoid engaging in these conversations.

The CAM will maintain cooperation with the management company and will act as primary contact with them.

CAM on site responsibilities:

1. Supervising property maintenance and upkeep of facilities and amenities:

This includes: budgeting for repairs and upgrades, managing the vendor bid process, supervising vendors and maintenance staff on-site and tracking invoices and payments.

2. Providing administrative support to the board of directors and other owners:

She manages correspondence, placing material orders and tracking vendor paperwork and other building management records.

3. Overseeing financial management and budget tracking:

This includes everything from managing vendor contracts to identifying an Insurer, a CPA, a Tax Preparer or an Attorney.

4. Creating presentations and other visual materials:

CAM's may also source the materials or hire a vendor to create them. Smaller tasks may be done in-house. These materials could be community information, printed collateral like handouts and flyers or reports for board meetings.

5. Coordinating board meetings:

This may include: scheduling meetings, distributing meeting notices, giving board members materials and reports in advance and preparing data and research related to community issues for presentation. It also may include taking minutes and preparing action items following the meeting.

6. Overseeing homeowner communications:

This often involves direct correspondence with homeowners via email and telephone as well as internal communications through mailers, newsletters, signs and posted flyers.

7. Managing and supporting communication between board members:

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(Continued from page 4)

This includes: taking meeting notes, recapping phone calls and emails, as well as, organizing information from a variety of sources to deliver to a primary board contact.

8. Reviewing and assisting in making building policy decisions:

Much of this falls under the broad category of upholding governing documents and isn't a daily activity. However, matters pertaining to common areas and facilities often require sourcing materials, making purchases and hiring vendors.

9. Organizing and supervision contracted service bids and providing recommendations on service needs:

The actual hiring and budgeting are approved by the board or property management company, but the CAM is often the key liaison. Contracted services under their purview generally include security, janitorial, maintenance, landscaping and other regular common area upkeep needs.

10. Collecting fees from homeowners:

This only includes boat fees and petty cash. It does not include COA fees, assessments and miscellaneous fees.

11. Conducting site and equipment inspections:

This is a key monthly responsibility to ensure that the grounds and facilities are well maintained. It may also include investigating residents' complaints and reports of COA bylaw violations.

12. Ensuring that all community association members, including the board, comply with the association's governing documents.

13. The role of a CAM is to resolve all disputes without having them escalate to a legal stage. She acts as a liaison between residents and between the residents and the board. CAM's listen to the concerns of the residents and relay them to the higher authorities on the BOD. Likewise, she also communicates instructions from the board to the residents and is available to answer questions that the residents may have so that everyone is on the same page.

A Community Association Manager's loyalties lie with the local laws and the governing documents – not with any individual.

WHAT DOES A COMMUNITY ASSOCIATION MANAGER NOT DO?

- Oversee day-to-day maintenance issues from a physical labor standpoint.
- Address individual resident problems not related to the larger community.
- Field repair requests.
- Resolving parking disputes.
- Help residents or repair people get into a unit if something's wrong with the lock.
- Show prospective buyers around units.
- Collect COA fees or rent.
- Make unilateral decisions related to budget, hiring vendors or changing the rules of a community association.

Treasurer's Report

**TREASURER'S REPORT
Month ending Nov. 30, 2021
And Year-to-date**



SRV November Balance Sheet

| | |
|------------------------------|------------------------|
| Assets | \$ 1,098,857.78 |
| Check/savings | \$ 43,566.26 |
| Reserves | \$ 616,004.11 |
| Insurance | \$ 229,804.68 |
| Assessment receivable | \$ 18,133.83 |
| Other assets | \$ 191,348.90 |
| Liabilities | \$ 700,526.21 |
| Total Equity | \$ 398,331.57 |

Total Revenue for November: \$ 130,861.29 vs. budget \$131,444.66

Total Expenses for November: \$ 137,732.01 vs. budget \$131,444.66

Main contributors were:

| | |
|---|--------------------|
| Grounds under budget by | \$ 1,665.01 |
| Bldg Maintenance over budget by | 4,000.09 |
| (General Maint. Over \$4,177.42) | |
| Rec. facilities under budget by | 643.42 |
| Utilities over budget by | 4,953.31 |
| (sewer over by \$4,680.27) | |
| Payroll under budget by | 4,980.97 |
| Administration over budget by | 5,231.69 |
| (Professional fees over budget \$1,752.53 & Property tax paid \$ 3,264.63) | |

Net income for February is minus \$ 6,870.72

Total Revenue for year to date: \$1,452,882.43 vs. budget \$1,445,891.34

Total Expenses for year to date: \$1,459,565.40 vs. budget \$1,445,891.35

Main contributors were:

| | |
|--|--------------------|
| Grounds over budget by | \$ 7,165.01 |
| Bldg Maintenance over budget by | 12,130.91 |
| Rec. Facility under budget by | 3,781.07 |

Continued on page 7

| | |
|--|-----------|
| Utilities under budget by | 3,275.87 |
| Payroll under budget by | 17,522.56 |
| Administration over budget by | 16,387.30 |
| <u>Net Income for year to date is minus \$ 6,682.97</u> | |

Delinquent accounts as of November 30, 2021

13 members in arrears for a total of \$18,133.83 vs. Oct. \$14,493.70

5 members under 2 months for total of \$1,468.15

2 members are two months + in arrears total of \$ 1,630.65

3 members in arrears for 3+ months total of \$3,890.57

1 member in foreclosure owes \$7,528.46

2 members owe fines for total of \$3,616

Legal action is in process on 1 account and letters sent on 2 accounts

Requesting payment before being sent to attorney for collection.

Reserve Balance report.

| | |
|---------------------------------|----------------------|
| Deck resurfacing | \$ 6,978.68 |
| Pool structural restoration | 12,548.52 |
| Pool Heater | 2,721.31 |
| Exercise Equipment | 5,032.59 |
| Maint. Equip & bldg | 2,805.29 |
| Fence | 6,410.99 |
| Paving | 229,496.25 |
| Painting | 91,696.38 |
| AC Rec. bldg | 11,982.53 |
| Club House Roof | 27,153.21 |
| Club House Improvements | 8,598.69 |
| Creek House Projects | 4,599.95 |
| Seawall & Marina retaining wall | 118,532.24 |
| Sewer/Water lines | 58,048.96 |
| Marina / docks | 22,139.51 |
| Utility Carts | 4,550.75 |
| Reserve Interest | <u>2,708.56</u> |
| Total Reserve fund | \$ 616,004.41 |

Jerry McDermott, Treasurer

Sales & Rentals Orientation Committee Report



Rentals

E \$2,000.00 per month

Sales

B \$250,000.00

B \$233,000.00

Ilene Novack

Sales & Rentals Chairperson

SECRETARY’S REPORT – Jean Burns

Results of the election held on December 9, 2021.

Top 4 elected to the board.

| | Section 1 | Section 2 | Section 3 | Electronic | Total |
|---------------------|-----------|-----------|-----------|------------|-------|
| Robert (Bob) Bender | 19 | 14 | 25 | 87 | 145 |
| Danny Hooks | 17 | 10 | 24 | 79 | 130 |
| Jean Burns | 22 | 24 | 26 | 57 | 129 |
| Jean Senninger | 24 | 21 | 26 | 55 | 126 |
| Frank Guerrero | 15 | 10 | 17 | 64 | 106 |
| Mary Hoch | 13 | 10 | 22 | 56 | 101 |

Amendment 1: Window or outward door or sliding glass door into exterior wall of keyhole. DID NOT PASS

Section 1 with 126 villas **needed 84 to pass** and only received 61 yes and 10 no. Therefore 55 residents did not bother to vote.

Section 2 with 118 villas **needed 79 to pass** and only received 71 yes and 6 no. Therefore 41 residents did not bother to vote.

Section 3 with 92 villas **needed 61 to pass** and only received 43 yes and 10 no. Therefore 39 residents did not bother to vote.

Amendment 2: Outward opening door in rear wall of units without a keyhole – DID NOT PASS

Section 1 with 126 villas **needed 84 to pass** and only received 64 yes and 7 no votes. Therefore 55 residents did not bother to vote

Section 2 with 118 villas **needed 79 to pass** and only received 70 yes and 6 no votes. Therefore 42 residents did not bother to vote

Section 3 with 92 villas **needed 61 to pass** and only received 60 yes and 6 no votes. Therefore 26 residents did not bother to vote.

Amendment 3: Excess income Roll Over --- PASSED

Amendment 4: Material Alteration – Converting Landscape Storage to Dry Storage Yard – DID NOT PASS

Section 1 with 126 villas **needed 84 to pass** and only received 28 yes and 41 no votes. Therefore 57 residents did not bother to vote

Section 2 with 118 villas **needed 79 to pass** and only received 44 yes and 26 no votes. Therefore 48 residents did not bother to vote

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Section 3 with 92 villas **needed 61 to pass** and only received 33 yes and 37 no votes. Therefore 23 residents did not bother to vote.

Amendment 5: Material Alteration – Moving Kayak Storage Area – DID NOT PASS

Section 1 with 126 villas **needed 84 to pass** and only received 29 yes and 41 no votes. Therefore 56 residents did not bother to vote

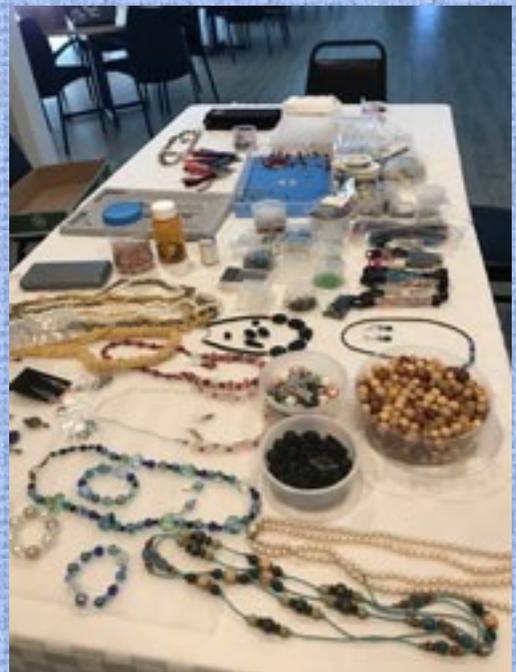
Section 2 with 118 villas **needed 79 to pass** and only received 56 yes and 30 no votes. Therefore 32 residents did not bother to vote.

Section 3 with 92 villas **needed 61 to pass** and only received 27 yes and 43 no votes. Therefore 22 residents did not bother to vote.

It is recommended by all board members that all residents vote when given the opportunity. Your vote does count. By not voting you are voting NO per the state of Florida. If you have questions relating to a vote, you can always call the SRV Office and speak with Nan Thomas. She will be able to answer all of your questions in an impartial manner. She has a fiduciary responsibility to just give the facts not her opinion on such matters.

The most important thing you own in SRV, besides your villa is your vote. It is your voice in the community.

Craft Day



Photos courtesy of Serena R.

Electronic Voting and Election Committee Report

December 9, 2021 Annual Meeting and Election

This year we had approximately 11% increase in the number of owners who voted. 116 owners voted electronically and 110 owners voted by paper for a total of 226 votes. This is an increase over last year during which we had 100 e-votes and 103 paper votes for a total of 203. Although we had an increase in voters this year, we would still like to see more owner participation in voting.

We worked through some challenges with this year's voting process. And, on Election Day it took a long time to tally the electronic voting results by Section. We'll continue working with our contact at BeckerBallot to discuss problems getting the Final Tally Reports sorted by Section and thus reduce the time it takes the Committee to report the results on Election Day.

Thanks to Nan for all the time and effort with e-voting as she updates the data on an ongoing basis. And, thanks to the Election Committee members for their assistance sorting, counting, tallying, registering, and all the tasks involved in the election process – Lil Doherty, Kay Ferguson, Dottie Gustavson, Kathy Kelley, Jeane Moore, Sandy Needles, Tony Pearson, Jerry Stuenkel, and Diana Venter.

Linda Meyer,
Election Committee Chair and Project Manager for Electronic Voting



The Library Corner



Even though there has not been a Library report since the September issue of "News & Views" the library has been in use! From September 20th to today, December 7th 491 books were placed in the return box. Total Books, Magazines returned for the year is 2,549.

Please place all Books and Magazines in the Return Container on the floor to left as you enter the library.

If you are looking for a specific book, all books are shelved alphabetically by Author and then by title.

Harriet McDermott

Library Keeper

NEW ARRIVALS

HARD BACKS

| <u>Copyright</u> | <u>Author</u> | <u>Title</u> |
|------------------|-----------------|-----------------------------|
| 2021 | James Patterson | 21 st . Birthday |
| 2021 | Nora Roberts | Legacy |
| 2020 | J.R. Ward | The Sinner |

PAPERBACKS

| <u>Copyright</u> | <u>Author</u> | <u>Title</u> |
|------------------|------------------|-----------------|
| 2021 | Christine Feehan | Shadow Storm |
| 2021 | Kristan Higgins | Pack up to Moon |
| 2020 | Nora Roberts | Forever Summer |

SRV LUNCH BUNCH

DATE: Thursday, January 13, 2022
TIME: 12:00 P. M.
PLACE: SRV Clubhouse
MENU: **Guest Chef - Frank Wilson**
Delicious lunch, dessert, coffee and tea
DONATIONS: **FIVE dollars (\$5.00)** per person will be collected at the door. If possible, please have the exact amount.

Jan 13, 1794 **Congress changes US Flag to 13 stars and 13 stripes**

The date is Thursday, Jan 13th. Come and join our guest **Bill Crowe of Sarasota Technology Group**. He will be sharing his knowledge of **identity theft** with you. From phone scams to computer viruses and scams, the bad guys are finding more and more creative ways to trick us. You may be just one phone call or click away from this happening. Come, listen & learn from Bill. He is excited to share his knowledge of identity theft with you!

Everyone is invited to attend.

Please cut off the form below and **submit to SRV Drop Box by Monday, JAN 10, 2022** Keep upper portion for your information.

If you have questions please call Jean at (941) 780 - 1749.

| SRV LUNCH BUNCH RESERVATION FORM | | |
|----------------------------------|--------------------|----------------------|
| DATE: Jan 13, 2022 | TIME: 12:00 Noon | PLACE: SRV Clubhouse |
| RESIDENT'S NAMES: _____ _____ | | |
| VILLA #: _____ | TELEPHONE #: _____ | |
| I WILL ATTEND: | YES: _____ | NO: _____ |
| DO YOU NEED TRANSPORTATION: | YES: _____ | NO: _____ |

Social Committee Report



This is my heart felt thank you to all the renters and residents who made the last half of 2021 a successful Social year at SRV. The first half of the year suffered under Covid; but we have a new beginning, since the worst of Covid appears to be over. The new and old residents met, thanks to Harriet Marek, and we worked out a schedule of activities for 2022. In my 36 years of living at SRV, there never was a new and old separation. The new joined with the old, out of which came new beginnings and ideas and SRV went on as one cohesive community.

Our programs include *Sip 'N Dip*, rain or shine, inside or outside; makes no difference, just a group of residents and guests who like to get together on the first Thursday of the month at 5 P.M. to talk, share a drink or two, along with some delicious food. Everyone is welcome, there is never a charge. We have a monthly guest host. We're always looking for volunteers.

The *Lunch Bunch* provides a nutritious lunch along with entertainment or local education usually for 7 months out of the year. We are forever grateful to **Jean Senninger** for preparing all of her delicious meals in the past few years; but time takes its toll on all of us and Jean will only be preparing some of the meals in 2022, so we are looking for monthly volunteers in order to continue this program. This was the first program started after we legally became a 55+ community.

The *Cabaret* actually was started by **Harriet Marek** when she was brand new and us old timers welcomed it. Cabaret usually runs about 4 months in the high season; we bring in special talent, along with our own snacks and drinks, usually pay a small fee of \$7.00 to \$10.00 and thoroughly enjoy ourselves.

The *Catered Dinners & Pot Lucks* usually include a DJ, 50/50 and door prizes. They are chaired by individuals or couples with their committees. Big committees are a good idea, less work for one or 2 people. As new residents move in they are eliminating the DJ and playing their own music which goes over very well. The parties keep coming just with new ideas.

Pancake Breakfasts Karen and Joe Morganstern have agreed to chair the 4 Pancake Breakfasts in January, February, March and April 2022

Besides the parties, SRV has plenty of other activities, some on the property and some off.

There is the *Annual Shuffleboard Tournament* followed by a fun pack '*Awards Luncheon*'; Jean and Dwayne year are the chairs. It begins in January.

The *Crafts Group* after an absence of a few years began again thanks to **Sandy Needles**. She started it last year and has continued this year. Some of residents make beautiful jewelry, some sew, and some make quilts, some paint. You can come to the meetings and do what you want or work together as a team. Just enjoy yourself and express yourself.

Women's Golf another project of **Sandy Needles**. Thank you Sandy. Just give Sandy a call and she'll give you all the information you need to begin playing golf with your neighbors.

Men's Golf play either 9 or 18 holes, whatever you are comfortable doing. Bob Dressler has all the info to help you get started with either or both groups.

The *Boat Club* is always open to any boater who wishes to join. **Bob Singleton** can help you with any information re the Boat Club.

The *Card/Board Games*

- Sunday night: Hand, Knee & Foot or Hand & Foot – Jean Burns
- Monday night: Rummi-kub – Jean Burns
- Wednesday night: Euchre – Joyce Showalter
- Wednesday night: Poker – Bill Hilson
- Thursday afternoon: Mah Jong – Harriet Marek
- Thursday night: Pay Me & Pass the Ace – Jean Burns
- Friday night: Pinochle – Joann Hunt

If anyone has any ideas for card or board games just contact the Social or Program & Services chair people and let's get it started. By the way, we are willing to teach those who do not know how to play any of the above games.

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Pool and Ping Pong were started in 2021 and will continue in 2022. At this point it looks like Tuesday and Saturday evenings are the best play times because they are not interfering with other scheduled events.

Thank you to Esther Davis for keeping up the Monday and Friday Chair Exercises. Ceil Cooper for the Easy Aerobics class on Monday, Wednesday and Friday early afternoons. Gina Gallerani who is, part of Easy Aerobics, is helping everyone with weights to increase their aerobic benefit. On Tuesday morning we have Qi Gong/Tai Chi with Jean and Dwayne Moore.

I like to say thank you again to those who have already been mentioned in this report; but I would also like to add the following volunteers who are chairing in Dec as well as into 2022. Some are chairing more than one party or event. Thank you all, because without your service SRV would not be the same friendly, welcoming community. We have had and continue to have more activities than most communities in this area, except for communities with a paid Social Director. Thank you Diann & Frank Wilson, Jean & Paul Schmitt, Danny Hooks, Kathy Kelley, Candy Bender, Bob Martucci, Sue Sullivan, Carolyn Brown, Mary Hoch, Linda Rorick, Elaine Robichaud, Ellie Barr, Tom Kleimeyer, John Srp, Annadele Grant, B.J. Dunham, Dennis and Irene Raftery. Special thanks to Helen Carter who is always willing to play her piano for us.

I certainly hope I have not forgotten anyone, if so, please forgive me, no one has ever accused me of being perfect, nor will they!

I wish everyone at SRV a Merry Christmas and a Happy New Year.

Respectively submitted,

Jean Burns

Advertising Sales Committee Report



January, 2022

Happy New Year Everyone.

We are very fortunate to add a new advertiser to our vendor/contractor list, **Mr. Build**. I hope when you have a project you will think of using **Mr. Build**. It is our advertisers that provide the funds so that *News & Views* can be published.

If you have a vendor/contractor you are pleased with, please have them either contact me, or go to the front hall of the Clubhouse and find the brown envelop that contains the forms that need to be filled out and submitted.

I hope that you will help me add to our vendor/contractor list in the coming year.

Peace and health to you all in 2022.

Regards,
Louise Pearson

SRV *News & Views* Advertising
906-362-7444
srvadvertising35@gmail.com



SNOWFLAKE MARTINI



**HAPPY
NEW
YEAR
2022**

**JOIN US FOR SIP N' DIP
THURSDAY, JANUARY 6, 2022
5 - 7 P.M.**

**BRING A DISH TO SHARE
ALONG WITH YOUR FAVORITE BEVERAGE**

**YOUR HOST
KATHY KELLEY**

**FLOWERS FOR JANUARY
CANATIONS & SNOWDROPS**



Building Committee Report

Year Ending 2021



The Building Committee was very busy this year. We approved over 80 modification forms. That is great for the community, stressful for me. SRV owners invested a tremendous amount of money in their units and that increased all our property values. New owners seemed to do complete renovations while tenured owners updated kitchens, baths, plumbing, electric, floors, roofs, and windows. I don't anticipate these improvements will slow down next year.

This year we also tried to be proactive by having maintenance performed on the electric in our clubhouse. A few mechanical items were replaced and paid for from the funds in our reserve accounts.

The biggest project we took on was improvements along our waterfront. Three years ago, two of our members, Doug Spencer and Bill Hallisey, began compiling a list of deficiencies of our seawall and Creekside grounds. Their list grew and grew through the years. This year I promised them we would tackle their list. The issues they discovered were mostly caused by the flow of water from villa roofs, a lack of gutters or the position of downspouts. The water flow is causing erosion of the keyholes, creating holes in the property, ruining grandfathered patios and seawall issues. Please take note, it has taken 50 years to create these problems so we are hoping the work we do and what we will request some of the unit owners do will be good for another 50 years. The main goal throughout our property is to be proactive and maintain. If we don't keep up, the job gets bigger, and the costs grow. Kicking the can down the road should not be an option.

I learned a lot about SRV this year, I met many wonderful people, I have a better understanding of the politics at SRV, I noticed where improvements need to be made, where money needs to be spent and areas where we could cut costs. One thing everyone needs to understand is that costs will continually rise. Cable, water and sewer, insurance and maintenance costs will not go down.

This year I worked very hard to put items on the ballot that could make our villas safer and more enticing. I also was able to get two items up for vote that would create conveniences and amenities to those who would choose to use them. You don't see residents kayaking from our waterways because it is currently too inconvenient and dangerous to do so. A viable and safe means was created for owners to vote on. Unit owners spend thousands of dollars every year at private storage facilities because as we all know; our units don't provide much storage space. A viable and safe option was created for owners to vote on. I sent out emails with facts, I held townhall meetings to provide facts and answer questions, I provided information in the news and views. I gave my phone number and email address to all and requested all questions be sent to me so I could pass on all the information I compiled.

Building Committee Chair

John Calia

Maintenance



Please join us in welcoming our new Maintenance Technician, AZ Valez. AZ comes to us with multiple years of Condo. Association

WOOD- STOCK TO DISCO

DJ OLIVER

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Clubhouse – Saturday, Jan. 8, 10AM – 11AM
Or drop off Envelope with Villa# & Names to
Mary Hoch (Villa 99) or Candy Bender (Villa 126)

For additional information contact
Mary Hoch, 941-914-4717

January 2022

| Sun | Mon | Tue | Wed | Thu | Fri | Sat |
|---|--|---|---|---|---|--|
| CLAIRE EMANUEL WITH TUBE COM- PUTERS TO BEGIN CLASSES 1/5/22 | | | SHUFFLEBOARD STARTS 1/12/22 AT 10:00 A.M. | | | 1 HAPPY NEW YEAR |
| 2 6:30 HAND & FOOT | 3 10 CHAIR EXERCISE 4 EASY AEROBICS 6:30 RUMMI KUB | 4 9 QIGONG/TAI CHI 10 SRV CHORUS 6:30 PING PONG & POOL | 5 9 TUBE COMPUTER 4 EASY AEROBICS 6:30 EUCHRE 7 POKER | 6 EPIPHANY 12:30 CRAFTERS 5:00 SIP 'N DIP 6:30 PAY ME & PASS THE ACE | 7 10 CHAIR EXERCISE 4 EASY AEROBICS 6:30 PINOCHLE | 8 SHUFFLEBOARD SIGN UP 10:00 - 11:30 \$15 PER PERSON |
| 9 6:30 HAND & FOOT | 10 10 CHAIR EXERCISE 4 EASY AEROBICS 6:30 RUMMI KUB | 11 9 QIGONG/TAI CHI 10 SRV CHORUS 6:30 PING PONG & POOL | 12 9 TUBE COMPUTER 10 SHUFFLEBOARD 4 EASY AEROBICS 6:30 EUCHRE 7:00 POKER | 13 12 LUNCH BUNCH 6:30 PAY ME & PASS THE ACE | 14 10 CHAIR EXERCISE 4 EASY AEROBICS 6:30 PINOCHLE | 15 |
| 16 6:30 HAND & FOOT | 17 MARTIN LUTHER KING, JR DAY 10 CHAIR EXERCISE 4 EASY AEROBICS 6:30 WOODSTOCK TO DISCO | 18 9 QIGONG/TAI CHI 10 SRV CHORUS 6:30 PING PONG & POOL | 19 9 TUBE COMPUTER 10 SHUFFLEBOARD 4 EASY AEROBICS 6:30 EUCHRE 7 POKER | 20 12:30 CRAFTERS 6:30 PAY ME & PASS THE ACE | 21 10 CHAIR EXERCISE 4 EASY AEROBICS 6:30 PINOCHLE | 22 6:30 SRV NIGHT AT THE RACES |
| 23 6:30 HAND & FOOT | 24 10 CHAIR EXERCISE 4 EASY AEROBICS 6:30 RUMMI KUB | 25 9 QIGONG/TAI CHI 10 SRV CHORUS 6:30 PING PONG & POOL | 26 9 TUBE COMPUTER 10 SHUFFLEBOARD 4 EASY AEROBICS 6:30 EUCHRE 7:00 POKER | 27 9:30 SRV BOARD MEETING 11:00 BOOK CLUB 6:30 PAY ME & PASS THE ACE | 28 10 CHAIR EXERCISE 4 EASY AEROBICS 6:30 PINOCHLE | 29 8:30 PANCAKE BREAKFAST |
| 30 6:30 HAND & FOOT | 31 10 CHAIR EXERCISE 4 EASY AEROBICS 6:30 RUMMI KUB | | | | | |

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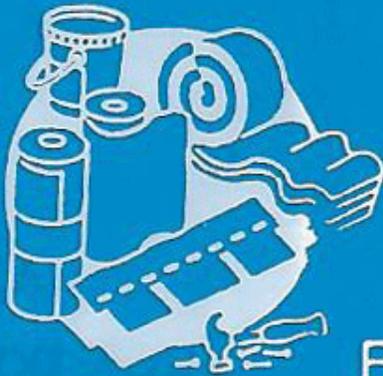
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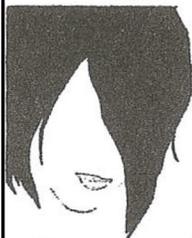


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SRV BOARD GREETINGS - 2022



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