

**STRATHMORE RIVERSIDE VILLAS ASSOCIATION, INC.
A RESIDENTIAL COMMUNITY FOR PERSONS 55 YEARS OF AGE OR OLDER**

C/O RealManage of Sarasota, Inc.
2700 Riverbluff Parkway Sarasota, FL 34231
Phone: (941) 922-8188 Fax: (941) 927-9849

AGENDA

October 22, 2026 – 9:30 A.M. - SRV CLUBHOUSE

Google Meet joining info

Video call link: <https://meet.google.com/aot-zfju-pth>

Or dial: (US) +1 414-436-8549 PIN: 448 451 461#

- 1. Call to Order**
- 2. Pledge of Allegiance**
- 3. Roll Call**
- 4. Determination of Quorum**
- 5. Approval of Minutes** – September 24, 2026,
- 6. President's Report** – Marcia Lawson
- 7. Secretary's Report** – Arlene Johnson
- 8. Treasurer's Report**
- 9. Community Association Report** – Sarah Daley
- 10. Building Report** – Frank Guerrero
- 11. Grounds Report** – Mike Cavallo
- 12. Safety Report** – Larry Gill
- 13. Audit Report** – Carl Shepherd
- 14. Clubhouse Report** – Julie Micheletti
- 15. Sales, Lease and Rental Committee** – Sandy Needles
- 16. Unfinished Business**
 - A. SRV Marina Seawall Update
- 17. New Business**
 - A. Discussion and vote on appointing a new Treasurer to fill Officer vacancy
 - B. Approval of the 2027 Operating and Reserve Budget
 - C. Approval of Roll Over Excess Funds
 - D. Management Company Discussion and Decision
 - E. Clubhouse Automatic Doors – Proposals
 - F. Modification Form Patio – V265
 - G. Modification Form Patio V316
- 18. Owner Questions / Comments**
- 19. Adjournment**

Secretary's Report
October, 2026

Over the past few months, I have continued attending various seminars presented by Community Associates Institute, Community Associates Network Group and CBIZ. As of late, the topics have covered fire safety and upcoming budgets for 2027. I find all of these seminars very helpful in my ongoing learning process as being part of the Board.

I have been involved in assisting Julie Michelletti with inventory and clean up of SRV's office. Also, I have assisted in checking/removal of lounge and upright chairs from the pool deck. As she made note in her last report, Julie was able to secure 11 upright chairs for only \$5 per chair. Thanks to Rolo for providing some excellent information through Marketplace.

As we say so long to Summer and more sun-filled comfortable days with gorgeous breezes, we welcome back our SRV friends that only spend time with us for 6 or so months out of the year!

Let the parties begin!

Respectively submitted,

Arlene Johnson
Strathmore Riverside Villas
2026 Secretary

Safety Committee Report

October 2026

This past month an owner reported that a package that was delivered to them was taken from their carport overnight. A review of our Surveillance System did not show any suspicious persons or activity and we were unable to provide any help to resolve this issue. However, this should be a reminder to all of us that there continues to be people and activities occurring on our property at night when most of us are asleep. Please make sure your doors, laundry rooms, vehicles, bicycles or E-bikes are locked and secured at night.

Our electrical contractor has finished the pool and marina electric project that has frustrated us for so long and we now have all of our pool lights, marina lights, marina outlets and marina cameras working. We feel confident that the work completed will serve our community well and allow expansion of our electrical needs as we transition into other projects.

We continue to move forward with the Clubhouse Automatic Door's Handicap Controlled Access project. Today the Board will discuss and vote on a contractor to begin this work. We are hopeful that we can have the first phase of this project, the hallway doors from the parking lot to the pool, completed before the end of the year.

The Safety Committee would like to remind everyone that we now have the new Vehicle Identification Stickers available in the office. The old green and white stickers have been replaced with the new blue and white sticker. In our Rules and Regulations these stickers are mandatory and we would like everyone who does not have one to come see Sarah in the office to have one issued for their vehicle. A large 'thank you' for everyone who has already changed to the new stickers and ask you kindly let your villa mates and neighbors who still may have the old sticker or no sticker to come to the office for the new blue and white sticker.

Thank you.

Larry Gill
Safety Director

Sales and Lease Report for October 2026

Following are the Orientation Interviews for two new owners here at SRV

On 9-27-26 an Interview was held for new owners of Style F for \$240,000

On 9-25-26 an Interview was held for new owners of Style B for \$210,000

We are happy to welcome our new neighbors Mary & Richard Miles as well as Jeffery & Kati Wilson. We hope to see you at our many clubhouse activities.

Submitted by Sandy Needles

STRATHMORE RIVERSIDE VILLAS
PROPOSED OPERATIONS BUDGET FOR THE PERIOD
January 1, 2027 - December 31, 2027

Operations	YTD Actual	YTD Budget	YTD Var	Annual Budget	Remaning Budget	Rem Budget %	Budget Notes	2026 Annualized to Actuals	2027 Expense Estimates are computed with an Increase of 4% expeceptions are highlighted in yellow			
Income												
Assessment									\$ 3,024,000.00	336x750x12	\$ 3,024,000.00	
Other Income												
Creekhouse Income									\$ 27,600.00	Increase of \$300		
Marina Slip Fee									\$ 39,312.00	28x117x12		
Miscellaneous Income									\$ 4,000.00			
Administrative Fee-Lease/Renter Transfer Income									\$ 2,000.00			
Interest Income									\$ 5,000.00			
Prior Year Surplus									\$ 400,000.00			
Total of Other Income											\$ 477,912.00	
Net Income of Operations											\$ 3,501,912.00	
Expenses												
Operating Expenses											8	12
Direct Operating Expenses												
Landscape Maintenance												
Backflow Check Irrigation	\$ 800.00	\$ 3,526.25	\$ 2,726.25	\$ 6,045.00	\$ 5,245.00	87%		\$ 1,200.00	\$ 5,000.00			
Grounds Contract	\$ 143,572.46	\$ 120,857.66	\$ (22,714.80)	\$ 207,184.53	\$ 63,612.07	31%		\$ 215,358.89	\$ 230,433.80			
Irrigation System: Maint./Irrigation Contract	\$ 5,170.72	\$ 11,172.14	\$ 6,001.42	\$ 19,152.25	\$ 13,981.53	73%		\$ 7,756.08	\$ 16,008.00			
Lawn & Grounds Supplies	\$ 1,414.37	\$ 2,822.47	\$ 1,408.10	\$ 4,838.46	\$ 3,424.09	71%		\$ 2,121.56	\$ 5,000.00			
Mulch/Ground Cover	\$ 2,667.56	\$ 12,936.14	\$ 10,268.58	\$ 22,176.29	\$ 19,508.73	88%		\$ 4,001.34	\$ 24,161.39			
Plants/Shrubs/Trees	\$ 4,923.94	\$ 5,292.07	\$ 368.13	\$ 9,072.12	\$ 4,148.18	46%		\$ 7,385.91	\$ 7,681.35			
Sod Replacement	\$ -	\$ 11,172.14	\$ 11,172.14	\$ 19,152.25	\$ 19,152.25	100%		\$ 19,162.25	\$ 19,918.34			
Tree Trimming/Removal	\$ 28,880.00	\$ 28,224.35	\$ (655.65)	\$ 48,384.64	\$ 19,504.64	40%		\$ 43,320.00	\$ 45,052.80			
TOTAL Landscape Maintenance	\$ 187,429.05	\$ 196,003.22	\$ 8,574.17	\$ 336,005.54	\$ 148,576.49	44%		\$ -	\$ -	\$ 353,255.67	\$ 353,255.67	
Pool Operating Expenses			\$ -		\$ -			\$ -	\$ -			
Pool Contract/Repairs/Supplies	\$ 4,574.46	\$ 3,528.07	\$ (1,046.39)	\$ 6,048.08	\$ 1,473.62	24%		\$ 6,861.69	\$ 7,136.16			
Pool Permits	\$ 400.35	\$ 353.15	\$ (47.20)	\$ 605.34	\$ 204.99			\$ 600.53	\$ 624.55			
TOTAL Pool Operating Expenses	\$ 4,974.81	\$ 3,881.22	\$ (1,093.59)	\$ 6,653.42	\$ 1,678.61	25%		\$ -	\$ -	\$ 7,760.70	\$ 7,760.70	
Maintenance			\$ -		\$ -			\$ -	\$ -			
A/C Service/Maint	\$ -	\$ 2,910.67	\$ 2,910.67	\$ 4,989.67	\$ 4,989.67	100%		\$ -	\$ -			
Backflow Non Irrigation	\$ 500.00	\$ 2,058.00	\$ 1,558.00	\$ 3,528.05	\$ 3,028.05	86%		\$ 750.00	\$ 780.00			
Creekhouse Expense	\$ 370.18	\$ 1,784.00	\$ 1,393.82	\$ 3,024.04	\$ 2,653.86	88%		\$ 555.27	\$ 577.48			
General Maintenance	\$ 16,381.61	\$ 11,760.14	\$ (4,621.47)	\$ 20,160.27	\$ 3,778.66	19%		\$ 24,572.42	\$ 25,555.31			
Ground Erosion Control	\$ 2,822.36	\$ 5,880.07	\$ 3,057.71	\$ 10,080.13	\$ 7,257.77	72%		\$ 4,233.54	\$ 4,402.88			
Maintenance Equipment		\$ 588.00	\$ 588.00	\$ 1,008.01	\$ 1,008.01	100%		\$ -	\$ -			
TOTAL Common Area Maintenance	\$ 20,074.15	\$ 24,960.88	\$ 4,886.73	\$ 42,790.17	\$ 22,716.02	53%		\$ -	\$ -	\$ 31,315.67	\$ 31,315.67	
Repair & Maint - Clubhouse	2,850.47	5,880.07	\$ 3,029.60	10,080.13	\$ 7,229.66			\$ 4,275.71	\$ 4,446.73			
Clubhouse Utilities	5,043.17	7,644.07	\$ 2,600.90	13,104.17	\$ 8,061.00	62%		\$ 7,564.76	\$ 7,867.35			
Exercise Equipment Maintenance Agreement	320.90	470.19	\$ 149.29	806.00	\$ 485.10	60%		\$ 481.35	\$ 500.60			
TOTAL Building Expenses	\$ 8,214.54	\$ 13,994.33	\$ 5,779.79	\$ 23,990.30	\$ 15,776.76	66%		\$ -	\$ -	\$ 12,814.68	\$ 12,814.68	
Repairs/Maint - Rec. Fields & Equip.			\$ -		\$ -			\$ -	\$ -			
Rec. Facility Maint. & Supplies	\$ 3,058.10	\$ 3,822.07	\$ 1,578.57	\$ 6,552.09	\$ 3,493.99	53%		\$ 4,587.15	\$ 4,770.64			
TOTAL Repairs/Maint - Rec. Fields & Equip.	\$ 3,058.10	\$ 3,822.07	\$ 1,578.57	\$ 6,552.09	\$ 3,493.99	53%		\$ -	\$ -	\$ 4,770.64	\$ 4,770.64	
Exterminating			\$ -		\$ -			\$ -	\$ -			
Pest Control	633.75	4,805.50	\$ 4,171.75	8,238.00	\$ 7,604.25	92%		\$ 950.63	\$ 8,500.00			
TOTAL Exterminating	\$ 633.75	\$ 4,805.50	\$ 4,171.75	\$ 8,238.00	\$ 7,604.25	92%		\$ -	\$ -	\$ 8,500.00	\$ 8,500.00	
Telephone			\$ -		\$ -			\$ -	\$ -			
Cable TV	120,711.78	116,577.23	\$ (4,134.55)	199,846.70	\$ 79,134.82	40%		\$ 181,067.67	\$ 188,310.38			
Telephone	6,623.36	4,321.87	\$ (2,301.49)	\$ 7,408.90	\$ 785.54	11%		\$ 9,935.04	\$ 10,332.44			
TOTAL Telephone	\$ 127,335.14	\$ 120,899.10	\$ (6,436.04)	\$ 207,255.60	\$ 79,920.46	39%		\$ -	\$ -	\$ 198,642.82	\$ 198,642.82	
Water and Wastewater			\$ -		\$ -			\$ -	\$ -			
Sewer	\$ 139,766.24	\$ 188,834.31	\$ 49,068.07	\$ 323,715.91	\$ 183,949.67	57%		\$ 209,649.36	\$ 323,715.91			
Water	\$ 65,017.18	\$ 75,134.78	\$ 10,117.60	\$ 128,802.47	\$ 63,785.29	50%		\$ 97,525.77	\$ 128,802.47			
TOTAL Water and Wastewater	\$ 204,783.42	\$ 263,969.09	\$ 59,185.67	\$ 452,518.38	\$ 247,734.96	55%		\$ -	\$ -	\$ 452,518.38	\$ 452,518.38	

STRATHMORE RIVERSIDE VILLAS
PROPOSED OPERATIONS BUDGET FOR THE PERIOD
January 1, 2027 - December 31, 2027

Operations	YTD Actual	YTD Budget	YTD Var	Annual Budget	Remaining Budget	Rem Budget %	Budget Notes	2026 Annualized to Actuals	2027 Expense Estimates are computed with an increase of 4% expections are highlighted in yellow			
Electricity			\$ -		\$ -			\$ -				
Electric	9,420.05	7,056.07	\$ (2,363.98)	12,096.16	\$ 2,676.11	22%		\$ 14,130.08	\$ 14,695.28			
Electric - Maintenance Shed	309.79	294.00	\$ (15.79)	504.01	\$ 194.22	39%		\$ 464.69	\$ 483.27			
TOTAL Electricity	9,729.84	7,350.07	(2,379.77)	12,600.17	2,870.33	23%				\$ 15,178.55	\$ 15,178.55	
TOTAL Direct Operating Expenses	\$ 566,232.80	\$ 639,685.48	\$ 74,267.28	\$ 1,096,603.67	\$ 530,370.87	48%						
General and Administrative Expenses			\$ -		\$ -			\$ -	\$ -			
Professional Fees			\$ -		\$ -			\$ -	\$ -			
Accounting	-	6,813.52	\$ 6,813.52	11,680.35	\$ 11,680.35	100%	\$ -	\$ -	\$ -			
Audit	-	4,523.12	\$ 4,523.12	7,753.95	\$ 7,753.95			\$ -	\$ 10,000.00			
Legal	12,427.00	23,746.45	\$ 11,319.45	40,708.23	\$ 28,281.23	69%		\$ 18,640.50	\$ 42,000.00			
Operation Reserves	4,000.00	8,480.85	\$ 4,480.85	14,538.65	\$ 10,538.65	72%		\$ 6,000.00	\$ 5,000.00			
Amenity Development									\$ 5,000.00			
TOTAL Professional Fees	16,427.00	43,563.94	27,136.94	74,681.18	58,254.18	78%				\$ 62,000.00	\$ 62,000.00	
Bad Debts			\$ -		\$ -			\$ -	\$ -			
Allowance for BD Adjustment	\$ (13,000.00)	\$ -	\$ 13,000.00	\$ -	\$ 13,000.00			\$ (19,500.00)	\$ (6,000.00)			
Bad Debt Expense	\$ 961.20	\$ 16,961.77	\$ 16,000.57	\$ 29,077.31	\$ 28,116.11	97%		\$ 1,441.80	\$ 30,000.00			
TOTAL Bad Debts	\$ (12,038.80)	\$ 16,961.77	\$ 29,000.57	\$ 29,077.31	\$ 41,116.11	141%				\$ 24,000.00	\$ 24,000.00	
Homeowner Communications			\$ -		\$ -			\$ -	\$ -			
News & Views Compilation	\$ 770.00	\$ 926.10	\$ 156.10	\$ 1,587.62	\$ 817.62	51%		\$ 1,155.00	\$ 1,201.20			
Website	\$ -	\$ 565.39	\$ 565.39	\$ 969.24	\$ 969.24			\$ -	\$ 1,000.00			
TOTAL Homeowner Communications	\$ 770.00	\$ 1,491.49	\$ 721.49	\$ 2,556.86	\$ 1,786.86	70%				\$ 2,201.20	\$ 2,201.20	
Insurance			\$ -		\$ -			\$ -	\$ -			
General, Property & Liability	\$ 503,050.50	\$ 533,987.37	\$ 30,936.87	915,406.93	\$ 412,356.43	45%		\$ 754,575.75	\$1,062,576.56			
TOTAL Insurance	\$ 503,050.50	\$ 533,987.37	\$ 30,936.87	\$ 915,406.93	\$ 412,356.43	45%				\$ 1,042,576.56	\$ 1,042,576.56	
Contracted Services			\$ -		\$ -			\$ -	\$ -			
Management Contract	\$ 14,589.12	\$ 12,372.85	\$ (2,216.27)	\$ 21,210.62	\$ 6,621.50	31%		\$ 21,883.68	\$ 28,000.00			
RM Other Fees	\$ 3,843.48	\$ 5,880.07	\$ 2,036.59	\$ 10,080.13	\$ 6,236.85	62%		\$ 5,765.22	\$ 5,995.83			
TOTAL Contracted Services	\$ 18,432.60	\$ 18,252.92	\$ (179.68)	\$ 31,290.75	\$ 12,858.15	41%				\$ 33,995.83	\$ 33,995.83	
Administrative			\$ -		\$ -			\$ -	\$ -			
Background Check	\$ 2,368.08	\$ 2,548.56	\$ 182.50	4,369.00	\$ 2,002.94	46%		\$ 3,549.09	\$ 3,691.05			
Bank Fees & Coupon Books	\$ 0.20	\$ -	\$ (0.20)	\$ -	\$ (0.20)			\$ 0.30	\$ 0.31			
Copier Lease	\$ 3,281.33	\$ 714.21	\$ (2,567.12)	1,224.40	\$ (2,056.93)	-168%		\$ 4,922.00	\$ 5,118.87			
Directory								\$ -	\$ -			
Fees, Dues, License	\$ 100.00	\$ 1,185.31	\$ 1,085.31	2,032.00	\$ 1,932.00	95%		\$ 150.00	\$ 156.00			
Miscellaneous Administrative	\$ 895.61	\$ 992.25	\$ 96.64	1,701.00	\$ 805.39	47%		\$ 1,343.42	\$ 1,397.15			
Office Supplies, Postage, Etc.	7,780.13	11,760.14	\$ 3,980.01	20,160.27	\$ 12,380.14	61%		\$ 11,670.20	\$ 12,137.00			
Statements	170.00	58.80	\$ (111.20)	100.79	\$ (69.21)	-69%		\$ 255.00	\$ 265.20			
TOTAL Administrative Expenses	\$ 14,593.33	\$ 17,259.27	\$ 2,665.94	\$ 29,587.46	\$ 14,994.13	51%				\$ 22,500.39	\$ 22,500.39	
Compensation			\$ -		\$ -	#DIV/0!		\$ -	\$ -			
Contract Labor	\$ 45,497.18	\$ 39,137.77	\$ (6,359.41)	67,093.36	\$ 21,596.18	32%		\$ 68,245.77	\$ 83,894.53			
Contract Services	\$ 53,266.37	\$ 38,808.49	\$ (14,457.88)	66,528.88	\$ 13,262.51	20%		\$ 79,899.56	\$ 100,000.00			
Labor OT	\$ 168.00	\$ 2,371.81	\$ 2,203.81	4,065.97	\$ 3,897.97			\$ 252.00	\$ 1,200.00			
Service OT	\$ -	\$ 848.12	\$ 848.12	1,453.87	\$ 1,453.87			\$ -	\$ 1,000.00			
Contract Taxes/Insurance	\$ 11,056.38	\$ 23,641.94	\$ 12,585.56	40,528.98	\$ 29,472.60	73%		\$ 16,584.57	\$ 65,000.00			
TOTAL Compensation	\$ 109,987.93	\$ 104,808.13	\$ (5,179.80)	\$ 179,671.06	\$ 69,683.13	39%				\$ 251,094.53	\$ 251,094.53	
TOTAL General and Administrative Expenses	\$ 651,222.56	\$ 736,324.89	\$ 85,102.33	\$ 1,262,271.55	\$ 611,048.99	48%						
Income Tax Expense	-	565.39	\$ 565.39	969.23	\$ 969.23	100%	\$ 500.00	\$ 1,453.85	\$ 1,512.00			
Real Estate Tax	-	5,088.51	\$ 5,088.51	8,723.19	\$ 8,723.19	100%	\$ -	\$ 13,084.79	\$ 13,608.18			
Total Tax Expense	\$ -	\$ 5,653.90	\$ 5,653.90	\$ 9,692.42	\$ 9,692.42	100%		\$ -	\$ -	\$ 15,120.18	\$ 15,120.18	
TOTAL Operating Expenses	\$ 1,217,455.36	\$ 1,381,684.27	\$ 165,023.51	\$ 2,368,567.64	\$ 1,151,112.28	49%		\$ 1,859,873.92	\$ 2,558,511.00	\$ 2,538,245.81	\$ 2,538,245.81	
										\$ (477,912.00)		\$ (118.53)
										\$ 2,538,245.81	\$ 2,538,245.81	\$ 629.53
								\$ 511.00	\$ 511.00	\$ 963,628.04	\$ 511.00	
								\$ 239.00	\$ 239.00	\$ 3,501,873.85	\$ 3,501,873.85	
								\$ 750.00	\$ 749.99			

STRATHMORE RIVERSIDE VILLAS											
PROPOSED RESERVE BUDGET FOR THE PERIOD											
January 1, 2027 - December 31, 2027											
											1.00
											FUNDING
		1	2	3	4	5	6	7	8	9	10.00
	Replacement Year	ESTIMATED	ESTIMATED	ESTIMATED	BEGINNING	ASSESSMENTS	ESTIMATED	ESTIMATED	ESTIMATED	ADDITIONAL	ANNUAL
GENERAL RESERVES		LIFE	REMAINING	REPLACEMENT	BALANCE	COLLECTED	TRANSFERS	EXPENDITURES	BALANCE	RESERVE	RESERVE
ASSET		EXPECTANCY*	LIFE*	COST*	1/1/2026	2026	2026	2026	12/31/2026	REQUIREMENT	REQUIREMENT
Reserve Interest					4,575.58				4,575.58		
Clubhouse											
Clubhouse Improvements	2028	15	2	75,000.00	25,881.60	(941.00)		15,000.00	9,940.60	55,059.40	32,529.70
Clubhouse Restrooms	2020	15	8	10,000.00	1,950.00	725.70			2,675.70	7,324.30	915.54
Clubhouse HVAC-5 ton serial #3016C32475	2027	10	0	15,000.00	6,050.00	9,793.00			15,843.00	(843.00)	-
Clubhouse HVAC-5 ton serial#1518C37238	2028	10	1	15,000.00	6,050.00	3,743.50			9,793.50	5,205.50	5,205.50
Clubhouse HVAC-5 ton serial#4815C96520	2027	10	0	15,000.00	13,107.25	9,793.00			22,900.25	(7,900.25)	-
Clubhouse HVAC 2.5 ton serial#2217A68786	2027	10	0	10,000.00	-	7,500.00			7,500.00	2,500.00	2,500.00
Clubhouse Sauna	2038	20	1117	16,000.00	5,781.00	1,307.92			7,088.92	8,911.08	7.98
Clubhouse Roof	2044	20	16	135,000.00	9,630.34	5,955.00			16,595.34	118,404.66	7,400.29
Clubhouse Mansard	2059	35	32	24,000.00	463.89	713.21			1,177.10	22,822.90	713.22
Recreation											
Pool Well Pumps	2040	14	13	6,000.00	1,366.00	1,365.67			2,731.67	3,268.33	251.41
Pool Equipment	2035	10	8	20,000.00	3,667.00	1,814.89			5,481.89	14,518.11	1,814.76
Pool Heaters (1)	2041	15	14	15,000.00	3,550.00	695.00		11,361.00	(7,116.00)	22,116.00	1,579.71
Pool Heaters (2)	2041	15	14	15,000.00	2,593.80	3,681.20		11,361.00	(5,086.00)	20,086.00	1,434.71
Pool Heaters (3)	2028		1	15,000.00	-	-			-	15,000.00	15,000.00
Deck Resurfacing	2035	20	8	48,600.00	13,001.01	3,955.44			16,956.45	31,643.55	3,955.44
Pool Equipment Building	2027	10	0	62,456.70	62,456.70	-		1,776.66	60,680.04	1,776.96	1,776.96
Shuffleboard	2030	15	3	15,000.00	558.08	3,867.00			4,425.08	10,574.92	3,524.97
Exercise equipment	2039	15	12	30,000.00	4,646.31	1,950.31			6,596.62	23,403.38	1,950.28
Recreational Storage	2027	10	0	5,000.00				6,000.00	(5,000.00)	6,000.00	6,000.00
Creek House											
Creek House Roof	2040	20	13	16,250.00	1,563.00	1,049.07			2,612.07	13,637.93	1,049.07
Creekhouse HVAC	2033	10	5	7,500.00	1,000.00	928.57			1,928.57	5,571.43	1,114.29
Creek House Interior updates	2033	10	5	28,044.00	636.00	4,037.14			4,673.14	23,370.86	4,674.17
Creek House Exterior	2028	10	1	5,000.00	489.99	-			489.99	4,510.01	4,510.01
Surveillance System and Safety											
Monitoring Equipment	2028	10	1	15,000.00	12,475.14	8,500.00		8,816.78	12,158.36	2,841.64	2,841.64
Sound Equipment	2027	5	4	8,000.00				8,000.00	(8,000.00)	16,000.00	4,000.00
PVC Fence	2048	30	21	202,640.00	2,340.86	10,188.36			12,529.22	190,110.78	9,052.89
Aluminum Fence	2030	30	3	21,125.00	750.00	5,281.25			6,031.25	15,093.75	5,031.25
Automated Entrances	2027	5	4	10,000.00	-	50,000.00		50,000.00	-	10,000.00	2,500.00
Seawall Components											
Seawall	2028	10	1	500,000.00	189,170.00	13,367.08			202,537.08	297,462.92	297,573.80
Seawall Posts and cables	2031	5	4	10,000.00	-	10,000.00		7,000.00	3,000.00	7,000.00	1,750.00
Handrails	2030	4	3	10,000.00	-	2,500.00			2,500.00	7,500.00	2,500.00
Day Docks Along Seawall	2038	20	11	50,500.00	2,550.00	3,995.83			6,545.83	43,954.17	3,995.83
Marina											
Marina Docks	2050	25	23	225,000.00	6,342.33	8,186.53		32,321.64	(17,792.78)	242,792.78	10,556.21
Marina Pilings											
Roads and Parking											
Asphalt Paving	2027	20	0	1,000,000.00	577,531.00	246,468.00			823,999.00	176,001.00	126,001.00
Asphalt Marking	2027		0		-	-			-	-	-

[illegible]

Florida Automatic Doors

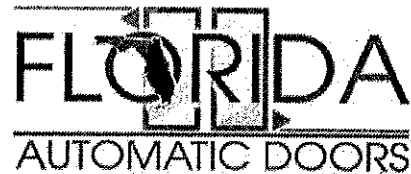
3318 NE 38th Ln

Ocala, FL 34479-2294 US

8556933001

billing@FloridaAutomaticDoors.com

FloridaAutomaticDoors.com

**ADDRESS**

Rob Dressler

Sarasota Riverside Villas

2700 Riverbluff PKWY

Sarasota, Florida 34231

United States

SHIP TO

Rob Dressler

Sarasota Riverside Villas

2700 Riverbluff PKWY

Sarasota, Florida 34231

United States

Estimate 1100**DATE 09/11/2026****EXPIRATION DATE 10/12/2026**

DATE		QTY	RATE	AMOUNT
	Micom SW800 Heavy Duty Automatic Door Operator	2	1,716.00	3,432.00T
	Micom SW800 Heavy-Duty Automatic Door Operator, 39-inch. Commercial grade automatic door operator engineered for high-traffic swing door applications. Features programmable speed and force settings, whisper quiet operation, and advanced safety sensors. Complete installation kit included. ADA compliant and UL certified for reliable, code-compliant performance in demanding commercial environments.			
	4.5" Square Stainless Steel Automatic Door Push Plate w/ Back Box	4	98.00	392.00T
	4.5" square SS double gang mechanical wired push plate switch with SM box. Durable stainless steel construction with a sleek square design. Ideal for activating automatic door operators, this push button comes complete with a mounting box for easy installation. Suitable for commercial and ADA-compliant door systems. Compatible with 900Mhz receiver and transmitter radio components.			

DATE		QTY	RATE	AMOUNT
	900 MHz Wireless Automatic Door Transmitter & Receiver Bundle 900 MHz Transmitters and Receiver Bundle for wireless button activation. A reliable, long-range wireless solution for activating automatic doors. This bundle includes a 900 MHz transmitter and receiver, designed for seamless integration with automatic door operators. Ideal for commercial settings, it ensures consistent performance with reduced interference, offering easy installation and enhanced accessibility.	2	288.00	576.00T
	Installation Labor – Automatic Door System Includes professional installation of automatic door systems to ensure proper alignment, programming, functionality, and compliance. Covers operator installation, sensor setup, activation device integration, and hardware installation. Systems are tested and commissioned to manufacturer specifications to ensure reliable performance and safety. Work performed by OSHA 10 and AAADM certified technicians. Does not include structural modifications, electrical service upgrades, drywall repair, framing alterations, or unforeseen site conditions unless otherwise specified.	2	750.00	1,500.00
	Trip Charge — Zone 4 Flat-rate trip charge for service locations in Zone 4. Covers technician travel to and from the job site. Zone 4 includes Jacksonville, Sarasota, Tampa, and Orlando, FL, and surrounding areas within a similar distance from Ocala.	2	300.00	600.00

Thank you for choosing Florida Automatic Doors.

SUBTOTAL

6,500.00

Please use the secure link below to submit payment.

TAX

308.00

If you have any questions regarding this invoice please contact us directly.

We appreciate your business.

Thank you for considering Florida Automatic Doors. Attached is your estimate outlining the recommended scope, equipment, and pricing for your project.

This estimate is valid for 30 days from the date above. To move forward, simply reply to this email or call us at (855) 693-3001 — we'll get your project scheduled promptly.

If you have any questions or would like to adjust the scope, we're happy to walk through it with you.

Brent Gibson

Managing Member

California Automatic Doors LLC dba Florida Automatic Doors

Email: billing@FloridaAutomaticDoors.com | Phone: (855) 693-3001 | Web: FloridaAutomaticDoors.com
 California Automatic Doors LLC dba Florida Automatic Doors | Registered in Florida | Limited Liability Company (LLC)

FloridaAutomaticDoors.com
(855) 693-3001

TOTAL

\$6,808.00

Accepted By

Accepted Date



STANLEY.
Access Technologies
Part of the Allegion family of brands

Note: Please ensure that POs, contracts, payments, and other legal documents are issued to **Allegion Access Technologies LLC.**

Custom Quote

Quote Number: Q-265337

STRATHMORE RIVERSIDE VILLAS-SARASOTA

Created For

STRATHMORE RIVERSIDE VILLAS

4/15/2026

STRATHMORE RIVERSIDE VILLAS
2700 Riverbluff Parkway
Sarasota, FL 34231
Phone: 941-922-8188
Attn: ROB DRESSLER
Email: pvandriver@yahoo.com

Don Hunt
Territory Manager

Quotation: Q-265337
STRATHMORE RIVERSIDE VILLAS-
SARASOTA

Don Hunt
5140 Meldon Circle
Sarasota, FL 34232
United States
Phone: 727-692-4186
Mobile:
Email: donald.hunt@allegion.com

15 April, 2026

Note: Please ensure that POs, contracts, payments, and other legal documents are issued to **Allegion Access Technologies LLC**.

Allegion Access Technologies LLC is pleased to provide you a quotation to Furnish and Install the following:

Product Summary:

(2) STANLEY M- FORCE HEAVY DUTY AUTOMATIC DOOR OPERATORS-SINGLE

Net Price: USD 9,000.00

Scope of Work

FURNISH AND INSTALL

(2) AUTOMATIC DOOR OPERATOR-SINGLE

(2) STANLEY M- FORCE HEAVY DUTY AUTOMATIC DOOR OPERATOR- LOW ENERGY 156.19 OPERATION, 39"HEADER SIZED FOR A SINGLE 36" DOOR, CLEAR ANODIZED HEADER FINISH, HEADER WILL BE MOUNTED ON THE PUSH SIDE OF THE DOOR WITH A PUSH OUT ARM, ON/OFF/HOLD OPEN SWITCH.

ACTIVATION: (2) WIRELESS PUSH PLATES EA.
1 YEAR PARTS AND LABOR WARRANTY.

(Door must be free swinging(dummy strike plate) or electric door strike will be needed(see add).Any modifications required to door hardware for compatibility with auto operator to be by others. Wiring, wire runs and conduit by others (we include terminations only).

If you would like to pay by Credit Card, please contact us at 1(800) 722-2377 Ext. 4.
We accept the following Credit Cards:



STRATHMORE RIVERSIDE VILLAS
2700 Riverbluff Parkway
Sarasota, FL 34231
Phone: 941-922-8188
Attn: ROB DRESSLER
Email: pvandriver@yahoo.com

Don Hunt
Territory Manager

Quotation: Q-265337
STRATHMORE RIVERSIDE VILLAS-
SARASOTA

Don Hunt
5140 Meldon Circle
Sarasota, FL 34232
United States
Phone: 727-692-4186
Mobile:
Email: donald.hunt@allegion.com

Add / Deduct**ADD/DEDUCT OPTIONS****ELECTRIC DOOR STRIKE**

ADD \$1500 EA. DOOR TO FURNISH AND INSTALL A ELECTRIC DOOR STRIKE. EA.

HARDWIRED PUSH PLATES

DEDUCT: (-\$200 EA.) FOR (2) HARDWIRED PUSH PLATES FOR ACTIVATION.-BASE BID IS (2) WIRELESS PUSH PLATES EA.

TOUCHLESS/WAVE SWITCH ACTIVATION-HARDWIRED

ADD: \$675 EA.FOR (2) HARDWIRED TOUCHLESS /WAVE SWITCHES FOR ACTIVATION.-BASE BID IS (2) WIRELESS PUSH PLATES EA.

TOUCHLESS/WAVE SWITCH ACTIVATION-WIRELESS

ADD: \$975 EA. FOR (2) WIRELESS TOUCHLESS /WAVE SWITCHES FOR ACTIVATION.-BASE BID IS (2) WIRELESS PUSH PLATES EA.

EXTERIOR PUSH PLATE BOLLARD

ADD: \$800 EA. FOR EA. PUSH PLATE BOLLARD(SILVER/BROWN/BLACK).BASE BID -NO BOLLARDS

SAFETY SENSORS(BASE BID NO SAFETY SENSORS)

LOW ENERGY 156.19 OPERATION-safety sensor options

We (SAT) recommend increasing the safety on all low energy 156.19 Magic Force door operators

OPTION #1-ADD:\$1500 EA. SINGLE DOOR./\$2000 EA.PAIR OF DOORS(1) Stanley Swing-Guard LE Sensor to a Magic Force low-energy swing pair application, push side onlyThese sensors are mounted on the push side of the doors only keeping the doors open until the user has cleared the swing path of the door and re-opens the door if another person approaches from the push side.

OR

OPTION #2 FULL ENERGY 156.10 OPERATION-safety sensor options

Add: \$2000 EA.SINGLE DOOR./\$3000 EA.PAIR OF DOORS for Safety/ FE sensor system,full energy 156.10. (2)Door mounted safety sensors will be mounted on both sides of each door leaf ADD/DEDUCT OPTIONS

(Note: These safety sensors require a min 3" top door rail. special mounting brackets if required for smaller top rails will be at additional costs/8"2" max mounting height)

Lead Time: Current equipment lead time is 3-5 weeks from receipt of order and approved shop drawings. Equipment is furnished and installed during normal business hours (8:00 AM - 4:30 PM, Mon - Fri).

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We accept the following Credit Cards:



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Attn: ROB DRESSLER
Email: pvandriver@yahoo.com

Don Hunt
Territory Manager

Quotation: Q-265337
STRATHMORE RIVERSIDE VILLAS-
SARASOTA

Don Hunt
5140 Meldon Circle
Sarasota, FL 34232
United States
Phone: 727-692-4186
Mobile:
Email: donald.hunt@allegion.com

Warranty: 1 year parts and labor. During normal business hours Mon - Fri 8:00 AM - 4:30 PM

Inclusions

Guide rails/Bollards

Exclusions

120 volts AC to inside auto door header 5 amp min.

Permits & Inspections.

Cleaning of installed materials.

Protection of installed materials.

Demolition of existing storefront.

Back boxes & low voltage wiring from any control to inside auto door header.

Painting, patching & flooring work.

Preparation of rough opening.

Subcontractor for storefront work.

Break metal

After hours premium labor

Structural support / wood blocking for swing headers

Doors, frames & associated hardware.

Integration with other systems including: electrified exit devices, electric strikes, electro-magnetic locks, and card access and fire alarm systems..

Caulking

If you would like to pay by Credit Card, please contact us at 1(800) 722-2377 Ext. 4.
We accept the following Credit Cards:



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Don Hunt
Territory Manager

Quotation: Q-265337
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SARASOTA

Don Hunt
5140 Meldon Circle
Sarasota, FL 34232
United States
Phone: 727-692-4186
Mobile:
Email: donald.hunt@allegion.com

Conditions:

Acceptance of this quotation / proposal by the purchasing unit shall constitute an order and is a contract for the purchase of the articles and services described therein on the terms outlined herein. Additional or different terms applicable to a sale may be specified in the body of a Allegion Access Technologies LLC (hereinafter "Company") document or agreed to in writing by the parties.

- 1 Payment by purchaser to the Company shall be Net 30 days from date of invoice, subject only to contract termination by the Company in the event of an adverse credit decision by the Company's Credit Department. Late payments are subject to a charge equal to 1.5% per month of the amount outstanding or the maximum allowed by law, whichever is less.
- 2 Payment is not contingent upon purchaser's receipt of moneys from owner or any other source.
- 3 The following shall represent events of default by purchaser in the terms of this contract: non-payment in accordance with the terms set out herein, cancellation of this order by purchaser or refusal by purchaser or its agent to accept delivery of goods from the Company.
- 4 In the event of default by purchaser, purchaser agrees to pay the Company the contract price for all work completed by the Company to the date of default or cancellation as well as all of the Company's costs and expenses incurred in enforcing the terms of this contract including, but not limited to a reasonable attorney's fee, collection and court costs.
- 5 Except for purchaser's payment obligations, neither party shall be liable for any failure under this agreement due to acts of nature, earthquake or storm; failure of public utilities or common carriers; or any other causes beyond the reasonable control of the affected party.
- 6 Unless accepted by purchaser, this quotation shall expire ninety days from the date hereof.
- 7 Sales tax, if applicable, is the owner's responsibility.
- 8 The Warranty as outlined in the Quotation will not apply if the products: (1) have been altered, except by the Company; (2) have not been installed, operated, repaired, or maintained in accordance with instructions supplied by the Company; or (3) have been subjected to abnormal physical or electrical stress, misuse, negligence, accident, or catastrophe.
- 9 Any dispute, controversy or claim arising out of or relating to this Agreement or the breach, termination, or invalidity of it shall be submitted to final and binding arbitration as the sole and exclusive remedy for such controversy or dispute, provided, however that the Company may commence action against you in a court of law for infringement of the Company's intellectual property rights or default in any payment obligation. This Contract will be governed in accordance with the laws of the state where the premises at which the Company performs the Work or provides Services is located, without regard to choice of law principles.

This document is a contract. I affirm that I have the authority to sign this contract and this is my acceptance of this Quotation as well as my authorization to proceed with the above stated work at the NET PRICE of \$_____, plus applicable sales tax.

Signature: _____ Title: _____

Name (Print): _____ Company Name: _____

Ref#: _____ Date: _____

Note: Please ensure that POs, contracts, payments, and other legal documents are issued to Allegion Access Technologies LLC.

If you would like to pay by Credit Card, please contact us at 1(800) 722-2377 Ext. 4.
We accept the following Credit Cards:





**KEY SECURITY
SERVICES**

Proposal #6190

New Access Control

Date: 05/26/2026

Strathmore Riverside Villas

Marcia Drake-Lawson
marciadlawson@gmail.com

(614) 378-5259
2150 Riverbluff Parkway
Sarasota, 34231

Prepared by:

Jonathan Powell

jonathan@key2security.com

Key Security Services

4121 Green Blvd.

Naples, FL 34116

(239) 687-8494

www.Key2Security.com

Lic #EG13000682

The KEY to your Security and Peace of Mind

About Us

Thank you for considering Key Security Services for your community's security needs. With over 35 years of experience right here in Southwest Florida, we bring unmatched local insight and proven solutions that protect what matters most while helping associations minimize risk, control costs, and avoid future headaches.

Key Security Services began as a family-owned locksmith business and has since grown into a trusted regional provider of electronic access control, vehicle gates, surveillance systems, and pedestrian door automation—all while staying true to our roots in craftsmanship, responsiveness, and integrity.

We are a fully licensed, bonded, and insured contractor with workers' compensation coverage for every employee. But what truly sets us apart is our commitment to delivering lasting peace of mind. From carefully selected, durable products to a team that shows up when you need us most, we focus on keeping your property secure, your systems running, and your management team supported—day or night.



**MECHANICAL
LOCKSMITHING**



**SURVEILLANCE
CAMERAS**



**ELECTRONIC
ACCESS**



**VEHICLE
GATES**

At Key Security Services, your peace of mind is our business and we take it seriously.

Proposal Summary

Thank you for inviting us to evaluate your association's priorities—resident safety, visitor management, amenity access, and protection of common areas. We walked the site and reviewed the specific needs of your community. The following proposal presents right-sized solutions designed to reduce risk, simplify day-to-day operations for management, and deliver lasting Peace of Mind for residents and the board. Because associations are not one-size-fits-all, we have aligned each recommendation to your current policies, operational flow, and budget considerations. We can provide product demonstrations, submittals, and side-by-side system options as needed, and we are also able to phase work to align with reserve planning or priority areas. Training for property managers, security staff, and vendors is included to ensure smooth adoption from day one. Many legacy proximity fobs can be duplicated at retail kiosks and online services. When cloneable credentials remain in circulation, access control integrity is reduced, audit trails become unreliable, and revoked users may still gain entry using duplicated credentials. The proposed system utilizes encrypted, non-cloneable credentials to help ensure access control remains secure, accountable, and fully managed through the system platform.

Option Name:	Amount
Pool Gates Access Control:	\$15,325.50
Clubhouse Access Control:	\$6,399.91
Clubhouse Automatic Door Operators:	\$14,008.10
Preventative Maintenance:	\$270.40
Total for All Options:	\$36,003.91

Pool Gates Access Control

SCOPE OF WORK: Key Security Services will provide and install Liftmaster electronic access control on the following doors:

#	Location	Reader	Lock Type	#	Location	Reader	Lock Type
1	North Pool Gate	Liftmaster	Magnetic Lock	2	South Pool Gate	Liftmaster	Magnetic Lock
3	East Pool Gate	Liftmaster	Magnetic Lock				

MONTHLY LIFTMASTER FEES: 180\$

LiftMaster cloud programming, myQ Community app (Basic/Advanced/Premium), VOIP calling, and optional video storage are subscription services billed by LiftMaster. Fees/tiers are not set by KSS and may change without notice.

FEATURES:

The proposed pool gate access control system will utilize magnetic locks and compatible credential readers integrated with the LiftMaster MyQ cloud management platform. The system will support both encrypted non-cloneable key fobs and Bluetooth mobile credentials, allowing residents to conveniently access amenities without the need for traditional physical keys.

The MyQ cloud portal provides centralized management of user credentials, real-time directory and access updates, per-door and per-user permission management, audit history, and portfolio-wide reporting capabilities. Residents may also optionally utilize mobile Guest Pass functionality through the app, allowing temporary guest access while improving accountability through searchable access history and exportable event logs.

Disclaimers.

KSS will make best efforts to import existing user and credential data where applicable but cannot guarantee full compatibility or accuracy across third-party systems. Client is responsible for verifying all imported data prior to system go-live. During installation, certain gates or access points may be temporarily offline while work is performed. KSS will make every effort to minimize downtime and disruption. Mobile credential functionality may vary based on device compatibility, Bluetooth settings, and internet connectivity. Cloud-based features require an active internet connection.

Item	Quantity
Liftmaster 4 Door Controller	1.00
Magnetic Gate Lock with Handles	3.00
Liftmaster Proximity Reader with Bluetooth	3.00
Misc. Access Control Material	3.00
Conduit 3/4" per ft	125.00
Control Wire Bundle (22/6, 18/4, 18/2, 18/2) per/ft	350.00
Nonclonable Proximity Fobs (logo)	680.00
Standard Labor	32.00 hrs
	Sales Tax
	\$550.50
	Option Total:
	\$15,325.50

Clubhouse Access Control

SCOPE OF WORK: Key Security Services will provide and install Liftmaster electronic access control on the following doors:

#	Location	Reader	Lock Type	#	Location	Reader	Lock Type
1	Front Clubhouse Door	Liftmaster	Electronic Strike	2	Front Clubhouse Door	Liftmaster	Electronic Strike

FEATURES:

The proposed clubhouse access control system will utilize electronic strikes and compatible credential readers integrated with the LiftMaster MyQ cloud management platform. The system will support both encrypted non-cloneable key fobs and Bluetooth mobile credentials, allowing residents and authorized users convenient access without traditional keys.

The MyQ cloud portal provides centralized management of user credentials, real-time directory and access updates, per-door and per-user permission management, audit history, and portfolio-wide reporting capabilities. Residents may also optionally utilize mobile Guest Pass functionality through the app for temporary visitor access with searchable event history and reporting.

Disclaimers.

KSS will make best efforts to import existing user and credential data where applicable but cannot guarantee full compatibility or accuracy across third-party systems. Client is responsible for verifying all imported data prior to system go-live. During installation, certain gates or access points may be temporarily offline while work is performed. KSS will make every effort to minimize downtime and disruption. Mobile credential functionality may vary based on device compatibility, Bluetooth settings, and internet connectivity. Cloud-based features require an active internet connection.

Item	Quantity
Liftmaster 4 Door Controller	1.00
Liftmaster Proximity Reader with Bluetooth	2.00
Electronic Strike (Standard)	2.00
Misc. Access Control Material	2.00
Control Wire Bundle (22/6, 18/4, 18/2, 18/2) per/ft	80.00
Standard Labor	16.00 hrs
	Sales Tax
	\$203.77
	Option Total:
	\$6,399.91

Clubhouse Automatic Door Operators

SCOPE OF WORK: Key Security Services will provide and install Record automatic door operators on the following doors:

#	Location	Reader	Lock Type	#	Location	Reader	Lock Type
1	Front Clubhouse Door	Liftmaster	Electronic Strike	2	Clubhouse Pool Door	Liftmaster	Electronic Strike

FEATURES:

The proposed system includes the installation of two automatic door operators on the clubhouse entry doors to provide safe, convenient, and ADA-compliant access for residents and guests. The operators will allow smooth automatic opening and closing of the doors through push-to-open activation devices and integrated safety controls.

The operators are designed for high-traffic commercial applications and will include adjustable opening/closing speeds, hold-open timing, obstruction sensing, and automatic operation for improved accessibility and user convenience. Work includes installation, setup, adjustment, testing, and commissioning of all operator equipment to verify proper operation and door functionality.

Disclaimers.

120V power is required at each operator location and is not included unless specifically noted in this proposal. Client is responsible for providing dedicated electrical circuits and any required electrical work by others. Existing doors, frames, hinges, and hardware must be in good working condition for proper operator performance. Additional repairs, modifications, or replacement of existing door hardware, framing, or ADA deficiencies are not included unless specifically stated. During installation, affected doors may be temporarily unavailable while work is being completed. KSS will make every effort to minimize downtime and disruption.

Item	Quantity
Record Single Door Operator	2.00
Misc. Access Control Material	2.00
Standard Labor	13.00 hrs
Sales Tax	\$664.14
Option Total:	\$14,008.10

Preventative Maintenance

Our quarterly preventative maintenance program delivers proactive care for your covered security systems per the equipment list in this agreement. On every visit Key Security Services technicians performs visual and functional checks, verifies critical settings (time/schedules/network where applicable), makes minor adjustments/lubrication, and documents findings. This regular cadence helps prevent unexpected failures, extends equipment life, improves safety and reliability, and keeps systems performing when they're needed most. After each visit, you'll receive a concise report noting issues, recommendations, and any quoted corrective work. With a predictable schedule and expert oversight, you gain what matters most—**Peace of Mind.**

Item	Quantity
Service Charge	1.00
Preventative Automatic Door Operator: Test all safety sensors and emergency egress; verify smooth operation of any electronic locks; lubricate moving parts; and check/adjust open and close limits.	2.00
Preventative Access Control: Visual inspection and functional test of electronic locks; doors/gates for consistent closing and latching; readers/keypads (including signs of water intrusion); controllers/panels for online status, programming/schedules, correct time/date, and settings (note available firmware); and visible wiring/conduit/junction boxes for water/pest intrusion and secure terminations.	5.00
Sales Tax	\$0.00
Option Total:	\$270.40

Terms & Conditions



Deposit: The deposit shall be equal to the full cost of all required materials or fifty percent (50%) of the total contract amount, whichever is greater. The remaining balance of the contract price shall be due and payable within thirty (30) days following satisfactory completion of the project. For projects with a duration exceeding sixty (60) days from commencement to completion, Key Security Services reserves the right to request one or more additional progress payments to cover labor and associated costs. In many cases Key Security Services will not order material for the project until the deposit check is received.



Access: Client acknowledges that Key Security Services may require access to multiple areas of the property during installation. Certain portions of the property may be restricted and some noise or disruption may occur while work is being performed. Key Security Services shall make every reasonable effort to minimize inconvenience to homeowners, staff, and guests; however, some level of disruption is to be expected. Client agrees to ensure that all items are removed from work areas in advance to provide safe and unobstructed access for Key Security Services' personnel.



Cancellation: Client may cancel this Agreement at any time prior to the commencement of work. In the event of cancellation after execution of the Agreement, Client shall be responsible for a cancellation fee equal to ten percent (10%) of the contract labor amount, together with any restocking fees on materials, up to one hundred percent (100%) of the material cost.



Cosmetics: Key Security Services shall make every reasonable effort to maintain a clean and professional cosmetic appearance during installation. Client acknowledges, however, that certain installations may require the use of wall plates, wire boxes, conduit, or may result in drywall modifications or repairs. Key Security Services is not a painting or finishing contractor, and any painting, patching, or cosmetic finishing shall be the sole responsibility of Client upon completion of the installation.



Credit Card: Client acknowledges that all credit card payments in excess of five hundred dollars (\$500.00) shall be subject to a five percent (5%) surcharge to offset processing fees. Payments made by check, money order, or cash are accepted without surcharge.



Fixed Price: This proposal is offered as a fixed-price contract. Key Security Services shall furnish all labor and materials necessary to complete the project for the total contract amount agreed upon, regardless of the actual labor or material costs incurred. Any modifications to the scope of work, including but not limited to client-requested changes or unforeseen conditions requiring additional labor or materials, shall be documented by a written change order and billed separately from the fixed contract amount.



Future Rates: The rates set forth in this proposal apply solely to the scope of work described herein and shall not be construed as a guarantee of pricing for future projects or services. Key Security Services reserves the right to adjust pricing for any goods or services not included within the scope of this proposal at its sole discretion.



Warranty: Unless otherwise stated in writing, Key Security Services warrants all materials in accordance with the applicable manufacturer's warranty and warrants all labor for a period of six (6) months from the date of installation. Extended warranty is available at an additional cost. This warranty excludes damage or failure resulting from vandalism, misuse, unauthorized modifications, or acts of God. Warranty service is contingent upon Client's account being paid in full.



Approval: This proposal, in whole or in part, shall be deemed approved and binding upon any written or verbal authorization from Client, including but not limited to emails, text messages, or verbal confirmations. Such approval authorizes Key Security Services to proceed with the next stages of the project, including issuance of deposit invoices, ordering of materials, and scheduling of work. Key Security Services prefers that an authorized representative of Client sign below and initial next to all approved options for clarity of record.

Authorized Client Signature

05/20/2026

Jonathan Powell

Jonathan Powell

jonathan@key2security.com
(239)687-8494

05/20/2026



KEY SECURITY
SERVICES

Initial	Option Name:	Amount
	Pool Gates Access Control:	\$15,325.50
	Clubhouse Access Control:	\$6,399.91
	Clubhouse Automatic Door Operators:	\$14,008.10
	Preventative Maintenance:	\$270.40



Larry Gill <safety@srvsarasota.com>

doors

1 message

Robert D <pvandriver@yahoo.com>

Thu, Oct 15, 2026 at 1:13 PM

To: Larry Gill <safety@srvsarasota.com>

Larry,

Joe from Florida Door Control was onsite and estimated 5000-6000 per door for door operators and 75000 for two gates into and out the community.

Rob D

Sent from Yahoo Mail for iPhone

STRATHMORE RIVERSIDE VILLAS ASSOCIATION, INC.2700 Riverbluff Parkway / Sarasota, FL 34231 / Srv2700@comcast.net / Fax: 941-927-9849Subject: REQUEST TO MODIFY CONDOMINIUM PROPERTY / Villa # 265

In accordance with SRV Rules and Regulations, Section VI Villa Maintenance and Structural Changes, OWNERS ARE REQUIRED TO COMPLETE AND SUBMIT FOR APPROVAL A **REQUEST TO MODIFY CONDOMINIUM PROPERTY** BEFORE BEGINNING ANY STRUCTURAL WORK ON THE INTERIOR OR EXTERIOR CHANGES TO THE CONDOMINIUM UNIT.

DESCRIPTION OF PROPOSED MODIFICATION:

WALKway to Keyhole And expansion of Patio
with pavers

Please confirm your REQUEST TO MODIFY includes the following supporting documentation:

ITEM	Yes	No	N/A	Supporting Information
Does the modification change the appearance of the condominium unit?		✓		
Does the modification involve interior/ exterior structural repair/ replacement changes to the condominium unit? If Yes, a Building Permit is required.		✓		
Drawings of the proposed modification attached?	✓			
Contractor Name, Address, and Phone # <u>Ricky Morales</u> <u>1-863-990-0884</u>				Name: <u>Ricky Morales</u> Address: Phone: <u>1-863-990-0884</u>
Contractor's License #				License#:
Contractor's Certificate Of Liability Insurance including workers compensation				
Building Permit#, if required <u>N/A</u>				Permit#:
Estimated Project Cost				\$ <u>2400.00</u>
Estimated Start Date <u>AS SOON AS</u> Estimated Completion Date <u>approved</u>				Date: <u>November OR December</u> Date: <u>2026</u>

Respectfully submitted this 19 day of October, 2026UNIT#V-265 ADDRESS: 2234 Riverbluff ParkwayPHONE# 7163921414 EMAIL ADDRESS: FRANK.LAUCIELLO@Ivocala.comOWNER NAME: FRANK LAUCIELLO [Signature]
PRINT NAME SIGNATURE

STRATHMORE RIVERSIDE VILLAS ASSOCIATION, INC.
2700 Riverbluff Parkway/ Sarasota, FL 34231 / Srv2700@comcast.net/ Fax: 941-927-9849

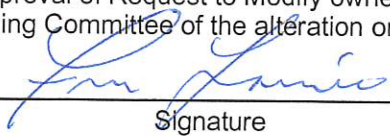
**REQUEST TO MODIFY CONDOMINIUM PROPERTY
- POLICY AND INSTRUCTIONS -**

I

Having submitted a Strathmore Riverside Villas Association, Inc. (SRV) *REQUEST TO MODIFY CONDOMINIUM PROPERTY*, the Owner will abide by the following policies set forth by the Board of Directors:

1. Prior approval by the BOARD for all interior and exterior structural alterations or changes **MUST BE SUBMITTED TO SRV's Board / Building Committee** for approval, in advance of the work. The owner understands that no work can begin until such approval is received.
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5. Since all the villas of SRV and the common elements of SRV are the responsibility of the Association, ALL contractors doing work in SRV either internal or external to a villa, shall supply the SRV office with a Certificate of Liability Insurance with minimum coverage of \$500,000. bodily injury and property damage as well as coverage for workers compensation.
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7. Owner acknowledges and accepts responsibility for any damage to an SRV villa or other common elements (e.g. buildings, infrastructure, grounds, vegetation, etc.) which may occur during or as a result of the project.
8. It is preferred that all work is done by licensed contractors. However, whether done by licensed or unlicensed contractors' item #1 above **MUST** be followed. It is recommended that each contractor be provided with a copy of these *Policy And Instructions* for their awareness and compliance.
9. If a roof modification is being done, please remind your contractor that the mansard and/or drip edge must be painted to match existing. Color codes are available at the *office*. Gutter additions / replacement must be approved by the Board / Building Committee.
10. Owner/ contractor is required to clean work area daily. Contractor's trailers and work vehicles are not allowed to be stored on SRV property overnight without prior board approval. Contractor's parked trailers and work vehicles cannot interfere with traffic. They may be parked in the owner's carport or a designated parking spot.
11. Contractor may not place advertisement signs at the work site. Permit boxes are excluded.
12. Owner releases the Association from any responsibility or liability relating to the alteration or change as specified in the approved *Request to Modify*.

Upon approval of Request to Modify owner will receive a signed copy of attached request and agrees to notify the Building Committee of the alteration or change when completed.

Owner  V- 265 | Oct 19, 2026
Signature Villa # Date



CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)

01/01/2026

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an **ADDITIONAL INSURED**, the policy(ies) must have **ADDITIONAL INSURED** provisions or be endorsed. If **SUBROGATION IS WAIVED**, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER Hiscox Inc. 5 Concourse Parkway Suite 2150 Atlanta GA, 30328	CONTACT NAME: PHONE (A/C, No, Ext): (888) 202-3007 E-MAIL ADDRESS: contact@hiscox.com FAX (A/C, No):																					
INSURED Henry Morales DBA Henry Morales Lawn Service and Landscaping 4144 SE Hwy 31 Arcadia, FL 34266	<table border="1"><thead><tr><th colspan="2">INSURER(S) AFFORDING COVERAGE</th><th>NAIC #</th></tr></thead><tbody><tr><td>INSURER A:</td><td>Hiscox Insurance Company Inc</td><td>10200</td></tr><tr><td>INSURER B:</td><td></td><td></td></tr><tr><td>INSURER C:</td><td></td><td></td></tr><tr><td>INSURER D:</td><td></td><td></td></tr><tr><td>INSURER E:</td><td></td><td></td></tr><tr><td>INSURER F:</td><td></td><td></td></tr></tbody></table>	INSURER(S) AFFORDING COVERAGE		NAIC #	INSURER A:	Hiscox Insurance Company Inc	10200	INSURER B:			INSURER C:			INSURER D:			INSURER E:			INSURER F:		
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COVERAGES**CERTIFICATE NUMBER:****REVISION NUMBER:**

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
A	☒ COMMERCIAL GENERAL LIABILITY ☐ CLAIMS-MADE ☒ OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: ☒ POLICY ☐ PRO-JECT ☐ LOC ☐ OTHER:			P100.393.137.5	02/15/2026	02/15/2027	EACH OCCURRENCE \$ 1,000,000
			DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 100,000				
			MED EXP (Any one person) \$ 5,000				
			PERSONAL & ADV INJURY \$ 1,000,000				
	☐ AUTOMOBILE LIABILITY ☐ ANY AUTO ☐ ALL OWNED AUTOS ☐ HIRED AUTOS ☐ SCHEDULED AUTOS ☐ NON-OWNED AUTOS						GENERAL AGGREGATE \$ 1,000,000
	☐ UMBRELLA LIAB ☐ EXCESS LIAB ☐ DED ☐ RETENTION \$						PRODUCTS - COMP/OP AGG \$ S/T Gen. Agg.
	☐ WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below	☐ Y ☐ N	N/A				COMBINED SINGLE LIMIT (Ea accident) \$
							BODILY INJURY (Per person) \$
							BODILY INJURY (Per accident) \$
							PROPERTY DAMAGE (Per accident) \$
							EACH OCCURRENCE \$
							AGGREGATE \$
							PER STATUTE ☐ OTH-ER ☐
							E.L. EACH ACCIDENT \$
							E.L. DISEASE - EA EMPLOYEE \$
							E.L. DISEASE - POLICY LIMIT \$

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

CERTIFICATE HOLDER**CANCELLATION**

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE

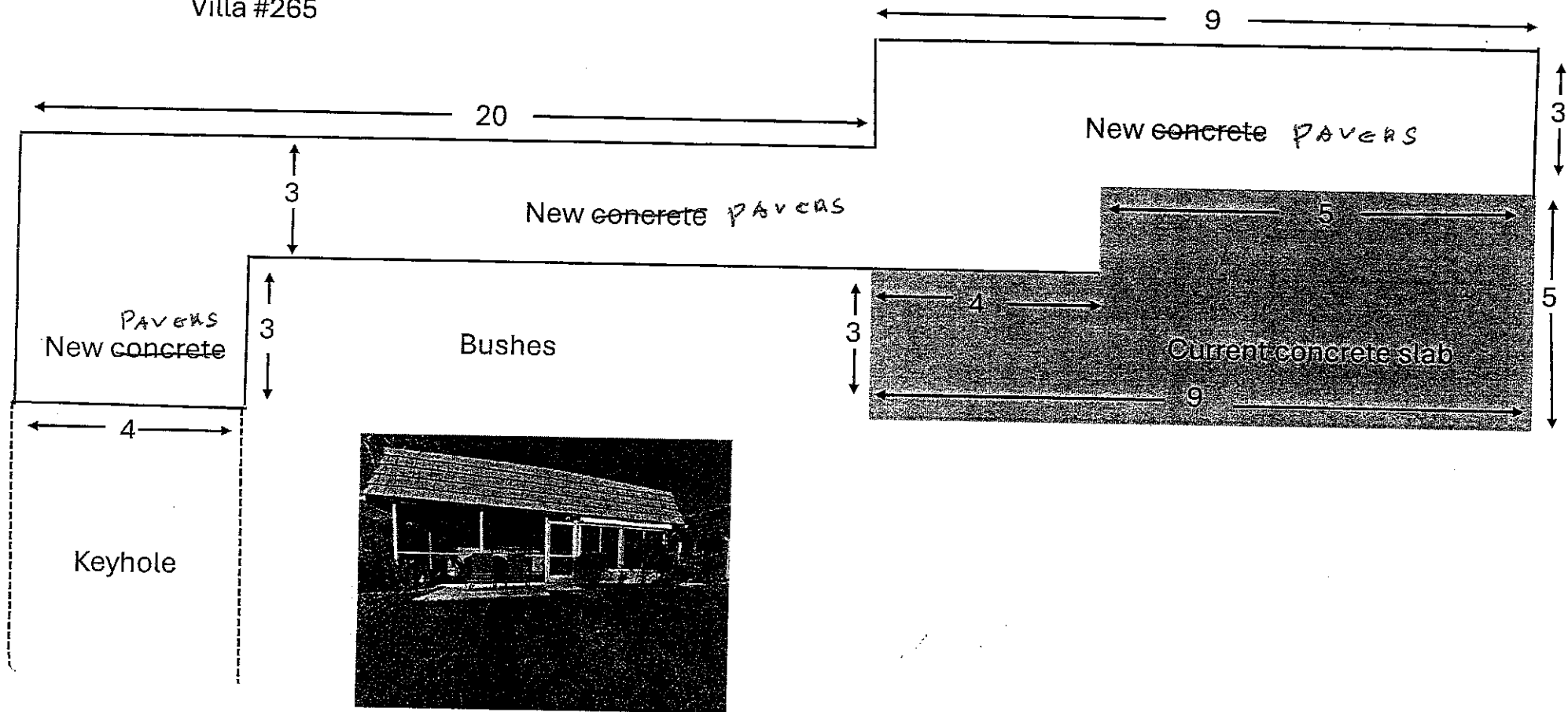
Mary Boyd

FRANK LAUCIELLO

Ⓢ IVOCLAR.COM

716 392 1414

Frank & Cindy Lauciello
2234 Riverbluff Parkwy
Villa #265





ESTIMATE

#ESTIMATE2

Issued 10/19/2026

FROM

Ricky Morales Landscaping

Henry Ricky Morales

863-990-0884

rickmelinda7@icloud.com

PO Box 1276 Arcadia FL 34265

BILL TO

Frank—Villa 265

Description	QTY	Price, USD	Amount, USD
Installing 2- pallets of pavers , forming up sides installing on top of old concrete and extended 3 feet x29 feet long also 8x9 landing out from front of door	1	\$0.00	\$0.00
2- pallets of pavers \$800.00 concrete paver sand underneath-3- yards -\$200.00 silica sand on top \$100.00 labor cost -\$1200.00	1	\$2,400.00	\$2,400.00
Total			\$2,400.00

STRATHMORE RIVERSIDE VILLAS ASSOCIATION, INC.2700 Riverbluff Parkway / Sarasota, FL 34231 / Srv2700@comcast.net / Fax: 941-927-9849Subject: REQUEST TO MODIFY CONDOMINIUM PROPERTY / Villa # 316

In accordance with SRV Rules and Regulations, Section VI Villa Maintenance and Structural Changes, OWNERS ARE REQUIRED TO COMPLETE AND SUBMIT FOR APPROVAL A **REQUEST TO MODIFY CONDOMINIUM PROPERTY** BEFORE BEGINNING ANY STRUCTURAL WORK ON THE INTERIOR OR EXTERIOR CHANGES TO THE CONDOMINIUM UNIT.

DESCRIPTION OF PROPOSED MODIFICATION:

REMOVABLE PAVERS TO CREATE A FLAT STABLE SURFACE. DIMENSIONS INDICATED ON DRAWING.

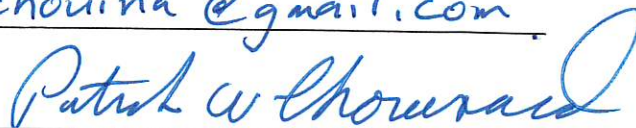
Please confirm your REQUEST TO MODIFY includes the following supporting documentation:

ITEM	Yes	No	N/A	Supporting Information
Does the modification change the appearance of the condominium unit?		X		
Does the modification involve interior/ exterior structural repair/ replacement changes to the condominium unit? If Yes, a Building Permit is required.		X		
Drawings of the proposed modification attached?	Y			
Contractor Name, Address, and Phone # <u>OWNER</u>				Name: Address: Phone:
Contractor's License #			X	License#:
Contractor's Certificate Of Liability Insurance including workers compensation			X	
Building Permit#, if required				Permit#:
Estimated Project Cost				\$ <u>2000.00 J.C.</u>
Estimated Start Date				Date: <u>10/23/26</u>
Estimated Completion Date				Date: <u>11/23/26</u>

Respectfully submitted this 13 day of OCTOBER 2026UNIT#V-316 ADDRESS: 2332 WATERBLUFF PLPHONE# 810-338-9842 EMAIL ADDRESS: pchowina@gmail.comOWNER NAME: PAT CHOWINHA

PRINT NAME

SIGNATURE



STRATHMORE RIVERSIDE VILLAS ASSOCIATION, INC.
A Residential Community for Persons 55 Years of Age or Older
2700 Riverbluff Parkway / Sarasota, FL 34231 / Srv2700@comcast.net / Fax: 941-927-9849

***** FOR OFFICE USE ONLY*****

REQUEST TO MODIFY CONDOMINIUM PROPERTY /Villa# _____

Request Dated: _____

You are hereby notified that the Board of Directors has approved the proposed alteration or change requested by you on _____, 20___. This approval is limited strictly to the alteration or change described in the plans and specifications submitted by you and must be performed by the contractor shown on your "Request to Modify Condominium Property". Approval granted contingent to changes specified below:

Required changes, if any:

By Order of the Board of Directors/ Building Committee:

Project Approved by _____ 20_____
NAME DATE

Project Completion Inspection by _____ 20_____
NAME DATE

STRATHMORE RIVERSIDE VILLAS ASSOCIATION, INC.

2700 Riverbluff Parkway/ Sarasota, FL 34231 / Srv2700@comcast.net/ Fax: 941-927-9849

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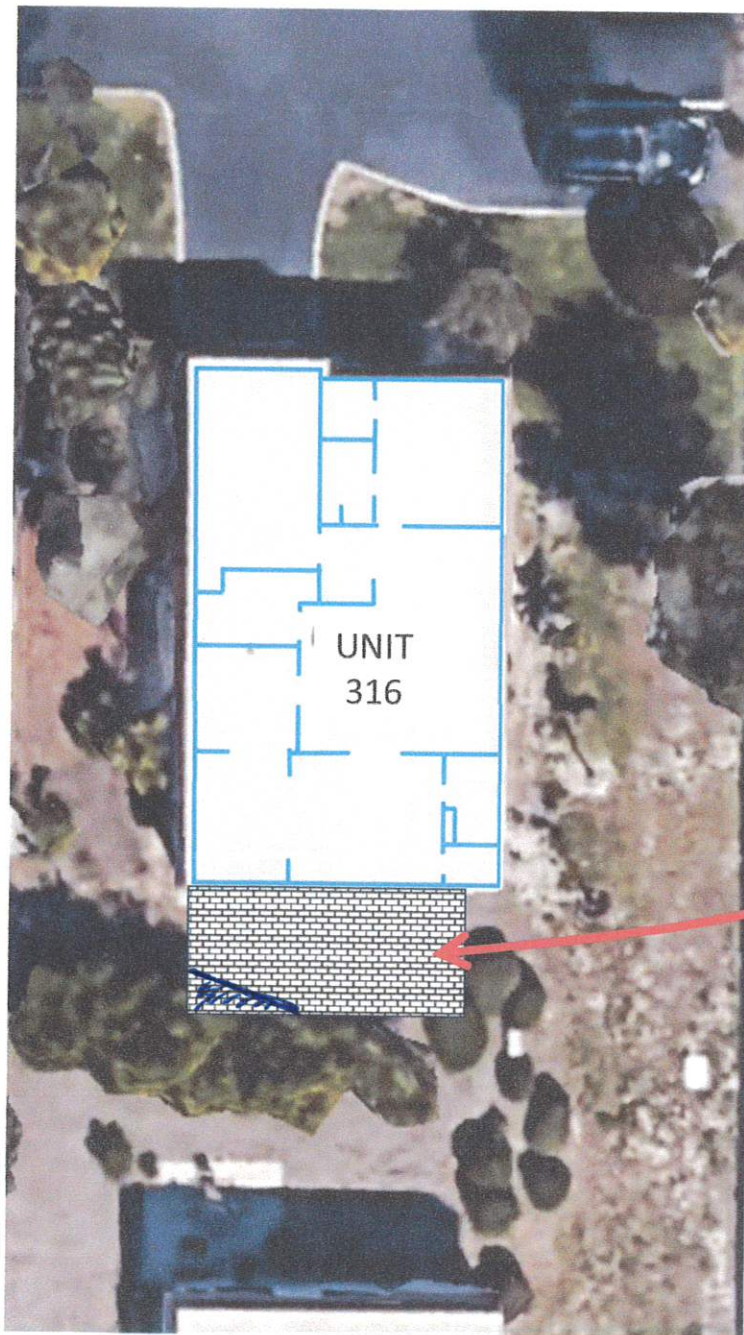
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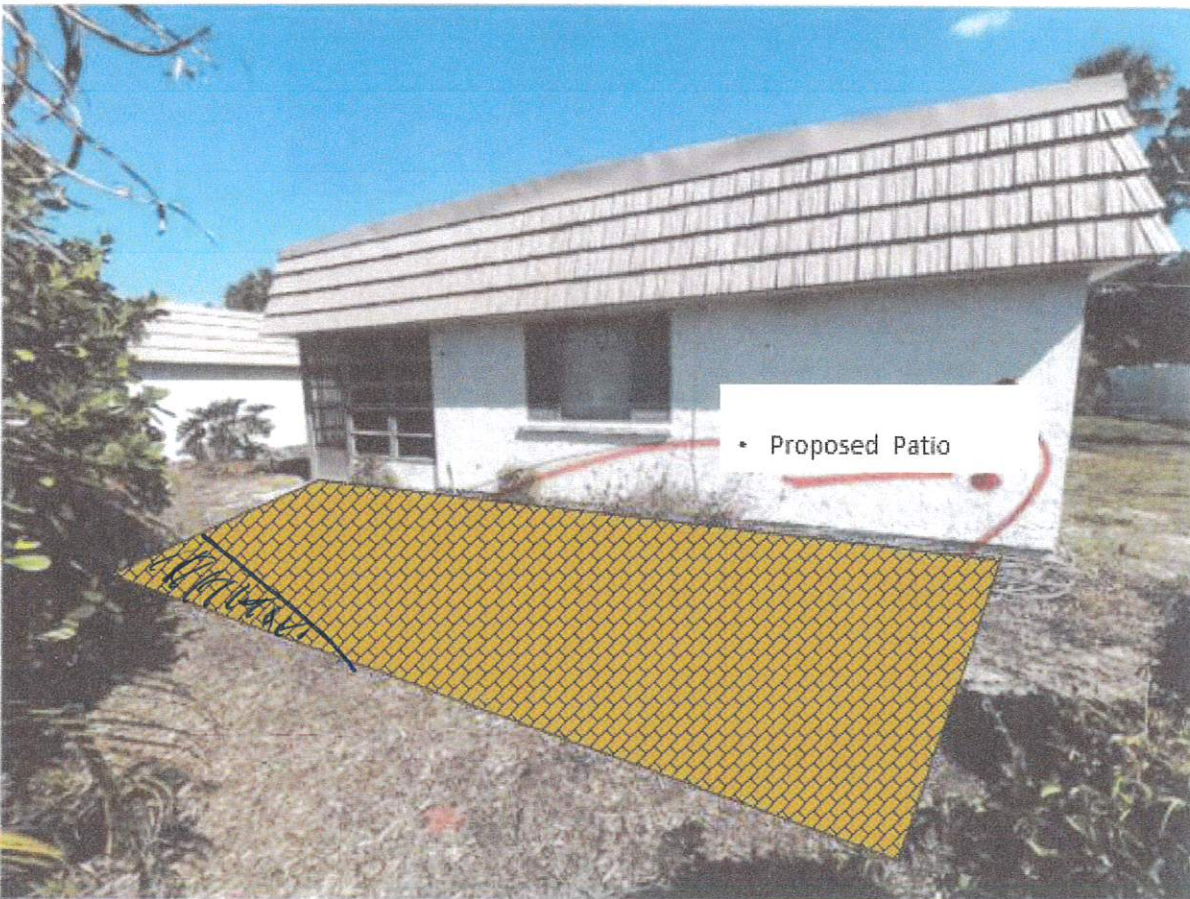
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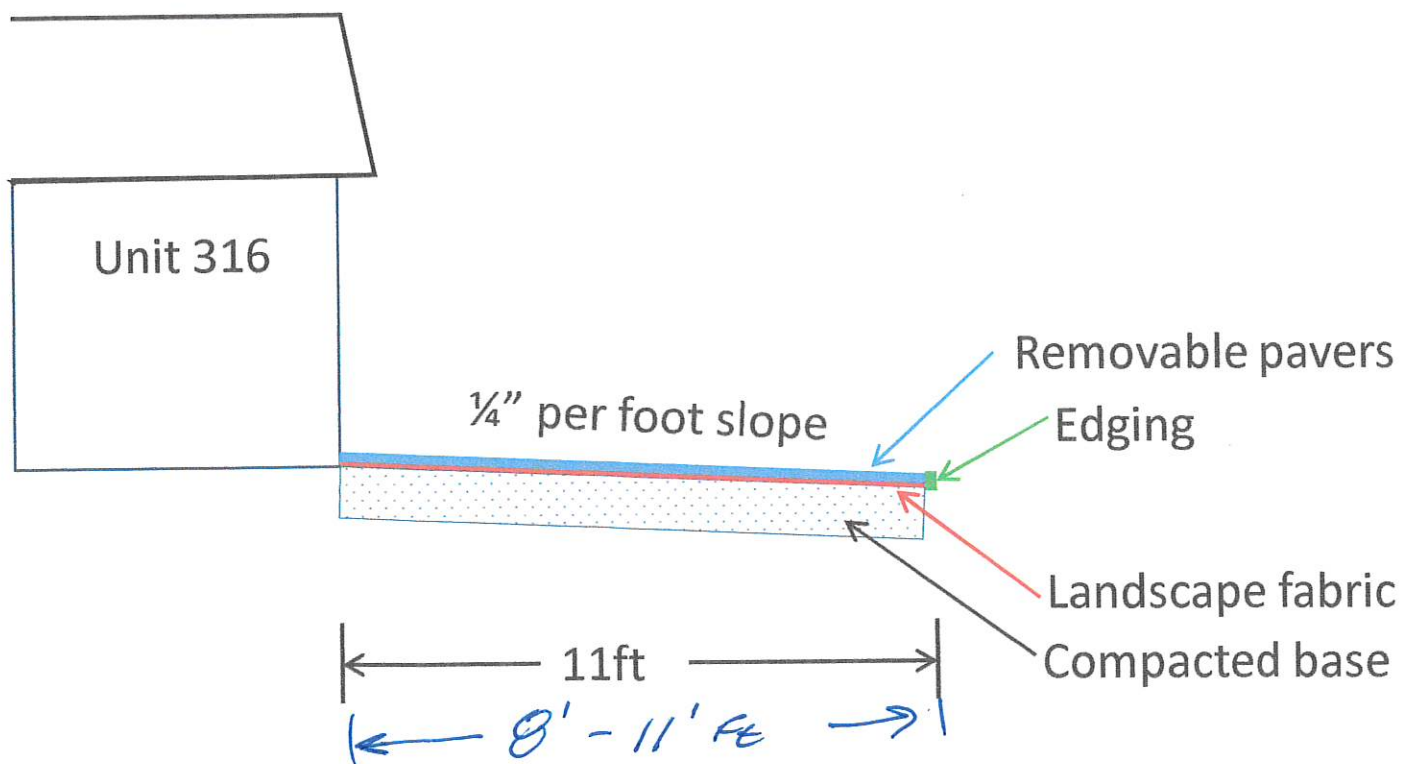
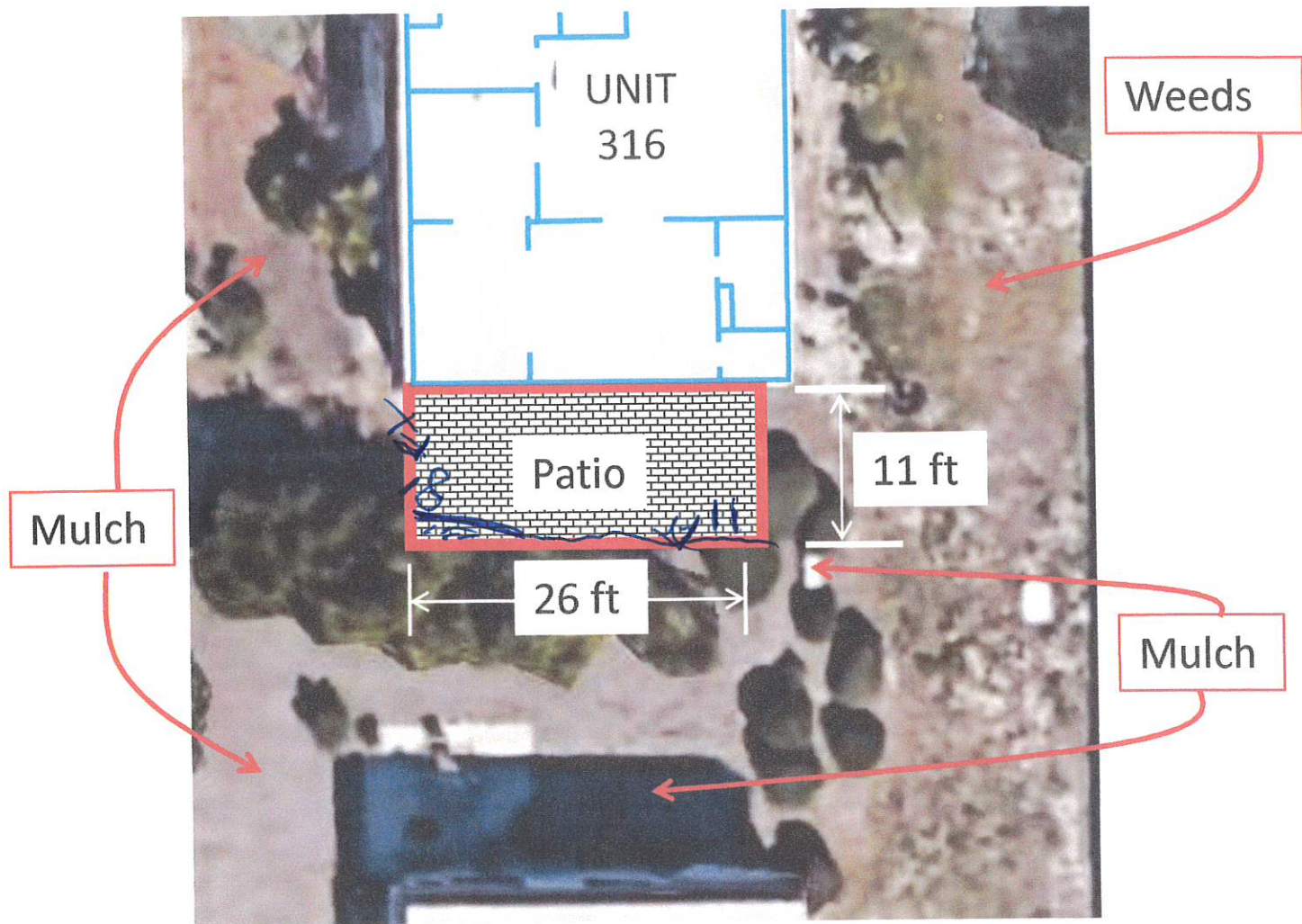
Owner *Patricia A. Chourane* V- *316* | *10-13-26*
Signature Villa # Date

2332 Waterbluff Place Unit 316

Proposed Patio Installation







Patio - Scope of Work

- 1) Scrape and remove dead vegetation, debris and scattered decomposed mulch.
- 2) Grade surface from the south wall of Unit 316 to promote positive drainage away from foundation.
- 3) Compact graded surface.
- 4) Install landscape fabric.
- 5) Install edging.
- 6) Install removable pavers.