

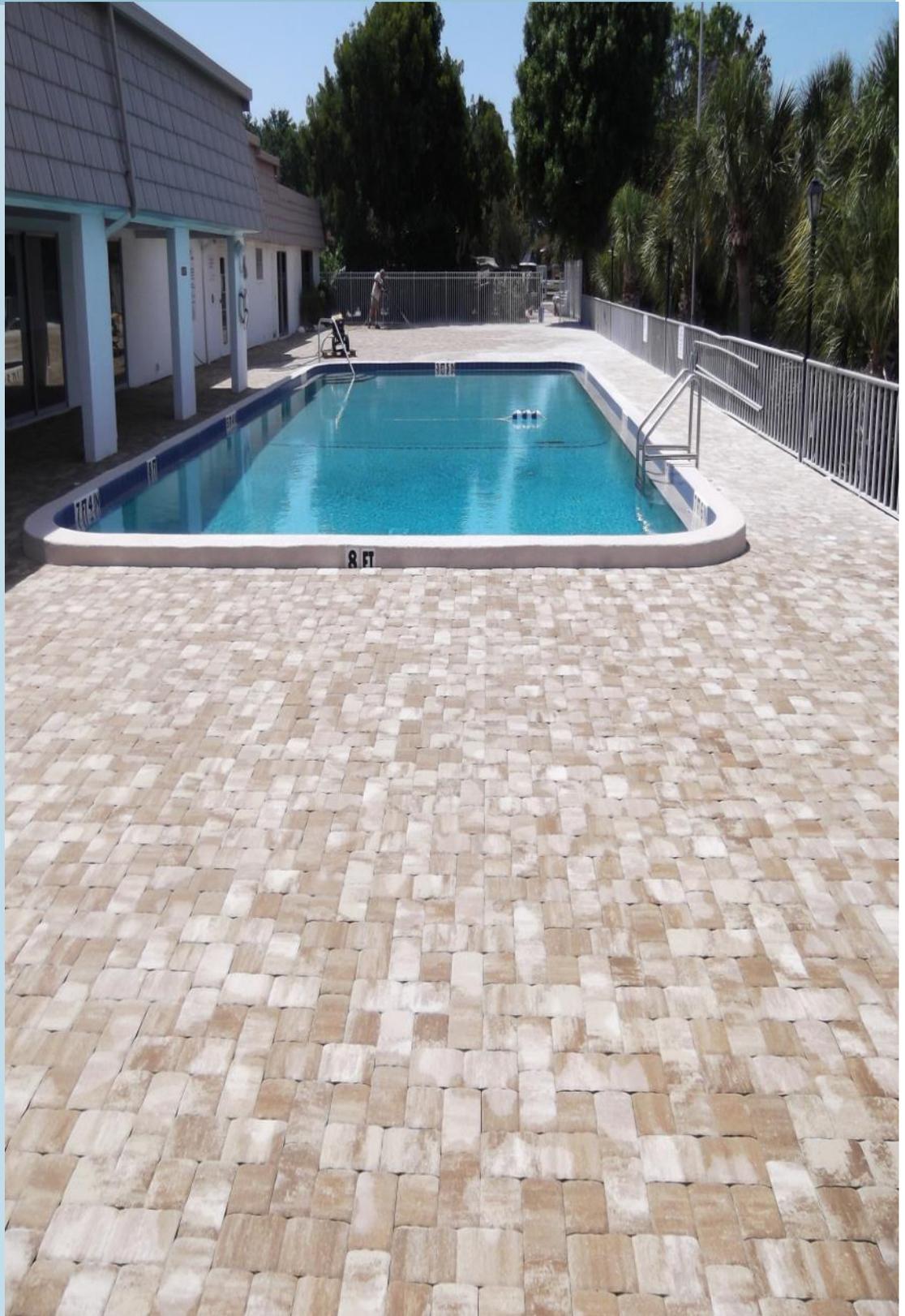
News & Views

OCTOBER, 2025 NEWSLETTER

2700 RIVERBLUFF PKWY, SARASOTA FL 34231

Strathmore Riverside Villas

A 55+ Community



[Click anywhere on the photo of the pool to go to the Strathmore Riverside Villas website](#)

Board Members

President	Marcia Drake Lawson (2026 TL)
Vice President	Mitch Wyant (2026 TL)
Secretary	Arlene Johnson (2025 TL)
Treasurer	Jennifer Royer (2026 TL)
◆ Directors	◆ Larry Gill (2025 TL)
	◆ Rolo Miles (2025 TL)
(Asst Secretary)	◆ Julie Micheletti (2025 TL)
(Asst Treasurer)	◆ Jerry McDermott (2025 TL)
	◆ Mike Cavallo (2026 TL)

Note: *TL denotes "Term Limit"

Committees

Audit	Julie Micheletti
Building	Mitch Wyant
Calendar	Sarah Daley - Office
CAM	Sarah Daley
Clubhouse	Rolo Miles
Communication	Marcia Lawson
Dock Master	Mitch Wyant
Elections Committee	Linda Meyer
Finance & Budget	Jennifer Royer
Grounds	Mike Cavallo
Hurricane Committee	Marcia Lawson
Insurance	Roy Lawson
Legal Committee	Sharon Tilove Navatta
Library	Jerry Stuenkel
Maintenance	Lance Strahorn
Newsletter Editor	Carol Maccio
News & Views	Marcia Lawson
Phone Book	Sarah Daley
Programs / Services	Rolo Miles
Property Manager	Real Manage
Public Relations	To Be Determined
Sales, Lease & Rental	Ceil Cooper
Safety / Security	Larry Gill
Social Committee	Rolo Miles
Website	To Be Determined
Office (941) 922-8188	Sarah Daley

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OCTOBER

President's Report
September 2025

Elections are coming up and 5 of the current Board members' terms will be expiring. I know a few of them are planning to run again, but we will be looking for new Board members.

If you are willing to contribute a few hours a week/month and have skills or a background that would enhance our Board, please consider running for this election!

The marina project is underway and while there will be boat juggling for a couple of months, the marina will not only look better but be safer for all! Please avoid going into the marina now since some areas are not safe! Contact Mitch Wyant with any questions.

The Rules & Regulations are in the process of being finalized and the Board hopes to vote on them at our October Board meeting on 10/23/25.

If you still have damage from Hurricane Helene/Milton that hasn't been repaired, please let us know. Since all of the remaining damage is under your deductible, you can arrange for repairs on your own or contact the office to make us aware of your need for assistance. The goal is to have everything completed by the end of the year.

We learned this week that the lawsuit on Hurricane Ian is not going to court until 10/5/2026... This is disappointing, but there is nothing we can do to change it.

One of the issues on the ballot will be to combine the 3 sections into 1. Our Board does not understand why this wasn't done years ago since it costs 3 times as much for accounting and legal services. Our Board strongly recommends you vote to accomplish this! There is no logical reason to have been paying triple all these years!

Marcia Drake-Lawson

Sarah Daley CAM Report

Board Meeting — September 25, 2025

I would like to begin by expressing my gratitude to Iliana Cordero, Senior National Manager for Client Services at RealManage, for providing a catered breakfast from Panera Bread Co. Unfortunately, Iliana is not able to attend today's meeting.

Updates

Clubhouse Sliding Glass Door Panels

Weather Tite Windows has confirmed that they are waiting on three sliding glass door panels to replace the damaged ones in the clubhouse. The panels are expected to be delivered either this Friday or the following Friday. Once the panels arrive, a scheduler will contact me to set an installation date. These panels are covered under warranty, so there will be no charge to the Association for the replacements.

Storm Shutters

Regarding the damaged storm shades, Storm Smart—the original installers—have provided a quote for the necessary repairs. Additionally, I have reached out to Windshutters for a second quote. Jeff, a field representative from Windshutters, visited the property on Monday. I am currently awaiting his quote and will share updates as soon as they become available.

Reminders

- The annual meeting is scheduled for December 11th. The first official meeting notice will be mailed on October 10th.
- Please notify me of any changes to your mailing address or email address by October 3rd. This is particularly important for paper voters to ensure proper delivery of meeting materials.
- A second meeting notice, including the ballots, will be sent out in early November. An additional reminder will also be sent.

Thank you for your attention to these updates and reminders. Please feel free to reach out if you have any questions or need further information.

Strathmore Riverside Villas Association Inc.

REGULAR MEETING OF THE BOARD OF DIRECTORS
September 25, 2025 – 9:30 A.M. SRV CLUBHOUSE

STRATHMORE RIVERSIDE VILLA'S MOTIONS 9-25-25

Motion – To approve the meeting minutes of the July 24, 2025, Special Meeting of the Board of Directors. **Larry Gill motioned to approve July 24, 2025, meeting minutes; Jennifer Royer seconded, and the motion passed unanimously.**

Motion - To approve the meeting minutes of August 22, 2025, Special Meeting of the Board of Directors. **Arlene Johnson motioned to approve August 22, 2025, meeting minutes; Jennifer Royer seconded, and the motion passed unanimously.**

Motion – **Rolo Miles made a motion to have Converged Services continue to pursue cable television / internet bulk negotiations with Comcast / Xfinity; Mitch Wyant seconded, and the motion passed unanimously.**

Motion – **Rolo Miles made a motion to approve A&K Enterprise of Manatee, Inc proposal of \$1402.20 to replace pool furniture, to add 4 additional basketweave strap dining chairs to not exceed \$1700.00; Larry Gill seconded, and the motion passed unanimously.**

Respectfully submitted,

Sarah Daley

Secretary's Report
September 2025

As the summer comes to an end and looking forward to our 'snowbirds' return, I have been involved in a few different projects. was asked to provide a quote for additional outdoor furniture.

I also spent a few hours in the Clubhouse on August 19th to take questions/comments from owners that came in to speak with me. believe I have pointed all their questions/comments in the right direction for answers.

Looking forward to the 'hustle and bustle' to begin very soon.

Respectively submitted,
Arlene Johnson
2025 Secretary
Strathmore Riverside Villas

**4 MONTH 2025 INTERNAL AUDIT REPORT: SOCIAL COMMITTEE; ISSUED
SEPTEMBER 18, 2025**

2025 Liberty Bank statements for the Social Committee (Account ending in 1573) were examined by the SRV Audit Committee. These reviews included the months of April, May, June and July 2025.

The review reflected that \$1,800 had been improperly deposited in June to this account. The money was transferred to the Recreation Committee Account ending in 1409 as this was payment for shuffleboard court repairs.

The only event sponsored that needed auditing in July was the Independence Day Party given by the Social Committee which generated a profit of \$130. The account showed an ending balance of \$5,882.87 which should be \$3,862.87 since the \$1,800 has now been transferred to the appropriate account.

The Audit Committee wishes to thank the dedicated volunteers who help plan SRV activities. It is deeply appreciated.

SRV AUDIT FOR DECEMBER 2024.

This audit verified that the transfer of cash and all was accounted for. Unfortunately, the Committee could not account for expenses because the software used evidently does not truncate at the end of each month. However, the Committee plans to audit January of 2025, and for this month we should be able to examine all transfers as well as expenses.

The Audit Committee wishes to thank our LCAM, Sarah Daley, for her diligent hard work and patience in assisting us in obtaining the needed data.

Respectfully Submitted,

Julie A. Micheletti, Chairwoman, Audit Committee

Sales and Rental Committee

May to September 2025

Recent Sales – 2 A models for \$255,000 and \$280,000.

1 B model for \$170,000.

1 C model for \$199,300.

1 D model for \$255,000.

1 E model for \$255,000.

1 F model for \$282,000.

Single for \$90,000.

Villas for Sale - 1 A model for \$245,000.

1 B model for \$305,000.

4 E models for \$399,990., 298,500, 210,000,
219,000.

2 Singles for \$249,999 and \$265,000.

More information on each unit can be found on the internet.

LANDSCAPE COMMITTEE REPORT

SEPTEMBER 5, 2025

The Committee will resume its meetings on the second Tuesday of the coming months. We are looking for a few volunteers to help with upcoming planting and some weeding.

Scheduled weeding, trimming and fertilizing, including fungicide will continue on schedule.

Mulch will be put down in the whole community on the second week of November.

Resodding of some villas will happen in September and November.

Mike Cavallo, Grounds Chairman

LIBRARY REPORT
October, 2025

Hi,Everyone!!

Hope you have had a good summer. I was gone for 4 months, so Joann and Georgine have been taking care of the library. Great job girls!!

New paintings will be installed in October. All paintings are for sale. If you are interested in purchasing one, call Joann Stout, V. 12, 941-921-2980. Let her know which artist and painting you would like to buy.

We have a new helper in the library. Jean Valoris, V. 8, has offered to take care of the puzzle cabinet to control donations (so many and we are not complaining). We could use some puzzles that have maybe 300 pieces. We have many, that are 1000 or more. If you donate one with missing pieces, please write that on the box.

We keep boxes in the back corner of the library that have been deleted or are duplicates that will eventually be donated to Goodwill. Please feel free to take them. **BUT DON NOT BRING THEM BACK TO THE LIBRARY!!**

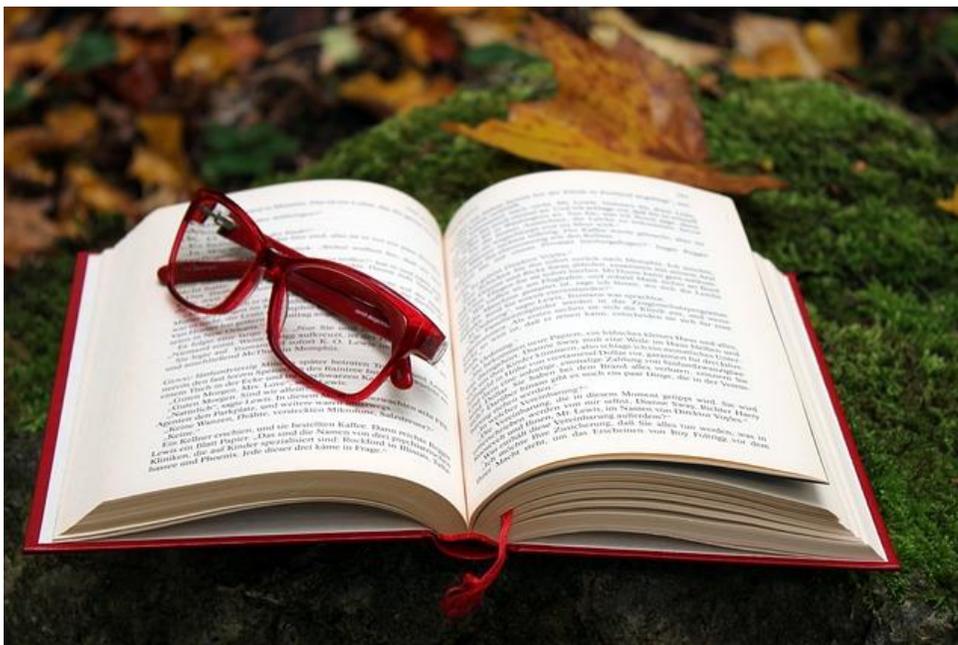
Now for the regular report!

We had 203 hardback books and 207 paperback books either checked out or donated. Goodly amount for the summer!!

I am not going to list all the new arrivals. Come to the library and look at the New Arrival shelf to see what is more current.

Happy Reading!

Jerry Stuenkel, Joann Stout and Georgine Zechman



Safety Report September 2025

It has been a quiet summer for SRV's Safety & Security this year. We had one alarm event at our Clubhouse where the Sheriff's office was dispatched to our property, but the cause of the alarm was never discovered after the Sheriff's inspection of all of our doors and Clubhouse area or after a review of our surveillance history.

The clubhouse SimpliSafe alarm system was upgraded this summer with one new motion sensor and two door sensors to provide better coverage of our entire interior areas. Just a reminder, our system is armed each night at 11pm and is unarmed each morning at 6am. Any entry into the Clubhouse between those hours will trigger an alarm and a police response.

Our resident technical go to guy, Rob Dressler, began updating our surveillance cameras and components this summer and will continue with that work when he returns this fall. The cameras, storage and replay features are all being upgraded to enhance SRV's ability to easily retrieve and review recorded history. The system is now more 'user friendly', has a longer storage time of recorded events and the newer cameras can detect differences between cars or people when recording. There will be additional improvements to this system later this year. Rob is staying well within the budget set by the board earlier this year and we are all thankful for his generous contribution of his time and expertise that is saving the association many dollars.

After one of our heavy summer rains we had an electrical issue that interrupted power to our marina outlets and lighting, as well as our pool light. This power interruption also shut down our two marina cameras. Thanks to our Vice President and Building Director, Mitch Wyant, and his tireless work with several electrical contractors and pool technicians, Mitch was able to get our power problem corrected, but it took multiple trips and attempts to get it right. Thank you, Mitch.

We are happy that our marina rebuild/replacement project is finally getting underway this month. We ask that owners and guests avoid what will become a construction area during this work. Boat owners will have their boats temporarily assigned a different slip or location to moor during this work and we ask for your patience and understanding during this process. The work is expected to take 6 weeks.

Larry Gill
Safety Director



SRV Summer Social & Clubhouse Update – Rolo Miles, Chair

June • July • August Recap

Clubhouse Happenings

- Chairs: All the pool and clubhouse chairs that needed restrapping have been completed — they're looking sharp and ready for lounging.
- Snacks: We've brought back the snack table! Chips, cookies, and more have been available on the honor system. Just a reminder — if you enjoy a snack, please drop your donation in the bucket so we can keep the goodies coming.
- Fridge Etiquette: Please don't leave leftovers in the fridge. Condiments are fine, but expired lemonade and iced tea... not so much. Let's keep it fresh for everyone.
- Upgrades: New gaskets were installed on the clubhouse fridge (over \$300!) to help it stay cool and extend its life.
- Lighting Project: With volunteers returning and schedules lining up, we're aiming to complete the lighting on the south side of the pool in the coming month. A couple extra hands would make this go even quicker — let us know if you'd like to help!
- Pool Lift Grant: Behind the scenes, work has begun on a project to secure grant funding for a pool lift at SRV. Applications have already gone out to several state agencies, with more to follow.
- CPR / AED / First Aid Training: On August 25th, Jr. and Jeanne Ayers held an American Red Cross CPR/AED/First Aid class at SRV with several residents attending. A heartfelt thank you goes out to them for offering this class at a greatly reduced rate and helping make our community safer.

Safety First at SRV

Thanks again to Jr. & Jeanne Ayers for bringing CPR, AED, and First Aid training to SRV this summer. Several residents are now better prepared to respond in an emergency — making our whole community safer.

 Good news: Another training session is planned during the “flocking of the snowbirds” season so our winter residents can participate too. (TBD – date to be announced.)

Social Fun

- Finances: The Social account is healthy at just over \$3,500.
- Fourth of July Bash: Our Independence Day celebration was the big party of the summer. We even came out ahead by about \$130 after expenses — but most importantly, everyone had a blast! us ✨

Continued on following page

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- Social Committee: Thanks to the community survey, over 35 residents volunteered to help with future social events. We'll be meeting this month to plan upcoming fun. Another survey will go out soon to fine-tune activities and make sure we're hitting everyone's interests.
- Coming Up Next: Mark your calendars!
 - Thu, Oct 2 – Sip n' Dip (lead: Kathy Kelley)
 - Fri, Oct 10 – Bingo (lead: Showalters)
 - Fri, Oct 31 – Halloween (lead: Elaine Robichaud)
 - Thu, Nov 6 – Sip n' Dip (lead: Kathy Kelley)
 - Fri, Nov 14 – Bingo (lead: Showalters)
- Calendar: A full Social Calendar is attached to this issue so you can plan ahead.

Recreation

Nothing new to report this summer, but with volunteers stepping forward and momentum building, expect more updates soon.



Event	Date	Organizer(s)	Notes/Additional
Sip n'Dip	10/02/2025	Kathy Kelley	Recurring (1st Thu)
Bingo	10/10/2025	Showalters	Recurring (2nd Fri)
Halloween	10/31/2025	Elaine Robichaud	Harriet & Kathy& Jean S.
Sip n'Dip	11/06/2025	Kathy Kelley	Recurring (1st Thu)
Bingo	11/14/2025	Showalters	Recurring (2nd Fri)
Sip n'Dip	12/04/2025	Kathy Kelley	Recurring (1st Thu)
Holiday Luncheon	12/06/2025	Mary Vollmer	Darlene Hassinger
Bingo	12/12/2025	Showalters	Recurring (2nd Fri)
Sip n'Dip	01/01/2026	Kathy Kelley	Recurring (1st Thu)
Bingo	01/09/2026	Showalters	Recurring (2nd Fri)
Welcome Back Party	01/09/2026	Harriet Marek	Chuck Drager
Pancake Breakfast	01/10/2026	Rob Dressler	
Horse Racing	01/14/2026	Showalters	
Woodstock Party	01/20/2026	Mary Hoch	
Sip n'Dip	02/05/2026	Kathy Kelley	Recurring (1st Thu)
Bowling Social	02/10/2026	Navatta, Jim & Sharon	
Bingo	02/13/2026	Showalters	Recurring (2nd Fri)
Pancake Breakfast	02/14/2026	Rob Dressler	
Country Western Party	02/19/2026	BJ	
Fashion Show	02/27/2026	Harriet & Candy	Men & Women
Ice Cream Social	03/01/2026	Paula Powell	
Sip n'Paint	03/04/2026	Chris Boyle	
Sip n'Dip	03/05/2026	Kathy Kelley	Recurring (1st Thu)
Bingo	03/13/2026	Showalters	Recurring (2nd Fri)
Pancake Breakfast	03/14/2026	Rob Dressler	
Pub Crawl	03/17/2026	Rolo	
Pool Party	03/26/2026	BJ	Robert & Wolfie
Sip n'Dip	04/02/2026	Kathy Kelley	Recurring (1st Thu)
Bingo	04/10/2026	Showalters	Recurring (2nd Fri)
Kentucky Derby Party	05/02/2026	Showalters	
Sip n'Dip	05/07/2026	Kathy Kelley	Recurring (1st Thu)
Bingo	05/08/2026	Showalters	Recurring (2nd Fri)
Yard Sale		Maria Nasca	
Memorial Day 26			
Independence Day 26		Rolo	
Labor Day 26			

The Grounds Committee has recently completed the installation of sod at select villas throughout the community.

Irrigation Schedule as of 9-25-25

To support the establishment of the new sod, the irrigation system at these locations will be programmed to operate five days a week for the next 25 days. This adjustment is intended to ensure the sod receives adequate watering for successful rooting and growth.

Resident Participation Requested

In addition to the scheduled irrigation, residents are kindly requested to hand water the newly installed sod for 5 to 10 minutes several times each week. This extra effort will help the sod establish more effectively and maintain its health during this critical period.

Assistance for Unavailable Residents

If you know of a resident who is unable to perform hand watering, or someone that is gone for the season please notify Sarah at the office or contact Mike Cavallo, the Grounds Committee Chair. Arrangements can be made to ensure that all sod areas receive the necessary care.

Thank you all for your patience.

SRV Office / Mike Cavallo – Grounds Committee Chair





SRV HALLOWEEN PARTY

October 31, 2025
6:30 to 9:30pm

Wear your scariest costume
or come as you are
Prizes for best costume

**BYOB AND
SNACKS to Share**

Music by
DJ OLIVER

TICKETS:
Saturday, Oct 4th
Noon to 2:00pm

Ticket Sales:
Saturday, Oct. 4th
Noon to 2:00pm

Elaine Robichaud & Committee
617-416-0091

October 2025

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
28 6:30pm Hand & Foot	29 10:00am Chair Exercise 10:00am Mahjong 6:30pm Euchre 6:30pm Rummi-kub	30 6:30pm Bridge 6:30pm Game Night 6:30pm Mexican Train Dominos	1	2 9:00am Mitch Wyant, VP, Buildings Chair, Dock Master Available for Anyone to Chat with 5:00pm Sip N Dip - Host Kathy Kelley 6:30pm Pay Me & Pass the Ace	3 10:00am Chair Exercise 6:30pm Pinochle	4
5 6:30pm Hand & Foot	6 10:00am Chair Exercise 10:00am Mahjong 6:30pm Euchre 6:30pm Rummi-kub	7 6:30pm Bridge 6:30pm Game Night 6:30pm Mexican Train Dominos	8	9 6:30pm Pay Me & Pass the Ace	10 10:00am Chair Exercise 6:30pm Bingo - Hosts Art & Joyce Showalter 6:30pm Pinochle	11 4:00pm Private Party
12 6:30pm Hand & Foot	13 10:00am Chair Exercise 10:00am Mahjong 6:30pm Euchre 6:30pm Rummi-kub	14 10:00am Grounds Committee Meeting 6:30pm Bridge 6:30pm Game Night 6:30pm Mexican Train Dominos	15	16 6:30pm Pay Me & Pass the Ace	17 10:00am Chair Exercise 6:30pm Pinochle	18
19 3:00pm Celebration of Life - Wally Waltraut 6:30pm Hand & Foot	20 10:00am Chair Exercise 10:00am Mahjong 1:30pm Audit Committee Meeting 6:30pm Euchre 6:30pm Rummi-kub	21 6:30pm Bridge 6:30pm Game Night 6:30pm Mexican Train Dominos	22	23 9:30am Board Meeting 6:30pm Pay Me & Pass the Ace	24 10:00am Chair Exercise 6:30pm Pinochle	25
26 6:30pm Hand & Foot	27 10:00am Chair Exercise 10:00am Mahjong 6:30pm Euchre 6:30pm Rummi-kub	28 6:30pm Bridge 6:30pm Game Night 6:30pm Mexican Train Dominos	29	30 6:30pm Pay Me & Pass the Ace	31 Halloween Party - Elaine, Harriet, Kathy & Jean S 10:00am Chair Exercise 6:30pm Pinochle	1

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