

News & Views

OCTOBER / NOVEMBER, 2023 NEWSLETTER

2700 RIVERBLUFF PKWY, SARASOTA FL 34231

Strathmore Riverside Villas

A 55+ Community



REMINDER AND RECAP FROM THE PREVIOUS ISSUE OF *NEWS & VIEWS*

For the full article on Voting Electronically, refer to previously published article from Linda Meyer on Page 10 of the September, 2023 issue.

JOIN YOUR NEIGHBORS ... SIGN-UP TO VOTE ELECTRONICALLY

Again, this year SRV Owners have a great opportunity to vote using your computer, tablet, or smartphone. Many owners are using the system – join your neighbors and be an e-voter.

Why vote electronically?

- It's easy to use the **BeckerBallot** voting system.
- It eliminates the concern about whether your mail will be delivered to your correct address.
- No delays receiving or returning your ballot via the USPS.
- No need to buy postage stamps.
- Confidential voting
- You receive an email confirmation of your vote.
- No "Proxy" form to complete – the e-vote serves as your Proxy.
- Reduces SRV's costs to copy and mail voting packets.

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

Board Members

President	Bob Martucci (2024)
Vice President	Dan Hooks (2023 TL)
Secretary	Jean Burns (2023 TL)
Treasurer	To Be Determined
Asst Treasurer	Karen Conine
	Mary Hoch (2024)
	Frank Guerrero (2023)
	John Calia (2024)
	Roy Lawson (2024)
	Jean Senninger (2023)
	Carl Shepherd (2024)

Note: Executive Committee is listed in bold.

*TL denotes "Term Limit"

Committees

Advertising Sales	To Be Determined
Audit	Roy Lawson
Building	John Calia
Calendar	Jean Burns
CAM	Sarah Daley
Clubhouse	Jean Senninger
Communication	Mary Hoch
Dock Master	Bill Hallisey
Elections Committee	Linda Meyer
Finance & Budget	Karen Conine
Grounds	Frank Guerrero
Hurricane Committee	Marcia Lawson
Insurance	Roy Lawson
Legal Committee	Jerry McDermott
Library	Jerry Stuenkel
Maintenance	Lance Strahorn
Newsletter Editor	Carol Maccio
News & Views	Marcia Lawson
Phone Book	Office Personnel
Programs / Services	Jean Senninger
Property Manager	Real Manage
Public Relations	Mary Hoch
Sales, Lease & Rental	Celia Cooper
Safety	Carl Shepherd
Social Committee	Jean Senninger
Website	Mitch Wyant
Office (941) 922-8188	Cheryl

In This Issue

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October / November

Strathmore Riverside Villas Association Inc.

REGULAR MEETING OF THE BOARD OF DIRECTORS

May 25, 2023 – 9:30 A.M. SRV CLUBHOUSE

By Recorded Zoom and in person

MINUTES

- Owners were permitted to speak and ask questions throughout the entire meeting

CALL TO ORDER: 9:30 AM by President Bob Martucci.

PLEDGE OF ALLIGIANCE

DETERMINATION OF QUORUM: Bob Martucci, Dan Hooks, Mary Hoch, Frank Guerrero, Jean Senninger, John Calia, Carl Shepherd, Roy Lawson & Jean Burns were present. A quorum was established. Also present was Tamara Gilman representing Argus Property Management.

RULES OF ORDER: Established with Community members present.

APPROVAL OF MINUTES: April 27, 2023 Minutes were tabled.

Bob Martucci made an emergency **MOTION** to add Insurance presentation with CBIZ to the Agenda. Carl Shephard seconded. All in favor, **MOTION** passed.

CBIZ Presentation on Association Insurance Renewal: Matt Mercier and Tyler discussed the following: issues that have driven renewal rates to increase such as inflated claims, litigation, and recent hurricanes plus costs of re-insurance (what insurance carriers pay) passed on to associations. Discussion on finance charges of installment plan.

Dan Hooks made a MOTION to pay the insurance premium in the best interest of the Association. Frank Guerrero seconded the motion. Discussion on financing continued. The previous carrier paid insurance and the Association reimbursed the loan company. Roy Lawson recommended semi-annual payment change to Quarterly if necessary.

Discussion. **Vote 8-1.** Yes: Bob Martucci, Dan Hooks, Frank Guerrero, Jean Senninger, John Calia, Carl Shepherd, Roy Lawson & Jean Burns. No: Mary Hoch. Motion carried.

Roy Lawson made a MOTION to select a semi-annual payment for renewal of the Association property insurance policy. Dan Hooks seconded. Discussion, all in favor, MOTION passed.

Mary Hoch made a MOTION to approve payment provided by CBIZ due May 31, 2023. Bob Martucci seconded.

Presidents Report – Verbal. Discussion on: ABC Roofing work in section 1, 2, & 3 with schedule weather permitting. More discussion regarding warranty on wind speed of 55 mph on no name storms.

Treasurers Report – Verbal. Financials were provided prior to this morning's meeting in the afternoon of May 24, 2023. Association manager Tamara Gilman asked that all Board members be provided with a copy of the April 31, 2023 financials. Mary said no financials will be given to the full Board until a review of the document takes place concerning the errors. Further discussion took place regarding issues Mary discussed regarding the Board of Directors.

Continued on following page

Continued

Strathmore Riverside Villas Association Inc.

Carl made a MOTION to send the pick-up truck violation to the Hearing Committee for fine. Dan seconded. All in favor, Motion passed.

The possibility of changing the Association fiscal year from June 1st through May 31st to better serve the community with respect to the operating budget was discussed.

It was noted that Mary Hoch's resignation would need to be presented to the Board in writing.

Adjournment – 12:30 PM

Respectfully submitted,
Tamara Gilman, LCAM
Association Manager

The Library Corner



It has only been 3 weeks since the last report so there isn't a whole lot of news from the library. We had 59 hardbacks and 67 paperbacks borrowed/donated to the collection.

New Arrivals:

Hardbacks. Patterson. Blow Back. 2022.
Rudner, My Life in Dog Years. 2022

The number will increase when the Snowbirds start coming back to SRV.

This is just a reminder that we have reorganized some of the books. The shelves are labeled with correct Genre.

Thanks to all for your support of the library!!!!

Jerry Stuenkel
JoAnn Stout
Georgine Zechman



DECEMBER 7, 2023, ANNUAL MEETING & VOTING

The 2nd Notice of Annual Meeting/voting packet is scheduled to be mailed the second week in November.

- Notify the SRV Office ASAP if your mailing address or e-mail address has changed to ensure you receive the Annual Meeting Notices at the correct address.
- All owners who have provided an e-mail address to SRV will receive the 2nd Notice/voting packet from SRV via e-mail.
 - * Paper voters will also receive the 2nd Notice/voting packet via USPS.
- E-voters will receive the 2nd Notice/voting packet only via e-mail from SRV and will not receive a packet via USPS.
 - * When voting Opens, BeckerBallot will send an e-mail stating that Voting is Open. E-voters may then click on the link in that email and sign in to the BeckerBallot system, view the voting documents/ Candidate for Board information, and cast their votes online.
 - * If you forgot your password, there is an option to “reset password.”
 - **Be sure “contact@beckerballot.app” is in your “Contacts” so emails do not go to your “Spam” folder.**
- If you no longer wish to e-vote, please submit a Revoke Consent form ASAP (form is available from Office or on SRV website) to ensure you receive your paper Notices and Voting Packet via USPS

It's Not Too Late to Sign Up for E-Voting

- Complete the Consent to Electronic Voting form and submit it to the SRV Office ASAP
- Add contact@beckerballot.app to your email “contacts.”
 - * After the SRV Office receives your Consent form, watch for an email from contact@beckerballot.app with a **link to register** in the e-voting system.
 - * Click on the link and register.
 - * SRV will send your 2nd Notice and voting packet via email.
 - * When voting opens in November, contact@beckerballot.app will send you an email with a link to vote.
 - Vote via your computer, tablet, or Smartphone
 - BeckerBallot will email you confirmation of your vote.
- To see a 2-minute video demonstration of how to use BeckerBallot’s voting system, go to https://youtu.be/KF_ITvULplU. There is no sound, but you can see the voting screens and how easy the system is to use.
- Individual e-voting training/assistance is available for those interested.

If you have questions or need additional information please contact, Linda Meyer ljmeyer290@sbcglobal.net or the SRV Office.

Paper ballots must be received by SRV by 10:00 a.m., December 7.

Online voting for e-voters closes at 10:00 a.m., December 7.

Make your voice heard — PLEASE VOTE!



ROLL-OVER & PROXY

Many owners have questions about the “roll-over” and “Proxy.” The information below is intended to clarify the purpose of the “roll-over” and “Proxy/ballot.”

What does “roll-over” mean?

Every year at the Annual Meeting, members vote on “roll-over.” Simply put, a roll-over vote is:

To permit the membership to utilize any excess income over membership expenses for the operating fund for the year ending on December 31, 2023 to be applied against the subsequent tax year (2024) membership assessments as defined by IRS REVENUE RULING 70-604.

- Yes vote – permits the membership to utilize any excess income for the year ending December 31, 2023, to be applied to the tax year 2024.
- No vote – If not carried forward, the excess would be subject to corporate income tax.
- This takes a majority Yes votes of those that vote to pass.

Proxy – What is a Limited Proxy/Meeting Ballot? Why do I need to complete it?

Generally, a Limited Proxy is for the purpose of appointing yourself or designating another person to vote for you in the event you are not able to attend the meeting. It must be signed by the owner designated to vote for the unit.

At SRV, the Limited Proxy/Meeting Ballot lists the items being voted on and serves as your ballot. Even if you attend the meeting in person, SRV is required to produce a record of your actual vote as proof of your vote.

- If you vote electronically, your e-vote serves as your Proxy!

Whether or not you plan to attend the annual meeting, your completion of the Proxy/Ballot would be appreciated. Please return the Proxy/Ballot as long before the meeting as possible. This will help determine whether a quorum will be obtained for the meeting and avoid delays in registration at the meeting.

Please note that if you designate someone else as your Proxy and you intend to vote for Directors, you must vote by use of the Ballot for Electing Directors.

If you wish to appoint another owner to attend the meeting on your behalf, the 2nd Notice of Annual Meeting contains details on voting by limited Proxy. The Proxy/Ballot should be submitted to the SRV Secretary prior to the scheduled time of the annual meeting. It is encouraged that the Proxy be submitted as long before the meeting as possible to help determine whether a quorum will be obtained for the meeting. If you appoint someone as your Proxy Holder and later decide to attend the meeting, you may withdraw your Proxy when you register at the meeting.



Roofs and Building Report

November, 2023



As Building Chair, I have started to sound like a dog - somebody says speak and I say ROOF. ROOF. ROOF. I am always asked what is happening with the roofs. It's a natural question as owners are having a roof replaced, or their neighbor is having a roof replaced, or they are waiting for their roof to be replaced, or they are waiting to hear if their roof will be replaced. ROOF, ROOF, ROOF.

Let's try to answer some questions.

- We haven't heard anything about the reinspections. We may not hear anything for a while. I will be asking ABC to push the issue soon. We promise this, as soon as we hear anything about the reinspection list, we will pass the information on.
- Roy Lawson and I have handled numerous questions from owners. We are not engineers or roofers. Roy spent a lifetime in the insurance industry and his expertise has been invaluable guiding us through this project and assisting owners with insurance questions. I spent my career as a manager with some construction experience. What does this mean? We can't put a roof on or engineer the design. What we do is listen to the owner's concerns. Some questions are easy to answer, some questions require some research. If we don't have the answers to your questions, we know who to go to for the answer. We don't rely on google for any answer. We ask the professionals at our disposal. All your questions and concerns are legitimate. Roy and I, with the help of Marcia Lawson, are here to help.
- John and Roy, John and Roy, John, and Roy. We are the board members you come to with questions or concerns. This was set up, so you get consistency with answers. All board members since the project began have been told to defer roofing questions to John and Roy. Only contact us with your questions.
- Our sources for help and information: VP of Construction Services from Real Management and an Engineer from Socotec Engineering are provided at no cost to us. We also defer to the onsite ABC Roofing management team. The RM VP of construction is very knowledgeable in construction and insurance. He is a valuable asset to this project, and we will defer to him for advice and recommendations.
- ABC's mansard demo team is almost finished with phase 2. Their TPO roof team and mansard shingle team are trying to catch up.
- ABC has been given a \$250,000 deposit and paid \$1,026,000 to start Phase 1. We have not paid nor has ABC asked for any more money. We agreed that no more funds will be paid until Phase 1 is totally complete.
- No one will have to pay their deductible until the unit is 100% complete.
- A 20-year material/5-year workmanship warrantee will be issued for each unit. The TPO product going on the roof is a commercial grade material.
- Any damage to a villa caused by the construction crew has been or will be repaired at no cost to the owner. There have been instances of workers putting a foot through a ceiling. This is due to rotted plywood on the roof. Our roofs were in very bad shape.
- Starting in November, we will hold a town hall meeting just to talk about the roofs. We will no longer discuss roofs at board meetings unless a board vote is required.

Enough about roofs. Life goes on and an annual part of life at SRV is villa painting. When I find out when the painters will be here, I will let you know. I will have to coordinate the painting with the roofers.

At our next board meeting we will be voting to allow our maintenance tech, Lance, to do handyman work at your villa. We will list the jobs he can do for you. We will charge a fee in 15-minute increments. Checks will be payable to SRV. We feel this will turn into a valuable alternative for owners to use rather than hiring a handyman from outside SRV.

John Calia

Building Chair

ABC American Building Contractors Insurance Restoration Services, Inc.

3301 Bonita Beach Road SW Suite 314 Bonita Springs, FL 34134 (239) 334-6069 (888) 219-2534
General Contractor #: CGC1514761 RoofingContractor #: CCC1328490 Federal ID #: 51-0506476

STRATHMORE RIVERSIDE VILLAS ASSOCIATION, INC.

2700 Riverbluff Parkway ■ Sarasota, FL 34231

As we are approaching final inspections on Phase I of the roof restoration project, I thought I would put together a report for you to visualize what we are encountering as we proceed and how the situations are remedied. The production pictures are not from any 1 villa, but are for the purposes of visualization only.

The final drone footage on pages 4-7 are in fact from Villas 58 and 59.

There is a SAMPLE of what the Firestone Warranty will look like on pages 8 and 9.

There is a SAMPLE of what the Country Manor Metal Shake Warranty will look like on Page 10.

STRATHMORE APPROVED VILLA BUILD PHASES



Prepared By Catherine Caselnova, National Business Development
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REMOVING AND REPLACING CURRENT DAMAGED MANSARD FRAMING THEN INSTALLING SOLID DECKING



Prepared By Catherine Caselnova, National Business Development
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REMOVING DAMAGED FLAT ROOFS AND TRUSSES THEN INSTALLING NEW WOOD WHERE APPLICABLE



Prepared By Catherine Caselnova, National Business Development
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COMPLETED VILLAS 58 AND 59 DRONE FOOTAGE



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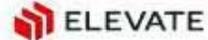
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SAMPLE OF FIRESTONE TPO WARRANTY (P1)

WARRANTY



GENERAL TERMS, CONDITIONS, AND LIMITATIONS

Warranty No: SRV1234567
Project No: STRATHMORE RIVERSIDE VILLAS
Start Date: JULY, 2023

Building Identification: VILLAS 1,2,3,4,5,6,7,8,9,10,11,12,13,14,15,16,
Building Address:
Building Owner: STRATHMORE RIVERSIDE VILLAS
Installing Contractor: AMERICAN BUILDING CONTRACTORS

Subject to the terms, conditions, and limitations set forth herein, Holcim Solutions and Products US, LLC, an Indiana limited liability company ("Holcim"), provides the Building Owner ("Owner") named above with this Limited Warranty for the Holcim provided Elevate System(s) or Material(s) set forth herein. This Warranty consists of multiple pages, all of which comprise the express terms and conditions of the warranty herein. Additional requirements, terms, conditions, exceptions, and limitations are defined in subsequent pages. In the event that any inconsistencies exist between the General Terms, Conditions, and Limitations listed below and the Terms, Conditions, and Limitations in subsequent pages, the subsequent pages will prevail.

GENERAL TERMS, CONDITIONS, AND LIMITATIONS

Payment Required. Holcim shall have no obligation under this Limited Warranty unless and until Holcim and the licensed Elevate applicator have been paid in full for all materials, supplies, services, approved written change orders, warranty costs, and other costs which are included in, or incidental to, the System or Materials. In the event that repairs not covered by this Limited Warranty are necessary, Holcim reserves the right to suspend this Limited Warranty until such repairs have been completed and the licensed Elevate applicator and/or Holcim has been paid in full for such repairs.

Exclusions. Holcim shall have no obligation under this Limited Warranty, or any other liability, now or in the future, if a claim or damage is caused by: Natural forces, disasters, or acts of God including, but not limited to, fires, hurricanes, tornados, downbursts, wind-blown debris, lightning, earthquakes, volcanic activity, atomic radiation, insects or animals; Act(s), conduct or omission(s) by any person, or act(s) of war, terrorism or vandalism, which damage the System or Material or which impair the System or Material's ability to perform properly; Failure by the Owner to use reasonable care in maintaining the System or Material, said maintenance to include, but not be limited to, those items listed in the current version of the Elevate Building Owner's Manual available at www.holcimelevate.com in the Building Owner's Toolbox; Deterioration, defects or failure of building components, including, but not limited to, the substrates, structural elements, walls, mortar, HVAC units, skylights, foundation settlement, etc.; Construction generated moisture, condensation or infiltration of moisture in, from, through, or around the walls, copings, rooftop hardware or equipment, skylights, building structure or underlying or surrounding materials; Acid, oil, harmful chemicals, or the reaction between them; Alterations or repairs to the System or Materials that are not completed in accordance with Holcim's published specifications, not completed by a licensed Elevate applicator and/or completed without proper notice to Holcim. The design of the System; Holcim does not undertake any analysis of the architecture or engineering required to evaluate what type of System, Installation or Material is appropriate for a building and makes no warranty express or implied as to the suitability of its Products for any particular structure; such a determination is the responsibility of the architect, engineer or design professional; Improper selection of materials for the assembly or the failure to accurately calculate wind uplift and/or applicable design loads; Deterioration to metal materials and accessories caused by marine salt water, atmosphere, or by regular spray of either salt or fresh water; Failure of any materials not manufactured or provided by Holcim used in the Elevate System or Installation not specifically accepted in writing by Holcim to be included in coverage; Change in building use or purpose; Failure by the licensed Elevate applicator or any additional contractor or subcontractor to follow Holcim's recommended installation instructions or approved specifications or drawings for the layout, design and installation of the System or Materials. It shall be the licensed Elevate applicator's sole and exclusive responsibility to strictly follow Holcim's recommended installation instructions or approved specifications or drawings for the layout, design and installation of the System or Materials, or; Failure to correct all installation deficiencies listed in any Holcim inspection report.

Overburden. Owner shall be responsible for the costs associated with the removal and replacement, as well as any damage caused by the removal and replacement, of any overburden, superstrata or overlays, either permanent or temporary, which include but are not limited to: structures or assemblies added after installation, fixtures or utilities on or through the System or Material, support platforms or bases for Photovoltaic (PV) Arrays (aka - Solar Panels), Garden Roofs, Decks, Patios or any other obstacles that impede access, clear observation, investigation, and repair of the System or Materials, excluding ballast or pavers accepted by Holcim or overburden specifically included in subsequent pages of this Limited Warranty.

Term. The term of this Limited Warranty shall be for the period set forth above and in subsequent pages of this document and shall not be extended under any circumstances without Holcim's written approval.

Access. During the term of this Limited Warranty, Holcim's employees or designees shall have free access to the building for inspection, audit, or repair purposes during regular business hours with reasonable advance notice. In the event that access is limited due to security, tenant concerns or other restrictions, Owner shall reimburse Holcim for all reasonable costs incurred during inspection and/or repair of the System or Material that are due to delays associated with said restrictions.

Waiver & Severability. Holcim's failure to enforce any of the terms or conditions stated herein shall not be construed as a waiver of such provision or of any other terms and conditions of this Limited Warranty. If any portion of this Limited Warranty is held by a court of competent jurisdiction to be invalid, void, or unenforceable, the remaining provisions shall nevertheless continue in full force to the fullest extent permitted by law.

Disputes. Any dispute, controversy, or claim between Owner and Holcim concerning this Limited Warranty or relating to any material(s) supplied by or required by Holcim shall be submitted to mediation in Davidson County, Tennessee. In the event that Owner and Holcim do not resolve the dispute, controversy, or claim in mediation, Owner and Holcim agree that neither party will commence or prosecute any suit, proceeding, or claim other than in the state and federal courts in Davidson County, Tennessee. Each party irrevocably consents to the jurisdiction and venue of the above-identified courts. Owner hereby releases Holcim from all liability to Owner's insurance carrier or to anyone claiming under or through Owner by reason of subrogation or otherwise.

Governing Law. This Limited Warranty shall be governed by and construed in accordance with the laws of the state of Tennessee without regard to its rules on conflicts of laws.

HOLCIM DOES NOT WARRANT PRODUCTS INCORPORATED OR UTILIZED IN THIS INSTALLATION THAT WERE NOT FURNISHED BY HOLCIM. HOLCIM SPECIFICALLY DISCLAIMS LIABILITY UNDER ANY THEORY OF LAW ARISING OUT OF THE INSTALLATION OF, PERFORMANCE OF, OR DAMAGES SUSTAINED BY OR CAUSED BY, PRODUCTS NOT FURNISHED BY HOLCIM. THIS LIMITED WARRANTY SUPERSEDES AND IS IN LIEU OF ALL OTHER WARRANTIES EXPRESS OR IMPLIED, INCLUDING, WITHOUT LIMITATION, WARRANTIES OF MERCHANTABILITY AND FITNESS FOR A PARTICULAR PURPOSE AND HOLCIM HEREBY DISCLAIMS ALL SUCH WARRANTIES. THIS LIMITED WARRANTY SHALL BE OWNER'S SOLE AND EXCLUSIVE REMEDY AGAINST HOLCIM AND HOLCIM SHALL NOT BE LIABLE FOR ANY CONSEQUENTIAL, SPECIAL, INCIDENTAL OR OTHER DAMAGES INCLUDING, BUT NOT LIMITED TO, LOSS OF PROFITS OR DAMAGES TO THE BUILDING OR ITS CONTENTS, SUBSTRATES, OR THE ROOF DECK. THIS LIMITED WARRANTY CANNOT BE AMENDED, ALTERED OR MODIFIED IN ANY WAY EXCEPT IN WRITING SIGNED BY AN AUTHORIZED OFFICER OF HOLCIM. NO OTHER PERSON HAS ANY AUTHORITY TO BIND HOLCIM WITH ANY REPRESENTATION OR WARRANTY WHETHER ORAL OR WRITTEN.

THIS WARRANTY INSTRUMENT CONSISTS OF MULTIPLE PAGES, ALL OF WHICH ARE PART OF THIS DOCUMENT, ADDITIONAL REQUIREMENTS ARE DEFINED IN SUBSEQUENT PAGES.

Holcim Solutions and Products US, LLC • Attn: Warranty Services
26 Century Boulevard • Suite 205 • Nashville, TN 37214
800-428-4442 • holcimelevate.com

1001.001.2022

Prepared By Catherine Caselnova, National Business Development

(239) 963-7830 ♦ Catherine@abc-usa.com

SAMPLE OF FIRESTONE TPO WARRANTY (P2)

WARRANTY



ROOFING MEMBRANE LIMITED WARRANTY

Warranty No: SRV1234567
Project No: STRATHMORE RIVERSIDE VILLAS
Start Date: JULY, 2023
Building Identification: VILLAS 1,2,3,4,5,6,7,8,9,10,11,12,13,14,15,16,
Building Address:
Building Owner: STRATHMORE RIVERSIDE VILLAS
Roofing Contractor: AMERICAN BUILDING CONTRACTORS

Roof Area Warranted

Membrane Only Warranty – Material Type – XX Years

Square Footage: XXXXX

Holcim Solutions and Products US, LLC, an Indiana limited liability company ("Holcim"), warrants to the Building Owner ("Owner") named above that Holcim will, subject to the Terms, Conditions, and Limitations set forth herein, provide roofing membrane material during the Warranty Period sufficient to replace any area of the Elevate branded membrane provided by Holcim for the project referenced above when installed by a licensed or registered Elevate applicator and following the installation instructions and technical specifications published by Holcim (collectively, the "Membrane") that leaks as a result of normal exposure to weather, or manufacturing defects.

TERMS, CONDITIONS, AND LIMITATIONS

Notice. In the event any leak should occur in the Membrane, Owner must give notice in writing or by telephone to Holcim Warranty Services ("Warranty Services") within thirty (30) days of the occurrence of the leak and submit three (3) 12 x 12 samples of the Membrane selected as follows: two samples must be from the suspected area and one must be from another area. The costs related to removal of the samples and repairs to make the Membrane watertight are not included in this Limited Warranty. Holcim will have no obligation under this Limited Warranty if Owner fails to give proper notice to Holcim Warranty Services, or to provide samples of the Membrane as set forth herein. Notifying Installing Contractor, a local contractor or an Elevate Sales Representative is not notice to Holcim Warranty Services as required by this section.

Investigation. Should Holcim determine that the leak is excluded under the Terms, Conditions, and Limitations set forth herein, Owner shall be responsible for repairing the unwarranted leak at Owner's expense. Failure by Owner to repair unwarranted leaks in a reasonable manner using a licensed Elevate applicator and within 60 days shall render this Limited Warranty null and void.

Limitations. If upon investigation, Holcim determines that the leak is not excluded under the Terms, Conditions and Limitations set forth herein, Owner's sole and exclusive remedy and Holcim's total liability shall be limited to the supply of replacement membrane sufficient to replace the affected area of Membrane. Holcim's replacement obligations over the life of this Limited Warranty are limited to the Owner's original purchase price of the Membrane.

Exclusions. Holcim shall have no obligation under this Limited Warranty for any leak or damage caused by: Hail, winds, or wind-blown debris; An installation, modification, or repair of the Membrane not in accordance with Holcim's technical specifications or not made by a licensed Elevate applicator; Excessive roof traffic or ponding water; Storage of materials or equipment on the roof not specifically accepted in writing by Holcim; The breach, rupture, or failure of any building envelope component; Failure of Owner to perform regular inspections and maintenance of the Membrane (see the Elevate Building Owner's Manual in the Building Owner's Toolbox at www.holcimelevate.com); or Failure to give proper notice to Holcim Warranty Services as set forth herein.

Transfer. This Limited Warranty shall be transferable and assignable subject to Owner's payment of the current transfer fee set by Holcim.

Product Not Covered. This Limited Warranty only covers the Elevate branded roofing membrane provided for the project referenced above, and does not cover other products and/or services, including, but not limited to: flashings, seams, adhesives, sealants, coatings, installation, or workmanship.

HOLCIM SOLUTIONS AND PRODUCTS US, LLC
By:

Authorized
Signature:

SAMPLE

Title:

THIS WARRANTY INSTRUMENT CONSISTS OF MULTIPLE PAGES, ALL OF WHICH ARE PART OF THIS DOCUMENT.
ADDITIONAL REQUIREMENTS ARE DEFINED IN SUBSEQUENT PAGES.

Holcim Solutions and Products US, LLC • Attn: Warranty Services
28 Century Boulevard • Suite 205 • Nashville, TN 37214
800-428-4442 • holcimelevate.com

1005.001.2022

Prepared By Catherine Caselnova, National Business Development

(239) 963-7830 ♦ Catherine@abc-usa.com

SAMPLE OF COUNTRY MANOR SHAKE WARRANTY

Country Manor Shake

Lifetime / 40-Year Transferable Limited Warranty

Country Manor Shake aluminum roofing and accessories (the "Products") are manufactured by Classic Metal Roofing Systems in accordance with high standards of engineering skills, and are quality controlled through every stage of production.

This warranty remains in effect for as long as the owner(s) continues to live and own the property. In the event that there is more than one original property owner, this lifetime limited warranty (this "Warranty") will remain in effect as long as one of the original property owners is living and owns an interest in the property to which the Products were applied. This Warranty is transferable by the original property owner(s) to subsequent owner(s) of the property. In the event of transfer of this Warranty, the warranty period extends 40 years from the Products' installation.

If at the time the Products are applied to the property, the property is owned by an organization (e.g., a corporation, unincorporated association, church, government or public entity) the warranty period extends 40 years from the Products' installation.

Warranty Coverage

Subject to the exclusions and limitations set forth in this Warranty, Classic Metal Roofing Systems warrants that the Products, including the Kynar 500® or Hylar 5000® finish that has been applied in the course of manufacturing, are free from defects in material and workmanship. Specifically, Classic Metal Roofing Systems warrants that the Products will not leak due to hail perforation, burn or support combustion, rust, split, crack, or lose impact resistance with age. The finish on the Products will not chip, peel, flake, or blister under conditions of ordinary wear. The Products will not fade or change color in excess of five (5) Hunter E Units as measured using the procedure of ASTM D-2244-79 (comparing an unexposed panel to the exposed panel after removal of dirt and chalk) for a period of thirty (30) years after installation. The Products will not chalk in excess of ASTM D-659-80 rating eight (8) for a period of thirty (30) years after installation. With proper installation, the Products will not detach from the property or become deformed due to wind velocities up to 120 miles per hour. In the event of any breach of the above Warranty and subject to the exclusions and limitations set forth below, Classic Metal Roofing Systems, upon notification and validation of the complaint, will, solely at its option, either repair, replace, or relinish (providing both materials and labor) the Products found to be defective, without charge to the Original Property Owner(s), or refund the purchase price of the originally installed Products found to be defective (including both materials and labor). Classic Metal Roofing Systems' obligations under this Warranty will, in no event, exceed the purchase price of the originally installed Products found to be defective (including both materials and associated labor). Any costs and expenses beyond Classic Metal Roofing Systems' liability hereunder are the responsibility of the Original Property Owner(s).

In the event of repair, replacement or relinishing pursuant to this Warranty, the Warranty applicable to the replacement material or to the repaired or relinished Products will extend only for the time remaining under the original Warranty. Due to normal weathering (defined below), Products repaired, replaced, or relinished during the Warranty period may differ in gloss and color from Products that were originally installed, if any such Products remain on the property.

Coverage Exclusions and Limitations

1. This Warranty does not cover damage of any kind resulting from faulty or improper installation; accidental damage; settlement; structural shrinkage or distortion of the structure; hail (except in the case of leakage due to perforation of the Products, which is covered by this Warranty); fire; lightning; hurricane, tornado or windstorm (in excess of 120mph); vandalism; earthquake or other acts of God; exposure to harmful chemicals; fumes or vapors; misuse; abuse; dirt or mildew accumulation; damage from cascading ice and snow; impact of foreign objects; or other causes beyond the control of Classic Metal Roofing Systems. THIS WARRANTY WILL NOT APPLY TO PRODUCTS THAT HAVE BEEN PAINTED OR WHOSE SURFACE HAS BEEN ALTERED IN ANY WAY WITHOUT WRITTEN AUTHORIZATION FROM CLASSIC METAL ROOFING SYSTEMS.

2. Classic Metal Roofing Systems reserves the right to discontinue or change the Products' design and color. If, for any reason, Products of the type originally installed are no longer available from Classic Metal Roofing Systems at the time a Warranty claim is made, and if the Warranty period is still in effect, Classic Metal Roofing Systems, in fulfillment of its Warranty obligations hereunder, has the right to substitute another product determined by Classic Metal Roofing Systems in its sole discretion to be of comparable quality and price.

3. Classic Metal Roofing Systems is giving you an express limited lifetime warranty under the provisions of the Magnuson-Moss Federal Warranty Act;

Classic Metal Roofing Systems cannot and will not be liable to you for a breach of any written or oral express warranties, such as those, if any, given to you by dealers, contractors, applicators, or distributors of the Products.

ANY IMPLIED WARRANTIES IMPOSED BY LAW, SUCH AS THE IMPLIED WARRANTIES OF MERCHANTABILITY AND FITNESS FOR A PARTICULAR PURPOSE, ARE LIMITED IN TIME TO THE DURATION OF THIS EXPRESS WARRANTY. CLASSIC METAL ROOFING SYSTEMS WILL NOT BE LIABLE FOR ANY CONSEQUENTIAL OR INCIDENTAL DAMAGES FOR BREACH OF ANY EXPRESS, WRITTEN, ORAL, OR IMPLIED WARRANTY ON THE PRODUCTS. YOUR EXCLUSIVE REMEDY IS SET FORTH IN THIS WARRANTY. SOME STATES DO NOT ALLOW THE EXCLUSION OR LIMITATION OF INCIDENTAL OR CONSEQUENTIAL DAMAGES, AND SOME STATES DO NOT ALLOW LIMITATIONS ON HOW LONG AN IMPLIED WARRANTY LASTS, SO THE ABOVE LIMITATION OR EXCLUSION MAY NOT APPLY TO YOU.

This Warranty gives you specific legal rights. You might also have other rights, which vary from state to state. This Warranty covers only Country Manor Shake aluminum roofing and accessories. Classic Metal Roofing Systems reserves the right to withdraw or modify this Warranty without notice at any time; however, all warranties registered at the time of the Products' installation remain in effect as written until their expiration.

Warranty Registration

This Warranty is valid only after the warranty registration is completed within 30 days after the installation has been completed. Failure to promptly register Classic Metal Roofing Systems of the registration relieves Classic Metal Roofing Systems of all obligations hereunder.

Warranty Transfer

This Warranty may be transferred by the Original Property Owner(s) to a subsequent owner(s) of the property as a 40-Year Non-Prorated Warranty from the date of installation. Upon any transfer of the property and this Warranty, the obligations of the Original Property Owner(s) hereunder become the obligations of the new owner(s). Written notice of transfer of the property should be given to Classic Metal Roofing Systems within 30 days after the date of transfer of ownership of the property. Such notice should include a copy of this Warranty, the address of the property being transferred, the name and mailing address (if different) of the new owner(s) and the date of transfer. Such notice should be sent to Classic Metal Roofing Systems, PO Box 701, Piqua, OH 45356. Failure to so notify Classic Metal Roofing Systems of the transfer relieves Classic Metal Roofing Systems of all obligations herein.

Claims Procedure

Any claim for breach of Warranty hereunder must be presented in writing to Classic Metal Roofing Systems within the Warranty period and within a reasonable period of time after a defect is discovered. The claim should include the following four items: 1) a description of the claimed defect and the date the defect was discovered; 2) a copy of the original contract for the job, including purchase price; 3) a copy of this Warranty and the Products' date of installation; and 4) the owner's name, address and phone number. Write to Classic Metal Roofing Systems, PO Box 701, Piqua, OH 45356. Classic Metal Roofing Systems will provide notification of specific information and physical evidence required to process your claim. ANY REPAIR OF THE PRODUCTS UNDERTAKEN WITHOUT PRIOR WRITTEN AUTHORIZATION FROM CLASSIC METAL ROOFING SYSTEMS WILL VOID THIS WARRANTY.

Date of Installation: _____ / _____ / _____
MONTH DAY YEAR

Register or transfer your roof Warranty online at
www.classicroof.com/warranty/

Prepared By Catherine Caselnova, National Business Development

(239) 963-7830 ♦ Catherine@abc-usa.com

LUNCH BUNCH

FRIDAY

12:00 P. M.

DEC 8, 2023

LUNCH BUNCH will be a delicious Turkey Dinner with all the fixings from Broadway Catering. They have catered many of our dinner parties, throughout the years. Jean Senninger will be providing a scrumptious dessert, coffee and tea will be served. Luncheon includes a salad, rolls, butter, turkey, mashed potatoes, green beans, gravy and cranberry sauce. If you are a vegetarian, inform Jean Burns.

We also will be having Sammy J entertain us with Christmas and Holiday music as we enter the clubhouse. Sammy J has been an SRV favorite for so many years.

We will have a fun auction planned after the Luncheon.

The only cost will be a **Toy for a Tot** and if possible, 2 toys; one for a boy and one for a girl. There will be **no charge for the luncheon, if you bring a toy or toys.** The toys should be **unwrapped** along with a “post it note” on the toy with your villa number on it; so that we can log you in for the lunch. Please drop all toys to Villa 25 or the Clubhouse Holiday wrapped box by **December 1, 2023.** Again, put a “post it” note on the toy with your villa number visible.

If you are disabled and cannot shop for a toy and would like to come to the luncheon, the cost is \$10 cash by December 1, 2023. Call 941 780 – 1749.

Following our Luncheon, we will be having a fun auction. Your gift must be **wrapped** or in a bag and marked for a male or female. It should cost approximately \$10. It may be new or a re-gift. You will receive a number and we will place the same number on your gift. The auction works by #1 picking a gift, followed by #s 2, 3, 4. If #1 doesn't want the gift they may swap it for any other gift and if #1 loses their gift again they get to swap again. If you like your gift and no one swaps with you or you with anyone, the gift is yours to keep.

One **does not** have to participate in the gift swap in order to come to the Luncheon. The only requirement to come to the Luncheon is a **Toy for a Tot**. If husband and wife come, each must bring a toy or toys.

Lunch Bunch Committee

SRV LUNCH BUNCH

DATE: FRIDAY, Dec. 8, 2023

TIME: 12:00 P. M.

PLACE: SRV Clubhouse

MENU: **CATERED HOLIDAY LUNCHEON**
Turkey Dinner with all the fixings plus dessert

DONATIONS: **Toys for Tots = Entrance Fee per person**
Fun filled afternoon with Fun Auction
Reservations required!

Dec 8, 1982 the first successful artificial heart implanted

The date is **Friday, Dec 8th.**
Come and join us for our Holiday Luncheon.

Our Special Guest is SAMMY J
who will be singing Holiday songs before and during lunch.
Followed by an Auction.
Remember to bring a Toy for a Tot = the entrance fee
and a gift to swap for the Auction
Everyone is invited !

Please cut off the form below and ***put in the grey box across from front doors no later than Friday, Dec 1, 2023***
Keep upper portion for your info. If you have questions or need another reservation, please call Jean at (941) 780 - 1749.

SRV LUNCH BUNCH RESERVATION FORM		
DATE: Dec 8, 2023	TIME: 12:00	PLACE: SRV Clubhouse
RESIDENT'S NAMES: _____ _____		
VILLA #: _____	TELEPHONE #: _____	
I WILL ATTEND:	YES: _____	NO: _____
DO YOU NEED TRANSPORTATION:	YES: _____	NO: _____

Strathmore Riverside Villas

November 2023

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
29	30 10:00am Chair Exercise 4:00pm Easy Aerobics 6:30pm Euchre 6:30pm Rummi-kub	31 9:00am Qi Gong/Tai Chi 10:00am SRV Singers 6:30pm Halloween Party	1 4:00pm Easy Aerobics 6:30pm Mexican Train Dominos	2 Yellowstone Landscaping 5:00pm Slip N Dip 6:30pm Pay Me & Pass the Ace	3 10:00am Chair Exercise 4:00pm Easy Aerobics 6:30pm Pinochle	4
5 Daylight-Saving Time Ends	6 10:00am Chair Exercise 4:00pm Easy Aerobics 6:30pm Euchre 6:30pm Rummi-kub	7 9:00am Qi Gong/Tai Chi 10:00am SRV Singers 1:00pm Craft Group 6:30pm Bridge 6:30pm Game Night	8 4:00pm Easy Aerobics	9 Yellowstone Landscaping 12:00pm Lunch Bunch - Horse Races 6:30pm Pay Me & Pass the Ace	10 10:00am Chair Exercise 4:00pm Easy Aerobics 6:30pm Bingo 6:30pm Pinochle	11 Veterans Day
12	13 10:00am Chair Exercise 4:00pm Easy Aerobics 6:30pm Euchre 6:30pm Rummi-kub	14 9:00am Qi Gong/Tai Chi 10:00am SRV Singers 6:30pm Bridge 6:30pm Game Night	15 4:00pm Easy Aerobics	16 Yellowstone Landscaping 9:30am Board Meeting 10:30am Book Club 6:30pm Pay Me & Pass the Ace	17 10:00am Chair Exercise 4:00pm Easy Aerobics 6:30pm Pinochle	18
19	20 10:00am Chair Exercise 4:00pm Easy Aerobics 6:30pm Euchre 6:30pm Rummi-kub	21 9:00am Qi Gong/Tai Chi 10:00am SRV Singers 1:00pm Craft Group 6:30pm Bridge 6:30pm Game Night	22 4:00pm Easy Aerobics	23 Happy Thanksgiving Office Closed Thanksgiving Day Yellowstone Landscaping 6:30pm Pay Me & Pass the Ace	24 Office Closed 10:00am Chair Exercise 4:00pm Easy Aerobics 6:30pm Pinochle	25
26	27 10:00am Chair Exercise 4:00pm Easy Aerobics 6:30pm Euchre 6:30pm Rummi-kub	28 9:00am Qi Gong/Tai Chi 10:00am SRV Singers 6:30pm Bridge 6:30pm Game Night	29 4:00pm Easy Aerobics	30 Yellowstone Landscaping 10:30am Book Club - Demon Copperhead 6:30pm Pay Me & Pass the Ace	1 10:00am Chair Exercise 4:00pm Easy Aerobics 6:30pm Pinochle	2 6:30pm Tree Lighting, Cookies & Cocoa