

**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

February 26, 2026 – 9:30 A.M. - SRV CLUBHOUSE or via Zoom

AGENDA

- 1. Call to Order**
- 2. Pledge of Allegiance**
- 3. Roll Call**
- 4. Determination of Quorum**
- 5. Approval of Minutes** – Board Meeting Minutes 01.22.26 and Special Meeting of the Board of Directors 02.05.26
- 6. President's Report** – Marcia Lawson
- 7. Vice President's Report** – Mitch Wyant
- 8. Secretary's Report** – Arlene Johnson
- 9. Treasurer's Report** – Jennifer Royer
- 10. Community Association Report** – Sarah Daley
- 11. Building Report** - Mitch Wyant
- 12. Grounds Report** – Mike Cavallo
- 13. Safety Report** – Larry Gill
- 14. Audit Report** – Julie Micheletti 2025, Carl Shepherd 2026
- 15. Clubhouse Report** – Julie Micheletti
- 16. Sales, Lease and Rental Committee** – Sandy Needles

- 17. Unfinished Business**
 - A.** Board Email Usage and Official Record Retention

- 18. New Business**
 - A.** V322 - Modification Form to Extend Rear Patio Slab

 - B.** V32 – Modification Form to Extend Rear Walkway 8'

 - C.** V38 - Modification Form to Extend Rear Patio with pavers to 12' x 12'

- 19. Owner Questions / Comments**

- 20. Adjournment**

Please note: Zoom will not be set up for this meeting. To stay in accordance with Florida Statute 718, all meetings conducted by video conferencing must be recorded and maintained. The recording of this meeting may not consistently produce audio that can be heard throughout the recording.

Jennifer Royer – Treasurer

Talking Points – February 26, 2026

- I. Review of December 2025 Statements
 - a. Review of Operation Funds
 - b. Review of Reserve Funds
- II. Comparison of 2025 to 2024
- III. Upcoming expenditures and impacts

Safety Committee Report February 2026

The Safety Committee is pleased to announce we have had a quiet month since our last report. One solicitor was asked to leave our property recently by two of our residents who followed them and made sure that person actually left our property.

The upgrade to our surveillance camera system continues and the committee wants to once again thank Rob Dressler for his work and expertise with this project. His volunteerism is saving our association thousands of dollars.

The project to switch our clubhouse and pool gate entrances away from a key entry to an electronic entry system is underway. In the last meeting it was identified that this project will progress in several phases. The two doors in the hallway that goes from the parking lot to the pool will be part of phase one with the installation of automatic door openers for handicap entry and exit. We will add one more handicap parking space near this entrance to accommodate residents. As a reminder the clubhouse and pool gates will be locked during the day starting Monday March 2nd. Please bring your owner's key to access the pool or clubhouse after this date. We also ask that doors or gates are not propped open or left unlatched after entry.

Additionally, the community street sign upgrade is also underway. Our projected schedule will have this project completed by the end of the year. All street signs and posts will be replaced and upgraded and will add more visibility for delivery companies and delivery services to find your villas.

Thank you,

Larry Gill
Safety Committee Director

LAST QUARTER 2025 INTERNAL AUDIT REPORT: RECREATION COMMITTEE; ISSUED on February 26, 2026.

2025 Liberty Bank statements for the Recreation Committee (Account ending in 1409) were examined by the SRV Audit Committee. These reviews included the months of September, October, November and December of 2025.

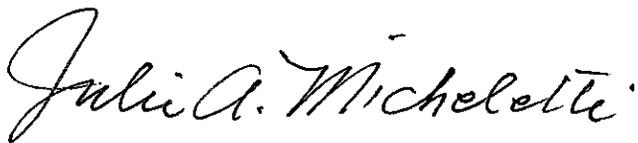
These bank statements showed there was no activity from June 1st to August 31st, and the balance was \$7349.90. Then in September, there was an appropriate transfer of funds from the Recreation Committee of \$1800 for shuffleboard improvement expenses. Ending balance on 9/30/2025 was \$9149.90. There was no activity in the months of October and November. In December, the Committee Chair purchased 3 metal benches, had the usual miscellaneous expenses and paid an engraver to etch a large brick dedicated to the loving memory of Jaque Lagerholm. These expenses added up to \$2624.84.

YEAR END BALANCE is \$6525.06 which is only \$2196.89 over the balance on the account from January 1st 2025. The Audit Committee believes that the improvements to the area this year were needed to enhance the enjoyment of the many residents who love these functions.

The Committee members hosting events submitted all Audit Forms correctly. It is a pleasure not to have to report any discrepancies for an entire year!

Sincere thanks to Steve Shirley for his leadership and dedication as well as all the other diligent volunteers on the Recreation Committee for the fun and enjoyment you provide to our community. It is deeply appreciated.

Respectfully Submitted,

A handwritten signature in cursive script that reads "Julie A. Micheletti".

Julie A Micheletti

Chairwoman, Audit Committee , 2025

SRV Maintenance TECH Handyman Services Audit

This Handyman Services Program for SRV owners began with Board approval at the November 16, 2023 Board meeting. This idea was created by Board member John Calia. John wanted a convenient program for SRV owners as well as creating a new stream of revenue for the Association. Note that Lance Strahorn was hired January 1, 2023 as part-time, 32 hours per week. Lance was reclassified as full time (40 hours per week on January 1, 2024 Handyman Services are billed at the rate of \$1.00 per minute until the repair/project is complete. These projects do not require permits, licenses or certifications. (no plumbing or electrical). A unit owner completes a maintenance form (work order) and submits the order to Sarah. Sarah provides the work order to Lance. Payment is due at the time of service, payable by check only, Sarah then completes an invoice, for internal tracking purposes.

A total of 32 work orders/invoices were evaluated. For 2024, 3 work orders/invoices totalling \$215.00 were evaluated. For 2025, a total of 29 work order/invoices totalling \$1,544.00 were reviewed. Work performed includes powerwashing carport slab, gutter cleaning, spreading bags of rocks around villas, moving furniture, floor repair, retaping windows, sealing carport apron, installing curtain rods, replacing light bulbs, etc. etc. All documentation appears in order and complete.

This being the first review and audit of the Handyman Services program, this review will be completed each calendar year, going forward.

Carl Shepherd

Audit Chairperson and Team

Sales and Rental Committee February Report

February was a much slower month than January. I hope it picks up now that we are getting warmer weather!

Following are the Orientation Interviews:

February 17 C type villa (\$170,000) orientation was held by Sandy and Bob with new owners Alice & Sergio Gaviria. We welcome these new owners to our community.

February 18 an orientation was held by Sandy and Linda with a new renter who plans to be a full-time resident at an H style villa (\$1750/Month). We also welcome our new renters.

See all these new folks at our various clubhouse activities.

Submitted by Sandy Needles
Sales and Rental Committee

STRATHMORE RIVERSIDE VILLAS ASSOCIATION, INC.

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

Subject: REQUEST TO MODIFY CONDOMINIUM PROPERTY / Villa # 322

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:
 Widen rear patio slab by 3 feet towards creek by adding pavers level with existing slab.
 The existing slab is narrow and a trip and fall hazard. There is one sprinkler head that will need to move

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?				
Contractor Name, Address, and Phone #	X			Name: Paradise Floors Address: 7668 S Tamiami Tr Sarasota FL 34231 Phone: 941-209-8632 (Randy)
Contractor's License #				License #:
Contractor's Certificate Of Liability Insurance including workers compensation				
Building Permit #, if required			X	Permit #:
Estimated Project Cost	X			\$ 2,000
Estimated Start Date Estimated Completion Date				Date: Date: To be determined

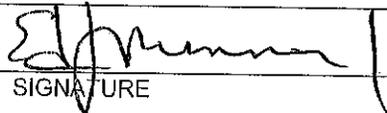
Respectfully submitted this 06 day of January, 2026

UNIT # V-322 ADDRESS: 2132 RIVERBLUFF PKWY SARASOTA FL 34231

PHONE # 610-960-6375 EMAIL ADDRESS: ejminnerjr@comcast.net

OWNER NAME: EDWIN J MINNER JR

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 -

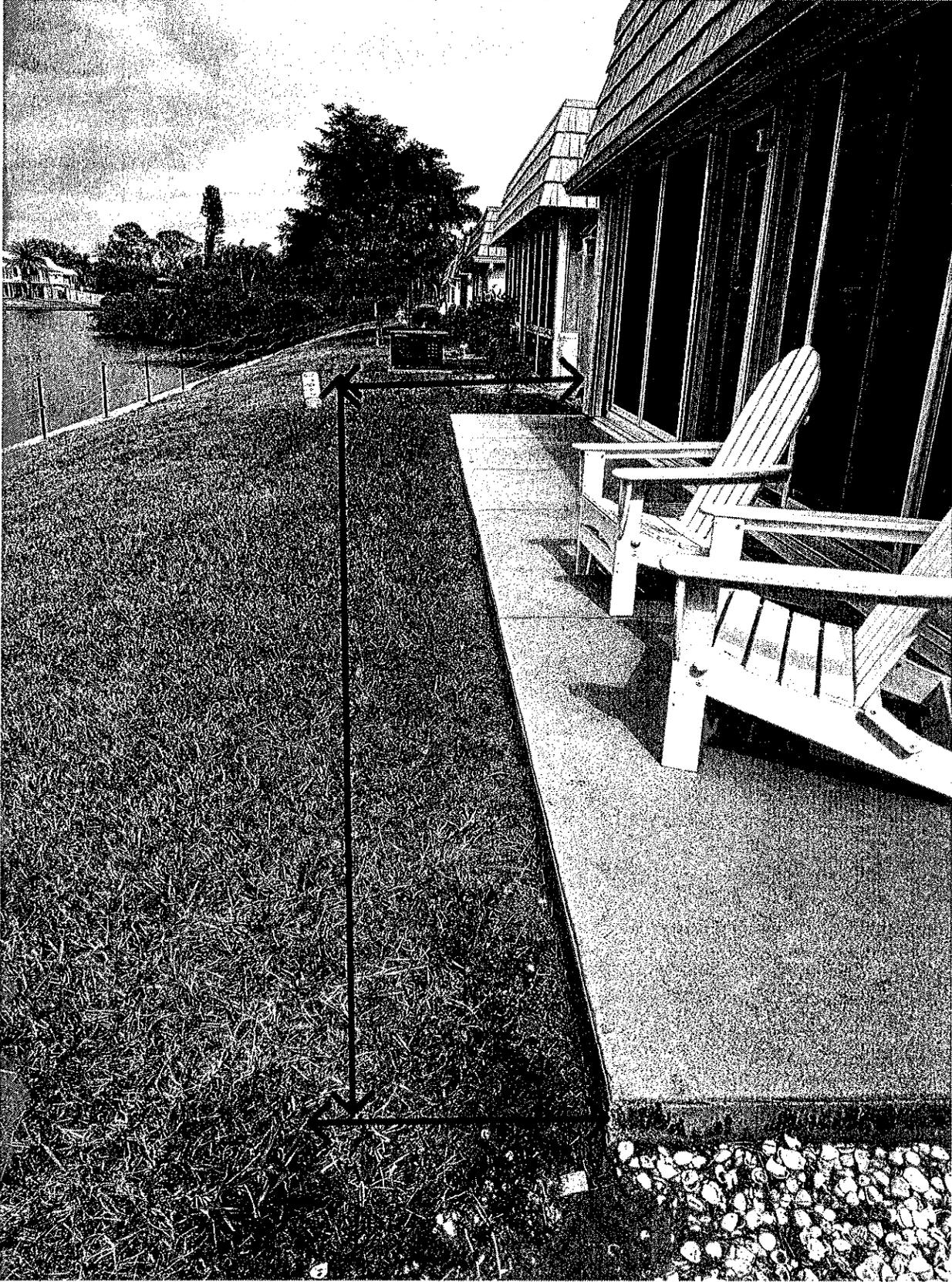
Having submitted a Strathmore Riverside Villas Association, Inc. (SRV) *REQUEST TO MODIFY CONDOMINIUM PROPERTY*, Owner will abide by the following policies set forth by the Board of Directors:

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. Owner understands that no work can begin until such approval is received.
2. Fully complete the *Request To Modify Condominium* application before submission. The exception to this is the permit number which is obtained and should be submitted just prior to commencement of the work to be done. An approved modification form is good for six (6) months from the date approved.
3. If required, a permit **MUST** be secured from the Sarasota County Building Department. Owner further understands that any alteration or change made by a contractor, sub-contractor, or owner, without prior SRV approval must be returned to its original construction. Reference the following Sarasota County website for permitting guidance: <https://www.scgov.net/Home/ShowDocument?id=40930>
4. **For AC replacement;** in the event the county's final inspection fails, owner may be advised by the county inspector to consult with a FL licensed structural engineer. A copy of the structural engineers report may be required to close the permit. All permits are required to be closed.
5. Since all of 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.
6. Owner is responsible to notify the SRV office when the contractor is on the premises. If not previously provided, Owner is responsible to provide the Building Permit number if one is required. Typically, the permit is not available until shortly before work is started.
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 be 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 a copy of this *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  Signature V- 322 Villa # January 6, 2026 Date

040122



Vival Fence



Pavers Keyhole

pavers

20 Ft.

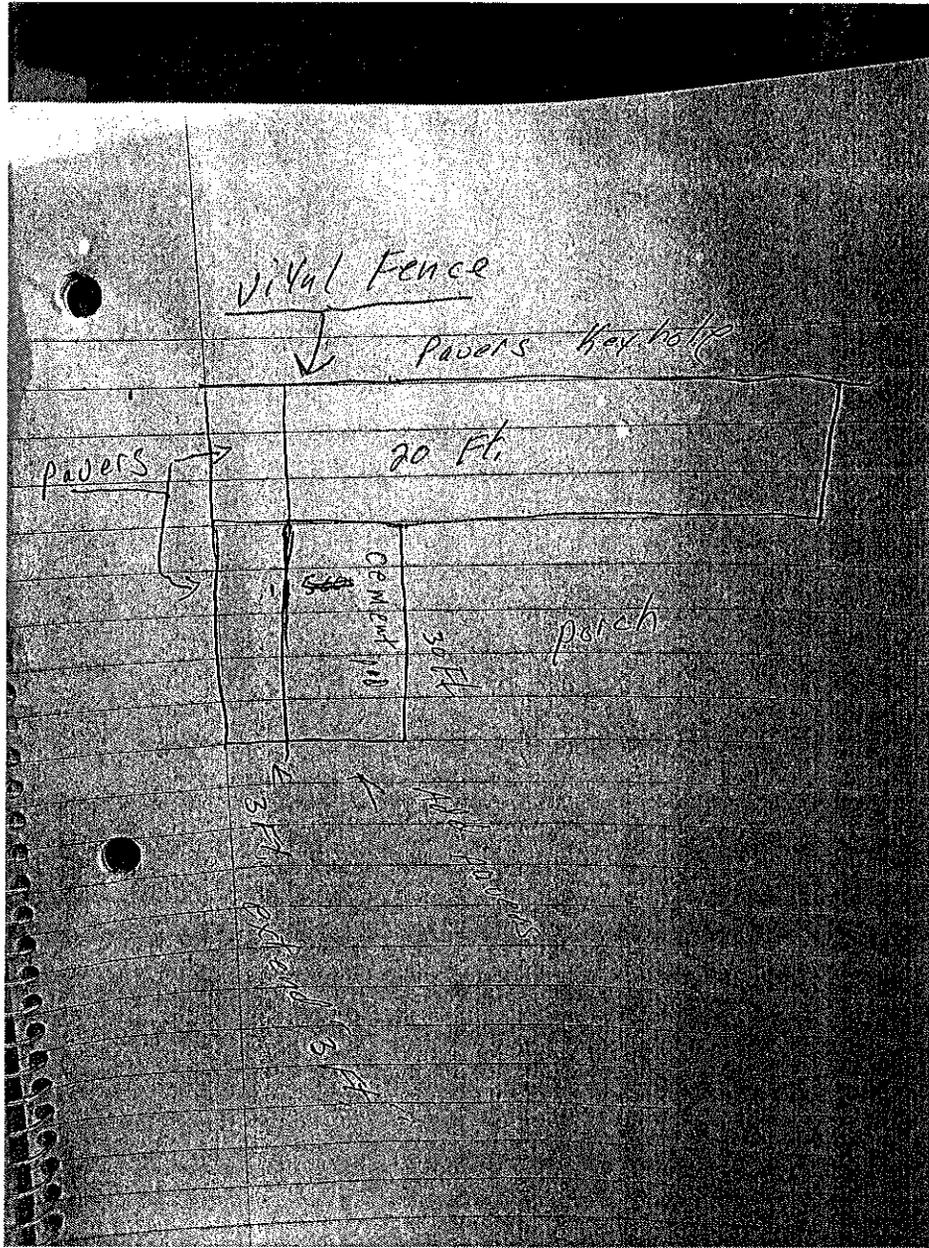
CEMENT

30 Ft.

patch

3 Ft. extend 3 Ft.

ALL PAVERS



STRATHMORE RIVERSIDE VILLAS ASSOCIATION, INC.

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

Subject: *REQUEST TO MODIFY CONDOMINIUM PROPERTY Villa # _____*

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:
*EXTENDING MY REAR WALKWAY 8' TO ACCOMMODATE MY HANDICAP
 FUSE A RAIL AND CANNOT WALK ON THE GRASS AND CHANCE
 OF FALLING. I HAVE NO KEYHOLE FOR A STAND ABOVE UNIT.*

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?	X			
Contractor Name, Address, and Phone #				Name: <i>Ricily MORALES</i> Address: Phone: <i>863-990-0884</i>
Contractor's License #				License#:
Contractor's Certificate Of Liability Insurance including workers compensation				
Building Permit#, if required			X	Permit#:
Estimated Project Cost				\$ <i>3,500</i>
Estimated Start Date				Date:
Estimated Completion Date				Date:

Respectfully submitted this day of *JANUARY* 20*26*

UNIT#*V-32* ADDRESS: *5478 RIVERBLUFF CIRCLE*

PHONE# *932-522-1821* EMAIL ADDRESS: *RK MAR TOCCI@gmail.com*

OWNER NAME: *ROBERT / MARY ELLEN MAR TOCCI* *Edet M. Martucci*
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 -**

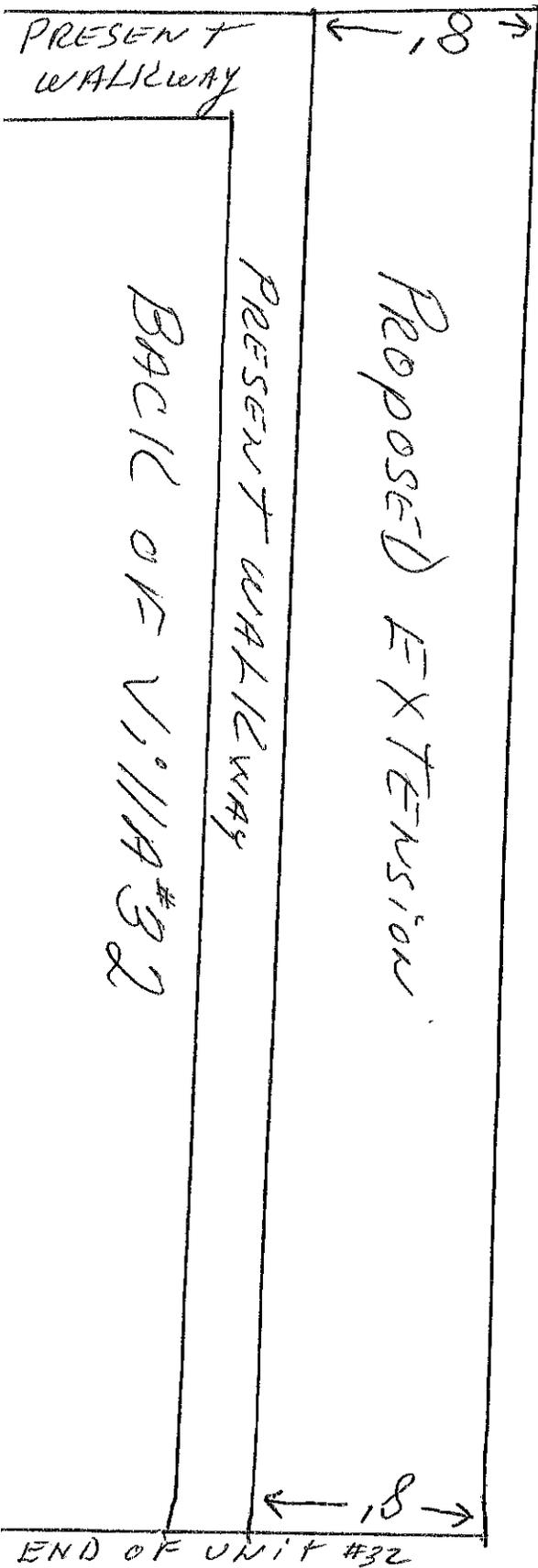
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5. Since all the villas of SRV and the common elements of SRV are the responsibility of the Association, ALL contractors doing work in SRV either internal or external to a villa, shall supply the SRV office with a Certificate of Liability Insurance with minimum coverage of \$500,000. bodily injury and property damage as well as coverage for workers compensation.
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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.
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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- 32 | 9/21/20
 Signature Villa # Date

Robert Martucci Villa #32
(Stand Alone Unit)



STRATHMORE RIVERSIDE VILLAS ASSOCIATION, INC.

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

Subject: *REQUEST TO MODIFY-CONDOMINIUM PROPERTY Villa # 38*

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:
12' x 12' Patio Pavers, I will be doing the work.

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?		<input checked="" type="checkbox"/>		
Does the modification involve interior/ exterior structural repair/ replacement changes to the condominium unit? If Yes , a Building Permit is required.		<input checked="" type="checkbox"/>		
Drawings of the proposed modification attached?	<input checked="" type="checkbox"/>			
Contractor Name, Address, and Phone #				Name: Address: Phone:
Contractor's License #				License#:
Contractor's Certificate Of Liability Insurance including workers compensation				
Building Permit#, if required		<input checked="" type="checkbox"/>		Permit#:
Estimated Project Cost				\$
Estimated Start Date				Date: <i>2026</i>
Estimated Completion Date				Date: <i>2027</i>

Respectfully submitted this _____ day of _____ 20_____

UNIT#*V-38* ADDRESS: *54173 Riverbluff Cir Sarasota Fl.*

PHONE# *419-564-6066* EMAIL ADDRESS: *JOEMORGAN61255@gmail.com*

OWNER NAME: *Joe Morganstern*
PRINT NAME

Joe Morganstern
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 -**

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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-38 | 2-20-26
 Signature Villa # Date

JOE AND KAREN MORGANSTERN
VILL 38

