

Strathmore Riverside Villas Association Inc.

REGULAR MEETING OF THE BOARD OF DIRECTORS

November 20, 2025 – 9:30 A.M. SRV CLUBHOUSE

MINUTES

1. Call to Order: 9:30 A.M. by President Marcia Drake-Lawson

2. Pledge of Allegiance

3. Roll Call

4. Determination of Quorum: Marcia Drake – Lawson, Mitch Wyant, Arlene Johnson, Larry Gill, Jerry McDermott, Julie Micheletti (excused at 10:40 A.M. for Dr's appointment) and Rolo Miles were present. Mike Cavallo and Jennifer Royer were present via Zoom. A quorum was established. Also present was Sarah Daley, LCAM representing RealManage, Sarasota.

Rules Of Order: Established with Community members present.

5. Approval of Minutes:

- A. Board of Directors Meeting – October 23, 2025, ***Jerry McDermott motioned to approve the minutes from October 23, 2025, Board Meeting, seconded by Larry Gill, all in favor, motion passed unanimously.***

6. Presidents Report: Marcia Drake- Lawson, President's report attached.

7. Vice Presidents Report: Mitch Wyant reported that after Venice Electric was onsite on Friday, October 24th, to address ongoing electrical concerns, some issues remain unresolved. Mitch is actively coordinating with Venice Electric to identify and implement effective solutions for these outstanding problems. The well pump for the pool has failed and requires replacement. This malfunction has also impacted the operation of the pool heaters. A proposal for the replacement has been received from Symbiont in the amount of \$6,431.00. Currently, we are awaiting a second proposal. Storm Marine is currently completing their scheduled work. Their portion of the maintenance is expected to be finalized within the week.

8. Secretary's Report: Arlene Johnson, report attached.

9. Treasurers Report: Jennifer Royer, report attached.

10. Community Association report: Sarah Daley, report attached.

11. Building Report: Mitch Wyant, update under Vice Presidents report.

12. Clubhouse Report: Roland Miles, report attached.

13. Grounds Report: Mike Cavallo, nothing to report.

14. Safety Report: Larry Gill, report attached.

15. Audit Report: Julie Micheletti, nothing to report.

16. New Business

- A. **November 2025 Revised Rules and Regulations – *Marcia Drake-Lawson made a motion to adopt the revised November 2025 Rules and Regulations. Rolo Miles suggested tabling the approval of the November 2025 revised Rules and Regulations. Motion is still on floor. Marcia Drake- Lawson rescinded motion. Mitch Wyant made a motion to adopt the November 2025 Rules and Regulations with the understanding to start revisions and have noticed Committee Meetings, seconded by Arlene Johnson, a vote was taken:***

- Mitch Wyant – Yes
- Arlene Johnson – Yes
- Jennifer Royer – Yes

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- Mike Cavallo – Yes
- Julie Micheletti – Yes
- Marcia Drake – Lawson – Yes
- Larry Gill - Yes
- Jerry McDermott – Yes
- Rolo Miles – No

The motion carried.

- B. Approval of the 2025 Election Committee Members – Marcia Drake – Lawson made a motion to approve the 2025 Election Committee Members, seconded by Jerry McDermott, all in favor, motion passed unanimously.**

Election Committee Member attached.

- C. 2026 Marina Boat Slip Leases - Tabled till next Board Meeting**

- D. Proposed Modification form for V44 - Mitch Wyant made a motion to approve the modification form submitted by villa 44 to add pavers behind villa, seconded by Marcia Drake – Lawson, a vote was taken:**

- Mitch Wyant – Yes
- Arlene Johnson – Yes
- Jennifer Royer – Yes
- Mike Cavallo – Yes
- Marcia Drake – Lawson – Yes
- Rolo Miles – Yes
- Larry Gill – No
- Jerry McDermott – No

The motion carried.

- E. Reserve Interest Allocations –**

- 1. Move from Interest Reserve, \$2,826.00 to Shuffleboard Reserve Account.**

Jerry McDermott made a motion, seconded by Arlene Johnson. Motion passed unanimously.

- 2. Move from Interest Reserve, \$1308.00 to the Creek House Remodel Reserve Account**

Jerry McDermott made a motion, seconded by Larry Gill. Motion passed unanimously.

- 3. Move from Interest Reserve 37,420.00 to the PVC Fence Reserve Account.**

Jerry McDermott made a motion, seconded by Jennifer Royer. Motion passed unanimously.

- 4. Move from Interest Reserve 1,075.00 to the Marina Dock Reserve Account.**

Jerry McDermott made a motion, seconded by Larry Gill. Motion passed unanimously.

Total amount of monies transferred \$42,629.00

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17. **Owner Questions** – Owners were permitted to ask questions with a three-minute time limit.

18. **Adjournment** - *Marcia Drake – Lawson made a motion to adjourn meeting, all in favor, meeting adjourned 12:28 PM.*

Respectfully submitted,

Sarah Daley