

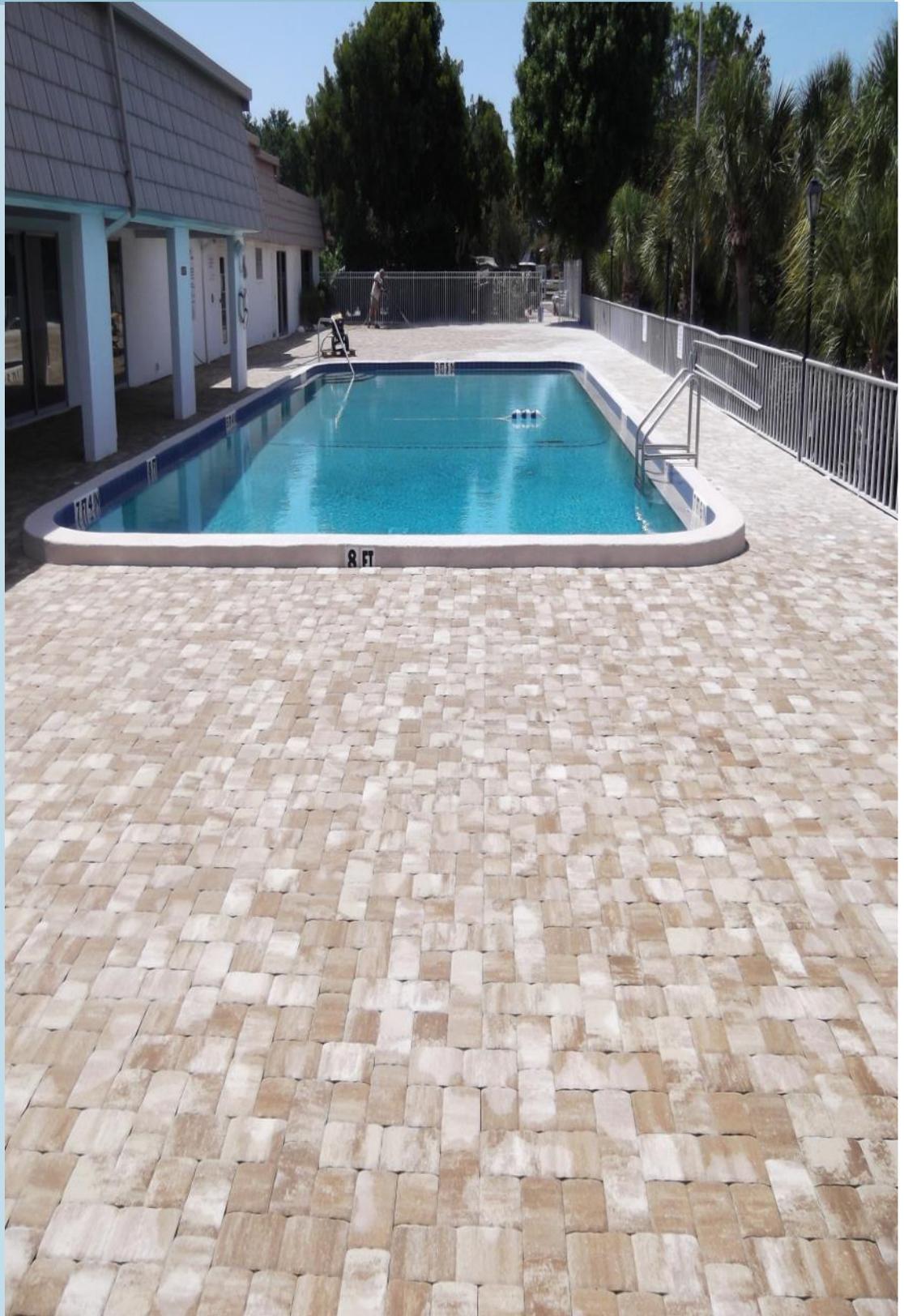
News & Views

DECEMBER, 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

In This Issue

- 1 [SRV Pool](#)
- 2 [Index](#)
- 3 [President's Report](#)
- 4 [Secretary's Report](#)
- 5 - 7 [Treasurer's Report](#)
- 8 [Annual Meeting - December 11th](#)
- 9 [Safety & Security Report](#)
- 10 - 11 [Clubhouse and Social Report](#)
- 12 [Christmas Luncheon](#)
- 13 [Holiday Tree Lighting Celebration](#)
- 14 [Bingo](#)
- 15 [Holiday Lights Trip](#)
- 16 [Boat Club](#)
- 17 [Monthly Calendar](#)
- 18 - 20 [Advertisers](#)



DECEMBER

November President's Report

Please remember to increase your bank payments to SRV to the \$725 starting January 1, 2026.

We seem to have an issue with speeding without our community. Please remember the speed limit is 15mph and only 5mph around the curves.

Clubhouse Clean up and Snack Issue – We all need to remember that when we use the clubhouse for private parties, it must be cleaned up by the users. We also have some who are enjoying the snacks and water in the clubhouse but not paying for them. The honor system does prevent a challenge, and we don't want to eliminate the snacks and water, but going forward we will only replenish them with the money collected. If people choose not to pay, the snacks and water will dwindle and eventually disappear. Please don't neglect to pay for these items. They are all very cheap!

Please respect Sarah's office hours, this includes Board members! Sarah's hours are posted on the srvsarasota.com website on the sign outside her office and the sign outside the door. Please DO NOT knock and open the door during the appointment only times unless it is TRUE emergency!

We will be utilizing a recommended Code of Conduct for Board Members going forward. This code will be provided to the community. Board members are required to not disclose confidential information to anyone and can and will be removed from the Board if violated. Our fiduciary responsibilities require this. It is also important that Board members represent the entire community and not personal opinions.

Thank you all and hope you have Happy Holidays!

Marcia Drake-Lawson

Secretary's Report
November, 2025

Just a very quick report in regards to SRVs updated website. Mary Hoch has worked very hard to get our site ready for the one of the new rules (as part of FL Statute 718) that goes into effect on January 1, 2026. The website looks great. Please take a few minutes to go into the website (www.srvsarasota.com) to see all the available information that is posted for us. Again, thank you, Mary Hoch for volunteering your time to complete this project for SRV.

Moving forward, Sarah and I will be the team to keep it current.

I want to wish everyone a very Blessed Thanksgiving to you and your family.

Respectively submitted,
Arlene Johnson
2025 Secretary
Strathmore Riverside Villas

[Contact](#) [Calendar](#) [SRV Owner Portal](#) [Directory](#) [Meeting Notice](#) [Realtors/Buyers](#) [More](#)

Welcome to Strathmore Riverside Villas

Sarasota, Florida Active Adult (55+)Community



About Strathmore Riverside Villas

SRV is a vibrant Active Adult Community. Enjoy a relaxing lifestyle with a diversity of fun social events and educational forums. Our community has 60+ acres and 336 one-story villas. The SRV marina is located on a canal with access to the Intra-Coastal Waterways (ICWW) of Sarasota, FL. SRV has an on-site professional management team.

Treasurer's Report October 2025

1) Review of Oct 2025 Financial Statements

- A) Revenue is exceeding budget by about \$6k. Basically because of Application Fees, Insurance Claim Income and Creekhouse Income. We are under on other items but nothing that is impactful
- B) Expenses by category
 - I) Landscaping Maintenance Actual \$226,886 Budget \$268,907
 - II) Pool Operating Actual \$6,985 Budget \$5,000
 - III) Common Area Actual \$49,160 S/B \$23,836 Budget \$31,757 (\$25.624 part of reclasses)
 - IV) Total Building Expenses Actual \$10,168 Budget \$11,500
 - V) Repairs and Maintenance Actual \$2,790 Budget \$5,420
 - VI) Exterminating Actual \$1,269 Budget \$680
 - VII) Telephone Actual \$188,945 Budget \$171,330
 - VIII) Water and Wastewater Actual \$234,581 Budget \$373,640 when reviewing Water bills and accrual, there is an unacceptable delay in the posting of billing in some cases over 30 days and in one 45 days.
 - IX) Electricity Actual \$7,844 Budget \$10,480
 - X) Professional Fes Actual \$17,889 Budget \$38,150
 - XI) Bad Debts Actual \$14,985 Budget \$12,500
 - XII) Homeowner Actual \$1,863 Budget 1,310
 - XIII) Insurance Actual \$791,784 Budget \$778,850
 - XIV) Contracted Services Actual \$21,886 Budget \$25,860
 - XV) Administrative Expenses Actual \$23,604 Budget \$22,170
 - XVI) Compensation Actual \$132,145 Budget \$144,510

2) Reclassifications, Adjustments and Accruals-where do we expect to be at the end of 2025.

- A) \$25,624 of Hurricane Expense is actually where SRV paid roofing companies for deductibles that should have been a part of A/R and billed to owners. That will happen before the November Statements.
- B) Water and Wastewater starting in October has a significant lag in the posting of bills. 7 September bills dated 09/18/25 didn't post until 10/22/25 and 1 September bill dated 09/18/25 didn't post until 11/06/25. Then on October we had documents/water bills with a billing date that was retro posted to September and reversed in October, this makes October billing abnormal.

Continued on following page

- C) Credit Card charges for Truist have been defaulting into Administrative and is being reviewed now that this has come to light for reclassification.
- D) Actual Professional fees for November and December will increase for services for the Auditor and Attorneys.
- E) Still have an outstanding Accounts Payable for Storm Marine of approximately \$80,000.
- F) Well pump just went out causing issues with the heaters for the pool. Do not have an estimate to repair as of 11/18/2025.

3) Proposed changes in 2026

- A) SRV no longer front pays the deductible for residents, instead owners pay their deductible straight to the roofing company.
- B) Accruals for the Water bills need to be reworked to be timely and accurate.
- C) All purchases will be made under SRV accounts, whether it is Amazon or credit card purchases.
- D) All accounts should be combined as SRV- there shouldn't be separate bank accounts for entertainment.

4) Comparisons of Oct 2025 and Oct 2024 Financial Statements Balance Sheet

	Operating Fund	Reserves Fund
2024	\$1,585,120	\$1,116,175
2025	\$1,801,620	\$1,216,596*

*this amount will be reduced by \$80K before year end to pay off the remainder of the marina.

5) Outstanding concerns

2025-

- 1) Replace Marina \$225,000
- 2) Continuing litigation

2026-

Continued on following page

- 1) Evaluating current water resources for landscaping.
- 2) Limit unauthorized access to clubhouse and pool. Currently clubhouse is open for anyone to come into from 8:00-4:00 M-F. Unrestricted and unfettered access could lead to issues. We are looking to put access points limitation with automatic doors on the clubhouse and pool access points. This will grant additional security with the benefit of being able to restrict access.
- 3) Repair of seawall posts.
- 4) Possible additional fencing replacement

2027- In conjunction with the landscaping effort in late 2026, co-ordinate this effort with the schedule to re-asphalt the roadways and parking lots.

Sarah Daley Cam Report: November 2025

Weather Tite Windows have received the 3 glass panels that have been on backorder for the sliding glass doors located in the Clubhouse. The first install date available when they would be in our area was December 11th - 8:30am – 11:00am. I had to decline this date as it is the same date as the Annual Meeting. Weather Tite will complete the install of the sliding glass window panels on Thursday January 15.

The 2nd Annual Meeting Notice was mailed out yesterday to all owners that have requested a paper copy. The electronic 2nd Annual Meeting notice was emailed to owners yesterday afternoon. Please read through the entire 2nd Annual Meeting packet as it has some very important information about electronic voting, instructions for paper voters, Limited Proxy Q&A and the Limited Proxy Meeting Ballot.

It is very important for all owners to vote. Please fill out and submit your Limited Proxy to the office. There is also a block box outside the office where you can submit your proxy.

As always, a big THANK YOU to Linda Myer, Head of the Elections Committee, for all her help and expertise in assisting me in the preparation of the 1st and 2nd Annual Meeting Notices.

Respectfully Submitted,

Sarah Daley, LCAM

**ANNUAL MEETING
DECEMBER 11, 2025 at 10:00 A.M.**

HAVE YOU VOTED?

The Second Notice of Annual Meeting/voting packet was sent to owners on November 19. There are two important items to vote on – the Consolidated Declaration of Sections 1, 2, and 3 and the annual Rollover of excess operating funds.

- The Board of Directors recommends a **YES, FOR** vote on these two items!

E-voters access their online ballot through their personalized confidential email from CondoVoter (our new e-voting vendor). Step by Step Ballot Instructions are included in the Second Notice. Online voting ends at **9:00 a.m.**, December 11

Paper ballots should be returned as long before the meeting as possible – this will help determine whether a quorum will be obtained for the meeting and avoid delays at the meeting. Paper ballots must be received by SRV by **10:00 a.m.**, December 11

New this year is **Electronic Consent to E-vote** – It's not too late to be an e-voter! If you have not consented to e-vote, CondoVoter's email to owners includes the option to electronically consent.

- If you want to e-consent, click on Vote Now and you will be taken to screens to give your Consent to e-vote. After consenting you will receive a personal link to the voting system to vote
- If you do not Consent to e-voting and prefer to vote paper instead, please disregard CondoVoter's email and vote using the paper Limited Proxy mailed to you via US Mail

Also new this year – **Telephone Voting**. Owners can vote by Telephone (landline). Instructions are in the Second Notice packet.

Whether or not you plan to attend the annual meeting, please vote! You can vote online using a Smartphone, tablet, computer, or by telephone (landline), or return the paper Limited Proxy ballot.

If you have questions, need additional information, or would like individual assistance with e-voting/telephone voting at the Clubhouse or your villa, please contact the SRV Office or Linda Meyer ljmeyer290@sbcglobal.net.

We must have a quorum in order to conduct business at the Annual Meeting.

Online voting ends at 9:00 a.m., December 11

Paper ballots must be received by SRV by 10:00 a.m., December 11

PLEASE VOTE!

Safety Committee Report November 2025

The Safety Committee reports that Committee member Carl Shepherd recently had to ask a solicitor to leave our property who was going door to door to sell Hurricane Windows. This solicitor did not leave our property until Carl began to call the Sheriff's Department. Please remind any solicitor who comes to your villa that this is private property with a 'No Soliciting' policy and call to report this activity to the office or a member of the Safety Committee.

Since our last Safety Committee report Safety Committee member Bob Dressler found three teenagers fishing in our Marina and asked them to leave our property. They left without incident. Besides asking all our owners and residents to avoid our marina area while our reconstruction project continues, all children under 18 years old need to have adult supervision when in our marina area and no non-residents are allowed in that area or on our property without permission.

We have many of our owners out walking their dogs, going over to friend's villas or just walking for exercise on our roadways. Please remember that we ask that all walkers walk facing traffic on the left side of the road. Also all bicycle traffic needs to ride with traffic on the right side of the road. With our shorter daylight hours this time of year, please walk with a flashlight after dark and have a light on your bicycle for nighttime rides.

Owners, who ride their bicycles to the pool or clubhouse, please park your bicycles in our bicycle rack parking area. Do not park or block walkways, gates or doors with your bicycle.

A reminder that SRV Vehicle Identification Stickers (VIS) are mandatory per our Rules & Regulations and visible at all times. If you have vehicle that does not have this sticker please see Sarah in the office to make sure your vehicle is registered and have her issue you one. If you now have an old, faded sticker on your car now you can be issued a new one. Also, per our Rules, each villa is limited to a maximum of two vehicles. Thank you.

Larry Gill
Safety Director



November 2025 SRV Board Report – Clubhouse, Recreation & Social Committee

Submitted by: Rolo Miles

General Update

Over the past month, we've seen steady migration of our snowbirds returning for the season — and the clubhouse has quickly come alive with events, music, and community energy.

Recent Social Events

Halloween Party

- Hosted by **Elaine Robichard** and her fantastic team of volunteers
- **99 tickets sold**
- **Net income: \$426**
- A truly smashing success that filled the clubhouse with fun and great costume spirit.

Fawny Live Performance

- Fawny returned to entertain **61 attendees**
- **Net income: \$219**
- Another solid event that keeps our entertainment lineup rolling strong.

Recreation Activities

- **Steve & Diane Shirley** have returned for the season.
- Weekly **Shuffleboard Night** resumes **Wednesdays at 6:30 PM.**

Holiday Preparations

A big thank-you to **Danny Hooks** and his crew for setting up the holiday lights this past Saturday.

Several volunteers pitched in — and their work is always appreciated by the community.

Upcoming Event – SRV Christmas Luncheon

Date: Saturday, **December 6th at Noon**

Hosted by: Darlene Hassinger and her merry band of elves

Toys for Tots:

- Bring an **unwrapped gift** for a boy or girl (or both)
- Gifts will be delivered to the **Eagles Lodge** for Toys for Tots pickup

Continued on following page

Ticket Sales:

- **Next sale:** Saturday, **November 22nd**, 10:00 AM – Noon in the clubhouse
- **Price:** \$15 plus the toy you'll bring the day of
- **Final purchase date:** **November 28th** for accurate attendance count

Tree Lighting Ceremony

- **Date:** Sunday, **December 7th**
- Community tree lighting event to officially kick off the holiday season.

Christmas Movie Night

- **Date:** Sunday, **December 7th**, immediately following the tree lighting
- Hosted by **Loren and Cheryl Hoch** along with myself
- Hot cocoa will be served, and residents are encouraged to attend in pajamas if you're brave enough for a relaxed holiday evening. Maybe a contest?

Other events still include Sip and Dip and BINGO as always. Be on the lookout to your email for other event info.

Financials

- **Social Account Balance:** \$4,207
- **Recreation Account Balance:** \$9,149

End of Report



CHRISTMAS LUNCHEON
December 6, 2025 • 12:00 Noon
SRV Clubhouse

Luncheon provided by Frank's Broadway Catering
Buffet includes:

- Roasted turkey with dressing & gravy
 - Cranberry sauce
- Mashed potatoes & gravy
 - Vegetable medley
 - Rolls & butter
- Coffee • Tea • Water

Assorted desserts will be provided by SRV volunteers

• Ticket Purchase Dates:

- November 13, 2025 — 4:00-6:00 PM
- November 22, 2025 — 10:00 AM-noon

Last Day to Purchase: November 28, 2025

Cost: \$15.00 PLUS a Toys for Tots toy for a boy or girl

Contact: Darlene Hassinger — 419-512-0506

[Download Document](#)

You are cordially invited to join SRV Residents!

HOLIDAY TREE LIGHTING CELEBRATION



SUNDAY
DEC. 7, 2025
6:30 PM

SRV
Clubhouse

Enjoy cookies & hot cocoa
with music by Helen Carter





SRV Bingo – December 12th at 6:30pm

Join us for Friday the 12th Bingo Night

\$2. For A Card or 3 Cards for \$5.

BYOB & Any Snacks you like.

Friday Hosts: Art & Joyce Showalter

Always wanted to drive around and see all the Holiday Lights?

Danny Hooks has arranged for the first 30 people to purchase tickets to enjoy this Holiday Trip.

Tickets are \$25 per person. We will leave SRV on December 14th at 5:45pm.

Trip will be roughly 2 hours long and we will go through various communities to see the lights and displays.

Tickets will be sold after the Board Meeting on Thursday and again from 10 – 12 on Saturday morning the 22nd.

Must be paid in advance! Will not be available after Saturday morning.

Bring your own cocktails – No coolers allowed.



BOAT CLUB MEETING

TUESDAY, JANUARY 13, 2026

PHILLIPPI CREEK OYSTER BAR

GARDEN ROOM

5353 S. TAMAMI TRAIL

HAPPY HOUR: 5-5:30 PM

DINNER OFF THE MENU

AGENDA

BUSINESS MEETING

PRESENTATION OF THE 2026 PROGRAM
BY BOAT CLUB COMMITTEE MEMBERS

PROGRAM

BOATER SAFETY PRESENTED BY
BOB SINGLETON

RSVP REQUESTED BY JANUARY 10, 2026

CALL OR TEXT JAN LEINBERGER

989.751.1268

Sunday		Monday		Tuesday		Wednesday		Thursday		Friday		Saturday	
30	6:30pm Hand & Foot	1	10:00am Chair Exercise 10:00am Mahjong 4:00pm Aerobics 6:30pm Euchre 6:30pm Rummi-kub	2	6:30pm Bridge 6:30pm Game Night 6:30pm Mexican Train Dominos	3	4:00pm Aerobics	4	11:00am Private Party 6:30pm Pay Me & Pass the Ace	5	10:00am Chair Exercise 4:00pm Aerobics 6:30pm Pinochle	6	12:00pm Holiday Luncheon - Mary Vollmer & Darlene Hassinger
7	6:30pm Christmas Tree Lighting 6:30pm Hand & Foot	8	10:00am Chair Exercise 10:00am Mahjong 4:00pm Aerobics 6:30pm Euchre 6:30pm Rummi-kub	9	10:00am Grounds Committee Meeting 6:30pm Bridge 6:30pm Game Night 6:30pm Mexican Train Dominos	10	4:00pm Aerobics	11	10:00am Annual Meeting 5:00pm Slip N Dip - Host Kathy Kelley 6:30pm Pay Me & Pass the Ace	12	10:00am Chair Exercise 4:00pm Aerobics 6:30pm Bingo - Hosts Art & Joyce Showalter 6:30pm Pinochle	13	
14	6:30pm Hand & Foot	15	10:00am Chair Exercise 10:00am Mahjong 1:30pm Audit Committee Meeting 4:00pm Aerobics 6:30pm Euchre 6:30pm Rummi-kub	16	6:30pm Bridge 6:30pm Game Night 6:30pm Mexican Train Dominos	17	4:00pm Aerobics	18	6:30pm Pay Me & Pass the Ace	19	10:00am Chair Exercise 4:00pm Aerobics 6:30pm Pinochle	20	
21	6:30pm Hand & Foot	22	10:00am Chair Exercise 10:00am Mahjong 4:00pm Aerobics 6:30pm Euchre 6:30pm Rummi-kub	23	6:30pm Bridge 6:30pm Game Night 6:30pm Mexican Train Dominos	24	4:00pm Aerobics	25	10:00am Private Party	26	10:00am Chair Exercise 4:00pm Aerobics 6:30pm Pinochle	27	
28	6:30pm Hand & Foot	29	10:00am Chair Exercise 10:00am Mahjong	30	6:30pm Bridge 6:30pm Game Night	31	4:00pm Aerobics	1	6:30pm Pay Me & Pass the Ace	2	10:00am Chair Exercise 4:00pm Aerobics	3	

Disclaimer: SRV News & Views advertising provides residents with options when choosing a service provider. We do not endorse any of these advertisers. It is up to each individual home owner to check references, the Better Business Bureau and the Florida Licensing Board when hiring any contractor or business person.

PROFESSIONAL PLUMBING & DESIGN, INC.



**A COMPANY YOU
CAN TRUST**

**Fully licensed, Bonded
& Insured**

**100% Satisfaction
Guaranteed**

**Family Owned and
Operated Since 1985**

**Better Business Bureau
A+ Rated**

**YOUR FULL
SERVICE PLUMBER**

**Residential, Commercial
& Industrial Service**

**Drain Cleaning, Milling,
Jetting & Video Inspection**

Water Softening/Filtration

**Drain Leak Locating by
Smoke Testing**

No-Dig Drain Pipe Lining

**Re-piping of Water &
Drain Lines**

**Non-Commission
Employees**

Non-Franchise Company



NEED A PLUMBER? Call The Professionals!

(941) 355-5400

www.ProPlumbingDesign.com

LICENSED - BONDED - INSURED License #CFC057045



BILL'S WINDOW CLEANING

CALL BILL @ 941-228-8177

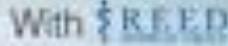
Serving SRV since 1992

Licensed & Insured



Now welcoming new patients!

DR. MINDY WARD

With 

CONCIERGE MEDICINE

- Snowbird Special Available
- Home Visits Offered
- Unrushed, One-on-One Care



Call to learn more or schedule a consultation

941-541-8025

Whether you're here seasonally or year-round, enjoy truly personalized healthcare with Dr. Mindy Ward.

