STRATHMORE RIVERSIDE VILLAS ASSOCIATION, INC.
A RESIDENTIAL COMMUNITY FOR PERSONS 55 YEARS OF AGE OR OLDER
C/O Argus Property Management, Inc.
2700 Riverbluff Parkway Sarasota, FL 34231
Phone: (941) 922-8188 Fax: (941) 927-9849
REGULAR MEETING OF THE BOARD OF DIRECTORS
Thursday, November 17, 2022 – 9:30 A.M. - SRV CLUBHOUSE

1. **Call to Order**
2. **Pledge of Allegiance**
3. **Roll Call**
4. **Determination of Quorum**
5. **Rules of Order**
   - **Roberts Rules**
   - **NSI of 3 minutes per speaker**
6. **Approval of Minutes of 10/27/2022 BOD meeting**
7. **President's Report**
8. **CAM Report**
9. **Treasurer's Report**
10. **Committee Reports**
    - **A. Sales/Lease & Rental – Ilene Novack**
    - **B. Other Committee Reports**
11. **Old Business**
12. **New Business**
    - **A. Approval of Election Committee members**
    - **B. Fence Estimates for approval**
    - **C. Appointment of Insurance Committee members**
13. **Owners questions on agenda items**
14. **Adjournment**

The next regular meeting of the Board of Directors is Thursday, January 26, 2023 at 9:30 am.

MEETING OF THE BOARD OF DIRECTORS

Thursday, October 27, 2022 – 9:30 A.M. SRV CLUBHOUSE

MINUTES

The meeting was called to order at 9:30 A.M. by President Robert Martucci

Pledge of Allegiance.

Members of the Board were present: Robert Martucci, Carl Shepherd, Dan Hooks, Jean Burns, Joe Morganstern, Jean Senninger, Frank Guerrero and John Calia were present. A quorum was established.

Rules of Order were established with Community members present.

Approval of 09/22/22 Board Meeting Minutes. ***See motion sheet.***

Announcement of Jerry McDermott's resignation

Approval of Treasurers Report(s) to Audit September 2022

Old Business:

A.) 2023 Budget Approval ***See motion sheet***

New Business:

A.) 2022 Audit ***See motion sheet***

B.) Creekhouse Lease ***Update***

C.) Waiver for employees to work onsite after hours ***See motion sheet***

D.) Change in Insurance Agent - CBIZ ***See motion sheet***

E.) Consolidating sections in SRV ***See motion sheet***

The next meeting –November 17, 2022

Adjournment – 12:30 P.M.

Motion – To approve the 09-22-22 minutes – ***Motion by Dan H. and seconded by Jean Senninger. to approve the minutes with change to Comcast refund being $33,600.00($100.00 per box). Motion carried.***

Motion – To approve 2023 Budget ***Motion by Jean S. and seconded by Bob M. Motion carried***

Motion – To approve Miller & Co. to conduct 2022 Audit. M***otion by Jean S. and seconded by Frank G. Motion carried.***

Motion – To allow contract labor to work, under guidelines of waiver, to be permitted to perform personal work for SRV owners on unscheduled, unpaid days off. – ***Motion by John C. and seconded by Dan H. Motion carried***

Motion – To change insurance agent from Atlas Insurance to CBIZ insurance, effective immediately. M***otion by Joe M. and seconded by Jean S. Motion carried.***

Motion – To have the possibility of consolidating SRV sections 1, 2 and 3 into 1 section, to be put to owner vote at annual meeting. M***otion by Jean S. and seconded by Joe M. Motion carried.***

TREASURER'S REPORT
Month ending Oct 31, 2022

SRV Oct. Balance Sheet

	Assets	$ 1,694,265.84
Liabilities	$ 1,344,393.11	
Total Equity	$ 349,872.73	
Total Liabilities & Equity		$1,694,265.84

Total Revenue for Oct: $ 144,373.53 vs. budget $147,331.00

Total Expenses for Oct: $167,467.42 vs. budget $147,331.00

Main contributors were:

Grounds under budget by	$ 3,708.34
Bldg Maintenance over budget by	277.87
Rec. facilities over budget by	2,394.63
Utilities under budget by	2,512.49
Payroll under budget by	368.45
Administration over budget by	26,071.39
(Insurance plus $30,626.89)	

Net income for Oct. is negative $ 23,093.89.

Total Revenue year to date: $ 1,480,430.67 vs. budget $ 1,473,310.00

Total expenses year to date: $ 1,518,050.47 vs. budget $ 1,473,310.00

Main contributors were:

Grounds under budget	$ 10,740.38
(Main contributor Mulch under $10,057.97)	
Bldg Maintenance under budget	19,042.61
Swimming Pool over budget	126.52
Rec. facilities over budget by	2,394.63
Utilities under budget by	6,814.16
Payroll under budget by	7,385.15
Administration over budget by	85,201.62

Net income year to date is minus $ 37,619.80
Note due to insurance over budget $108,384.23

Delinquent accounts as of Oct. 31 2022
Legal action is in process on 4 accounts for a total of $ 15,607.38
Plus 13 villas have not paid any of the special assessment plus the same for the 4 units now with the attorney.

Reserve Balance report.

Deck resurfacing	**$ 8,192.31**
Pool structural restoration	**21,755.00**
Pool Heater	**2,122.78**
Exercise Equipment	**4,588.58**
Maint. Equip & bldg	**5,057.82**
Shuffleboard	**284.20**
Fence	**10,801.83**
Paving	**290,057.98**
Painting	**20,943.08**
AC Rec. bldg	**14,601.91**
Club House Roof	**32,124.88**
Club House Improvements	**11,544.22**
Clubhouse sauna/restrooms	**1,345.80**
Creek House Projects	**6,603.49**
Seawall & Marina retaining wall	**132,858.02**
Sewer/Water lines	**64,887.46**
Irrigation System	**2,303.30**
Marina / docks	**48,416.11**
Utility Carts	**5,390.67**
Reserve Interest	**963.39**
Total Reserve fund	**$ 686.842.83**

Total Reserve Expenses to date. $ 122,085.50

Jean Senninger, Treasurer

ELECTION COMMITTEE MEMBERS

Lil Doherty

BJ Dunham

Kay Ferguson

Darlene Hassinger

Kathy Kelley

Jan Leinberger

Jeane Moore

Sandy Needles

Louise Pearson

Diana Venter

Linda Meyer (Chair)

/ljm 11/17/22

Strathmore Riverside Villas Fence Repair Estimates

Background – SRV has approximately 4800 lineal of feet of perimeter fencing. The storage yard is fenced also. The fencing consists of white 6' high PVC sections along the majority of the property, however there are sections of chain link fence in limited areas. The storage yard is fenced with 8' high white PVC fence. There are miscellaneous areas fenced with PVC fencing including the pool pump house and kayak storage area.

Damage Assessment - Approximately 800 lineal feet of white PVC fence was blown over or structurally damaged along the perimeter of the property. Gates were also damaged but should be able to be repaired and set back in place.

Bid Solicitation - Repair/Replacement as Needed - Seven contactors were contacted to secure estimates for repair or replace in-kind as necessary. A list of the contractors contacted is attached and . Six contractors visited the site and to date 3 have submitted bids to complete the work. All contractors stated that they are extremely busy and given the extensive damage to fencing in our area it could be months before the work can be done. The three estimates received to date are:

Sarasota Fence Inc.	$26,350.00
H&Y Fence	$25,547.35
ASAP Fence & Gates	$23,600*

**This estimate was made from satellite imagery and will have to be field verified. It does not include costs for work associated with the 8' high sections of fence along the storage yard or repairing and resetting the gates or sections of decorative fence along Constitution Boulevard. ASAP requests payment of 20% of preliminary estimate to field verify the actual work to be done therefore is provided for comparative purpose only.*

Time is of the essence in order to get on a contractor's schedule to undertake this necessary work. Therefore, it is recommended that an award of contract be made from the above listed contractors. Given how close all the bids are it is not recommended that ASAP be considered since it is apparent that their current bid will be substantially higher once they have a full understanding of the job. Sarasota Fence Inc. and H&Y Fence are established local contractors that appear to have a full understanding of the work to be undertaken.

Recognizing that sections of fence anticipated to be repaired may not go back together properly, it is recommended that the Board provide a 20% contingency when allocating funding for this work.

Attachments

Fence Contractors

West Florida Fence & Rail

813-251-5881 – Connor

Visited site however no bid submitted. Did not return follow-up calls.

All Pro Fencing & Railing

941-536-7931 – Mike Goss

Visited site however no bid submitted. Did not return follow-up calls.

A Plus Quality Fence

863-832-8114 – Derek Jackson

Visited site however will be several more weeks before bid will be available.

Florida State Fence

813-423-7844 – Paul

Visited site however declined to bid. Does not install current brand of fence

- Sarasota Fence *(installed existing fence)*

  941-957-3654 941-351-8989 – O.T.

  Bid attached. $$26,350

- ASAP Fence & Gates

  941-229-1789 - Tony

  (Satellite Estimate) - $23,600 Requires 20% refundable deposit to visit site.

H&Y Fence

941-379-3444 – Robert Yoder

Bid attached - $25,547.35

H & Y Fence
510 Cattlemen Rd
Sarasota, FL 34232
www.HnYFence.com

Estimate

Date	Estimate #
11/2/2022	82808

NAME / ADDRESS	SHIP TO:
BILL HALLISEY 2700 RIVERBLUFF PKWY SARASOTA, FL 34231	

"Best of Sarasota" award winner
11 years in a row for Fence Contractors.

Estimator	P.O. NO.	PROJECT
RDY		

DESCRIPTION	QTY	U/M	COST	TOTAL
ESTIMATE TO REPAIR STORM DAMAGED PERIMETER FENCE. REPLACE 60 - 6 FT TALL AND 11 - 8 FT TALL WHITE VINYL POSTS. PUT PANELS BACK TOGETHER AND STRAIGHTEN FENCE. REPLACE HINGE POST AND RE-HANG 8 FT GATE WITH NEW HINGES AT STORAGE YARD.				
5" X 5" X 108" WHITE VINYL POST WITH FLAT PYRAMID CAP. (60 LINES)	60		38.1665	2,289.99T
5" X 5" X 144" WHITE VINYL POST WITH FLAT PYRAMID CAP. 10-LINES, 1-END	11		51.06545	561.72T
STAINLESS STEEL SELF CLOSING HINGES	1	PR.	41.15	41.15T
5" X 8' ALUMINUM POST STIFFENER INSERT FOR GATE HINGE POST	1	EA	53.29	53.29T
DURA-RAIL/WHITE - 1-1/2" X 5-1/2" X 71.5"	12	EA	13.51	162.12T
DURA-RAIL/WHITE 1-1/2" X 5-1/2" X 95.5"	24	EA	17.91792	430.03T
12" X 96" WHITE VINYL LATTICE ACCENT	12	EA	8.81167	105.74T
T & G/WHITE- 7/8" X 6" X .040" X 62.25" PICKET - PRICE PER - (NEED TO COUNT HOW MANY WE USE)	1	EA	5.82	5.82T
60# BAG OF CONCRETE	100		6.00	600.00T
REPAIR LABOR - VINYL FENCE			21,000.00	21,000.00
FLORIDA STATE SALES TAX			7.00%	297.49
TOTAL				$25,547.35

Upon Customer's execution of this proposal, this Estimate shall become an Agreement for H&Y Fence to perform the scope of work described above on a time-and-material basis in accordance with the paragraphs 1-15 of the Terms and Conditions set forth on the following page, which are fully incorporated herein by refrerence. Do no sign this Estimate without first reviewing the Terms and Conditions.

Currently Due to Pandemic: We have been experiencing increased costs of all materials and shipping costs. While this is still going on or until materials become more readily available we are only able to honor quoted prices on estimates for 30 days from the date they are given. After 30 days this estimate will need to be revised to match current pricing.

SIGNATURE / DATE

Sarasota Fence INC. ®
2131 13th Street • Sarasota, FL 34237
(941) 351-8989
sarasota.fence@gmail.com

PROPOSAL SUBMITTED TO:		PHONE 922-8188	DATE 10-31-22
NAME	Strathmore Riverside	JOB NAME	AREA
STREET	2700 Riverbluff Pkwy.	STREET	
CITY	Sarasota	ALT	
STATE	Florida	EMAIL srv2700@comcast.net	

We hereby submit specifications and estimate for: Hurricane Ian Damage

Constitution perimeter fence line
Repair 39 existing lattice panels
Install 7 new lattice panels
1-new 5'+1' fence section
Straighten posts were needed

Playground area neighbor
1-new pvc section 6'x76"

North perimeter fence behind villa 23
2-new pvc posts
Re-install 3-sections
This area needs to be cleared by other

North West corner behind villa 44
Re-install 1-section 6x6

Along Creek Dr.
Re-install 1- pvc section
3-new pvc fence sections
2-new pvc posts
Adjust exist. double gates

Storage Area 8' high pvc fence enclosure
1-new 8x6 section
1-new 5x5x12' pvc posts w/ alum. post stiffner
Re-Install 1/2 of double gate
10- new 5x5x12' pvc posts
10- new bottom rails
Re-Install 11 fence sections

Apache St. 6' high perimeter pvc fence
40- new 5x5x9' pvc posts
Re-install 14 sections
45- new 6'x8' pvc fence sections
straighten 31 fence posts

Lords Ave 6' high perimeter pvc fence
Straighten 7 fence posts
Re-install 3-sections
5- new pvc fence sections

Re-use pvc fence materials stored in storage area
171- rails
951- pickets

We hereby propose to furnish labor and materials - complete in accordance with the above specifications, for the sum of _____ ($ 26,350.00) with payment to be made as follows:

($ 1/2) Deposit, Balance due upon completion. _____

All material is guaranteed to be as specified. All work to be completed in a workmanlike manner according to standard practices. Any alteration or deviation from above specifications involving extra cost, will be executed only upon verbal _____ orders and will become an extra charge over and above the estimate. All agreements contingent upon strikes, accident or delays beyond our control. This proposal subject to acceptance within 7 days with the required deposit and is void thereafter at the option of the undersigned.

Sarasota Fence, Owners & Employees shall not be responsible for damage to underground utility lines, piping, sprinklers systems or other structures upon the Contractee' s premises. Further they shall not be liable' for removal, damages, or nonpayment for installation of fencing upon properties adjacent to Contractee's property or inaccurately placed fencing upon Contractee's property when the Contractee instructs or delegates instruction to Contractor of the location of fencing. Contractor specifically discloses that they make no representation of practicing surveying or in any fashion delineating lot lines for the purpose of installing fences. It is the Contractee's responsibility to have a valid lot survey to locate legal boundaries and knowledge of their private fencing deed restrictions.

Authorized Signature: Orlando Tellez

ACCEPTANCE OF PROPOSAL

The above prices, specifications and conditions are hereby accepted. You are authorized to do the work as specified. Payment will be made as outlined above. There will be a service charge of 5% of face value for all returned checks. Minimum charge $30.00. We reserve the right to repossess our fence if full payment is not made within 30 days from completion of the job. A monthly service charge of 1.5% (18% per annum) will be added to any invoice not paid within 30 days. The Contractee also agrees to pay the costs of collection and the reasonable cost of Contractor's legal fees in the event that the Contractor prevails in legal action to enforce payment of charges owing to Contractor for service provided by Contractor to Contractee. Deposits are not refundable.

Signature _____

DATE _____ Signature _____

ASAP Fence & Gates, LLC

2219 63rd Ave E, Unit C
Bradenton, Florida 34203
941-417-8992
info@asapfenceandgate.com | asapfenceandgate.com

RECIPIENT:

Bill Hallisey

2700 Riverbluff Pkwy Sarasota, FL 34231
Sarasota, FL 34231
Phone: 941-915-0236

Estimate #6056	
Sent on	Oct 20, 2022
Sales Person	Tony Anderson
Property In HOA?	No
Total	**$23,600.00**

PRODUCT / SERVICE	DESCRIPTION	QTY.	UNIT PRICE	TOTAL
Vinyl Privacy Fence - 6FT - White - 700LF	Tongue and Groove Privacy fence is quoted per linear foot installed, with posts 6ft on center, using 60lb cement in each post hole. All Gate Posts contain an aluminum post stiffener for added strength and hinge support. Privacy Vinyl fence is rated to 120MPH wind load. Our privacy fence comes with a TRANSFERRABLE limited lifetime warranty. Our privacy fence is commercial grade, and thicker than most big box store products. It won't sag, won't fade, and will provide you years of low maintenance enjoyment.	1	$23,600.00	$23,600.00
Removal and Haul Away Existing Fence Included in price	Remove and Haul off LF of Existing Fence.	1	$0.00	$0.00
Property Survey	At your earliest, please scan your survey and email it to Tony@ASAPFenceandgate.com I will photoshop the rendering of the fence and apply it to your survey to submit it to your HOA or Property Appraiser (for permit) with the application for approval.	1	$0.00	$0.00
Further Instructions	Customer to clear the entire line of limbs, stumps, branches and debris prior to installation or additional labor charges could incur.	1	$0.00	$0.00
Vinyl Fence Lifetime Warranty	Free with professional install from ASAP Fence. A Transferable lifetime warranty on material.	1	$0.00	$0.00
Tonys Contact Information	Please feel free to call or text Tony Anderson at 352.445.1485 or E-mail Tony@asapfenceandgate.com if I can help you in anyway...	1	$0.00	$0.00

A deposit of $11,800.00 will be required to begin.

ASAP Fence & Gates, LLC

2219 63rd Ave E, Unit C
Bradenton, Florida 34203
941-417-8992
info@asapfenceandgate.com | asapfenceandgate.com

Subtotal	$23,600.00
Tax Included (0.0%)	$0.00
Total	**$23,600.00**

Hi Bill, this is Tony with ASAP Fence. I have attached your fence estimate for you to review. The estimate is contingent on a final on-site measurement and inspection and is subject to change. If the estimate is copasetic, please give me a call or text at (352) 445-1485 to work out deposit details. Thanks for the opportunity. Please feel free and let me know if you have any questions...

Satellite estimates are subject to on-site confirmation of measurements and sitework such as roots which may require extra labor. If changes to your estimate are required you are not obligated to any increase in price. A change order will be presented which you can either approve or request a refund of your deposit. Our customers have overwhelming preferred the speed and convenience of this two step process.

Due to material shortages on certain products all estimates are subject to material price increases at time of material delivery.

**Broken sprinkler lines are customers responsibility
**Property and Fence line locations are customers responsibility

Payment is due as COD upon completion for all installations and repairs unless stated otherwise on estimate.

Non payment fees: A $35 Admin Fee and 1.5% Finance Charge will be added to any invoice past due. Plus a $25 per month late fee will apply. After 14 days of non payment a notice to owner shall be filed on all residential projects resulting in additional fee's of $10 mailing fee and $75 notice owner fee

Payments other than ACH/Check or equivalent: A fee of 3% for credit card and 6% fee for financing will be added at the time of invoicing.

You may place a deposit with your credit card. If your final payment is made by check, we will refund the CC balance and no fee will be charged. If you wish to finance your financing charge please inform us so it can be added to your estimate.

Retainage: In the event client has a small "punch list items" to be completed after installation. Client understands that are obligated to pay bill in full at time of installation, but may request to withhold a 10% retainage until the original scope of work is complete.

Signature: _____ **Date:** _____