

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

Join Zoom Meeting
<https://zoom.us/j/98323920628?pwd=KslkjaojeG33cYbNULEoJ7fEUeznGA.1>
Meeting ID: 983 2392 0628
Passcode: 974933
Dial by your location
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March 27, 2025 – 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
 - A. Board of Directors Meeting - February 27, 2025
6. President's Report – Marcia Lawson
7. Vice President's Report – Mitch Wyant
8. Secretary's Report – Arlene Johnson
9. Assistant Treasurer's Report – Jerry McDermott
10. Community Association Report – Sarah Daley
11. Building Report - Mitch Wyant
12. Clubhouse Report – Rolo Miles
13. Grounds Report – Mike Cavallo
14. Safety Report – Larry Gill
15. Audit Report – Julie Micheletti

16. New Business
 - A. SRV Surveillance Camera System Proposal
 - B. Solar Street Light for Section 1 Along Riverbluff Court
 - C. Annual Meeting Date – December 11, 2025
 - D. Shuffleboard Proposal to Redo Courts
 - E. Creekhouse Plumbing Repair
 - F. Converged Services Technology Advisors – Gabriela Miranda 10:30 AM

17. Owner Questions

18. Adjournment

Strathmore Riverside Villas Association, Inc.

Detailed Balance Sheet

(Amounts rounded to nearest dollar)

	(1) Operating Fund	(2) Replacement Fund	All Funds
	As of	As of	As of
	02/28/2025	02/28/2025	02/28/2025
	Actual	Actual	Actual
ASSETS			
Current Assets			
Cash - First Citizens Operating	93,596	0	93,596
Cash - Centennial	100,004	0	100,004
Cash - Centennial Op Sweep	64,122	0	64,122
Cash - First Citizens Sweep ICS Operating	1,249,244	0	1,249,244
Cash - Operating Petty Cash	150	0	150
Due to Insurance Sinking Fund	(1,368,096)	0	(1,368,096)
Due to Roofing Deductible Collections	(1,373,977)	0	(1,373,977)
Cash - First Citizens Replacement	0	100,004	100,004
Cash - First Citizens Repl Sweep ICS	0	676,067	676,067
Liberty Bank Res CD*5869 12/13/25 2.956%	0	109,623	109,623
Liberty Bank Res CD*5877 12/13/25 2.956%	0	109,623	109,623
Cash - Bank Ozarks Repl	0	152,697	152,697
Insurance Sinking Fund	1,368,096	0	1,368,096
Roofing Deductible Collections	1,373,977	0	1,373,977
Accounts Receivable	96,561	0	96,561
Insurance Assessments AR	3,910	0	3,910
Allowance for Bad Debts	(5,700)	0	(5,700)
Prepaid Expenses	16,481	0	16,481
Prepaid Insurance	208,687	0	208,687
Total Current Assets	1,827,055	1,148,014	2,975,069
Other Assets			
Deposits - Utility	900	0	900
Total Other Assets	900	0	900
TOTAL ASSETS	1,827,955	1,148,014	2,975,969
LIABILITIES AND FUND BALANCES			
LIABILITIES			
Current Liabilities			
Accounts Payable	11,592	0	11,592
Prepaid Assessments	74,731	0	74,731
Other Current Liabilities - Prior Homeowner Credit Balances	1,491	0	1,491
Other Accrued Expenses	60,895	0	60,895
Insurance Claim	43,356	0	43,356
Security Deposits	2,500	0	2,500
Deferred Revenue - Deck Resurfacing	0	11,649	11,649
Deferred Revenue - Pool Structural Res	0	60,941	60,941
Deferred Revenue - Pool Heater	0	3,756	3,756
Deferred Revenue - Exercise Equipment	0	-1,850	1,850
Deferred Revenue - Maint, Equip. & Bldg	0	6,070	6,070

Unaudited

Deferred Revenue - Shuffleboard	0	1,437	1,437
Deferred Revenue - AC Rec Bldg	0	22,107	22,107
Deferred Revenue - Clubhouse Roof	0	5,536	5,536
Deferred Revenue - Clubhouse Improvements	0	23,527	23,527
Deferred Revenue - Painting	0	29,519	29,519
Deferred Revenue - Clubhouse Sauna/Restroom	0	5,706	5,706
Deferred Revenue - Paving	0	482,147	482,147
Deferred Revenue - Creek House Project	0	4,722	4,722
Deferred Revenue - Seawall & Marina Wall	0	176,398	176,398
Deferred Revenue - Irrigation Rep & Maint	0	12,400	12,400
Deferred Revenue - Marina/Docks	0	152,746	152,746
Deferred Revenue - Utility Cart	0	9,427	9,427
Deferred Revenue - Fence/Surveillance System	0	(4,141)	(4,141)
Deferred Revenue - Water Lines	0	99,527	99,527
Deferred Revenue - Interest	0	42,690	42,690
Client Payables Collection Notice	100	0	100
Client Payables NSF	(25)	0	(25)
Total Current Liabilities	<u>194,641</u>	<u>1,148,014</u>	<u>1,342,655</u>
TOTAL LIABILITIES	<u>194,641</u>	<u>1,148,014</u>	<u>1,342,655</u>
FUND BALANCES			
Prior Years Surplus (Deficit)	1,497,048	0	1,497,048
YTD Net Surplus (Deficit)	136,266	0	136,266
TOTAL FUND BALANCES	<u>1,633,314</u>	<u>0</u>	<u>1,633,314</u>
TOTAL LIABILITIES AND FUND BALANCES	<u>1,827,955</u>	<u>1,148,014</u>	<u>2,975,969</u>

Unaudited

Strathmore Riverside Villas Association, Inc.
Schedule of Revenues and Expenses - Actual vs. Budget (Accrual)

Operating Fund

(Amounts rounded to nearest dollar)

	Month Ending			YTD			Budget				
	02/28/2025	02/28/2025	02/28/2025	02/28/2025	02/28/2025	02/28/2025	02/28/2025	02/28/2025	02/28/2025		
	\$ Actual	\$ Budget	\$ Variance	Var %	\$ Actual	\$ Budget	\$ Variance	Var %	\$ Actual	\$ Remaining	Rem %
TOTAL General and Administrative Expenses	87,201	102,035	14,834	15%	183,327	204,070	20,743	10%	1,224,431	1,041,104	85%
TOTAL Operating Expenses	118,048	189,901	71,854	38%	268,383	379,802	111,419	29%	2,278,827	2,010,444	88%
Transfer to Reserves & Other Expenses	0	1,250	1,250	100%	0	2,500	2,500	100%	15,000	15,000	100%
Income Tax Expense	0	527	527	100%	4,940	1,054	(3,886)	(369%)	6,325	1,385	22%
Real Estate Tax	0	1,667	1,667	100%	0	3,334	3,334	100%	20,000	20,000	100%
Maintenance sinking fund	0	3,444	3,444	100%	4,940	6,888	1,948	28%	41,325	36,385	88%
TOTAL Transfer to Reserves & Other Expenses	118,048	193,345	75,298	39%	273,323	386,690	113,367	29%	2,320,152	2,046,829	88%
TOTAL Expenses	83,748	493	83,255	>999%	136,266	986	135,280	>999%	5,901	(130,365)	(>999%)
NET SURPLUS (DEFICIT)											

Unaudited

Strathmore Riverside Villas Association, Inc.
Schedule of Revenues and Expenses - Actual vs. Budget (Accrual)
 Replacement Fund

(Amounts rounded to nearest dollar)

	Month Ending			YTD			Budget		
	02/28/2025	02/28/2025	02/28/2025	02/28/2025	02/28/2025	02/28/2025	02/28/2025	02/28/2025	02/28/2025
	\$ Actual	\$ Budget	Var %	\$ Actual	\$ Budget	Var %	\$ Annual	\$ Remaining	Rem %
Revenues									
Assessments									
Assessment Allocation									
AC Rec Bldg	310	310	0%	620	620	0%	3,720	3,100	83%
Clubhouse Improvements	282	282	0%	564	564	0%	3,382	2,818	83%
Clubhouse Roof	409	409	0%	819	819	0%	4,913	4,094	83%
Clubhouse Sauna/Restrooms	203	203	0%	405	405	0%	2,430	2,025	83%
Creek	460	460	0%	921	921	0%	5,524	4,603	83%
House/Remodel/Furnishings/Roof									
Deck Resurfacing	135	135	0%	270	270	0%	1,622	1,352	83%
Exercise Equipment	280	280	0%	559	559	0%	3,356	2,797	83%
Fence/Surveillance System	776	776	0%	1,552	1,552	0%	9,313	7,761	83%
Irrigation System	441	441	0%	881	881	0%	5,288	4,407	83%
Maint Equip/Bldg./Shed/Roof	3	3	0%	6	6	0%	36	30	83%
Marina Docks	5,116	5,116	0%	10,232	10,232	0%	61,389	51,158	83%
Painting	6,305	6,305	0%	12,610	12,610	0%	75,662	63,052	83%
Paving	9,539	9,539	0%	19,077	19,077	0%	114,462	95,385	83%
Pool Heater/Equipment	742	742	0%	1,484	1,484	0%	8,905	7,421	83%
Pool Structural/Pump House Room	152	152	0%	303	303	0%	1,819	1,516	83%
Seawall/Satellite Docks(Common Area)	1,850	1,850	0%	3,700	3,700	0%	22,197	18,498	83%
Shuffleboard	180	180	0%	359	359	0%	2,154	1,795	83%
Utility Carts	165	165	0%	331	331	0%	1,984	1,653	83%
Water Lines	946	946	0%	1,892	1,892	0%	11,350	9,458	83%
TOTAL Assessment Allocation	28,292	28,292	0%	56,584	56,584	0%	339,506	282,922	83%
TOTAL Assessments	28,292	28,292	0%	56,584	56,584	0%	339,506	282,922	83%
Other Income									
Interest Income	326	0	100%	689	0	100%	0	(689)	0%
TOTAL Other Income	326	0	100%	689	0	100%	0	(689)	0%
TOTAL Revenues	28,618	28,292	1%	57,274	56,584	1%	339,506	282,232	83%
Expenses									
Transfer to Reserves & Other Expenses									
Transfer to Deferred Revenues	28,618	0	(100%)	57,274	0	(100%)	0	(57,274)	0%
TOTAL Transfer to Reserves & Other Expenses	28,618	0	(100%)	57,274	0	(100%)	0	(57,274)	0%

Unaudited

Strathmore Riverside Villas Association, Inc.
Schedule of Revenues and Expenses - Actual vs. Budget (Accrual)

Replacement Fund

(Amounts rounded to nearest dollar)

	Month Ending		YTD		Budget					
	02/28/2025	02/28/2025	02/28/2025	02/28/2025	02/28/2025	02/28/2025				
	\$ Budget	\$ Variance	Var %	\$ Actual	\$ Budget	\$ Variance	Var %	\$ Annual	\$ Remaining	Rem %
TOTAL Expenses	0	(28,618)	(100%)	57,274	0	(57,274)	(100%)	0	(57,274)	0%
NET SURPLUS (DEFICIT)	28,292	(28,292)	(100%)	0	56,584	(56,584)	(100%)	339,506	339,506	100%

Unaudited

Robert Dressler
2651 Riverbluff Pkwy
Villa 127

Communication #1/2025

From: Robert Dressler
To: SRV C.O.A. Board
Subject: Security Camera Proposal

January 21, 2025

1. On February 20, 2024 the undersigned conducted a security survey of the camera monitoring system located at 2700 Riverbluff Parkway (Strathmore Villas).
2. The current system was identified as a Proprietary Network Video Recorder (NVR) model VIM 16 4000, consisting of 13 VIM model 1350 cameras, 2 switches, and 5 ubiquiti nano stations (wireless bridge devices). The installer, Visualint systems, was acquired by SNAP ONE technologies in 2014. Product support is now expired, rendering the software, hardware, updates, and warranties void and incompatible with modern security standards.
3. A review of the original purchase receipts and site survey revealed that there are a total of 13 cameras are installed. Upon further inspection the undersigned was not able to access the system and the NVR as well as cameras, were offline. Investigation revealed that the equipment located in the storage closet of the clubhouse's main activity room, was unplugged, improperly wired, and in a state of disrepair. Further investigation determined that 3 cameras (VIM 1350) were non functional. Additionally, 2 camera's dome lenses were severely obfuscated and 1 camera was mounted behind the gutter rendering it unusable.
4. From February 20, 2024 to March 25, 2024 the following actions were taken:
 - a. The system was reconnected and tested
 - b. The faulty cameras were removed
 - c. Dome lenses were recycled to working cameras
 - d. 2 new Generic cameras were installed at the Constitution and Swift entrances
 - e. A 16 port POE switch was installed allowing NVR relocation

- f. The NVR was updated and relocated to the Management Office

5. On March 25, 2024 the undersigned contacted Kevin Wojtaszek, TIER 3 tech support for SNAP. The tech remotely logged into the SRV system and pursuant to extensive testing, reported that the hardware had failed. Specifically, port failure, which allows external and local access. He advised the system is no longer supported and no future updates would not be released, therefore, a new system is recommended.

6. **The following proposal is submitted for the boards consideration.**

a.	Purchase of a Dahua 12 Camera System/NVR	\$1500
b.	Purchase of a 10-12 TB hard drive	\$ 400
c.	Connectors, Mounts, LAN Cable Wireless Bridges, POE supplies etc	\$ 600

		\$2,500

7. In conclusion, the proposed upgrade would provide:

- a. Higher Mega Pixel cameras and HD clarity
- b. Additional NVR storage and recording ability
- c. The ability to view the cameras on the local area network
- d. The ability to view the cameras via app or remote computer
- e. Provide movement notifications for selected areas and times
- f. A wider view of critical areas and a simple interface for downloading video clips

8. For your consideration.

Robert Dressler

RD/rd



Estimate

2502-2513-2782
2025-02-26

Poly Lift USA~ Corporate Headquarters
8958 West State Road 84 Suite #156 Davie, FL
33324
Ballpark Way, 2000 E Lamar Blvd, Arlington, TX
76006
3355 Lenox Road Suite 750 Atlanta, GA 30326
info@polyliftusa.com
(844-765-9872)

Steve Shirley
2700 Riverbluff Circle
Sarasota FL 34231
shirleysteve3@gmail.com
(757) 621-1693

2700 Riverbluff Circle, Sarasota, FL, 34231

<u>Description</u>	<u>Unit Price</u>	<u>Quantity</u>	<u>Total</u>
<u>Mobilization / Project Management</u> Poly Lift USA will furnish and install ALL Labor and Materials and Technical project management required to complete the project. Poly Lift USA will dispatch a trained and certified technician with a E-20 Reactor/Heater, 17.5KW Generator, Transfer Pumps and A & B Drums filled with Eco-Foam polyurethane.	\$0.00	1.00	\$0.00
<u>Court Stabilization with Lift</u> We will use our proprietary, Eco-friendly, FOAMJECTION process to compact the underlying subgrade and stabilize all damaged areas of the court as shown in photos. This will avoid future settling and deter the need for costly replacement. Stabilization will also provide a stable base for resurfacing. Additionally, we will make every attempt to adjust areas that have sunk below their original level. As discussed, we cannot guarantee the degree of lift, especially in areas less than four (4) feet in width. Occasionally the area to be lifted is too narrow or the slab too weak to withstand lift. Efforts to lift will ALWAYS STOP when damage to the slab or associated structures seems likely. Our crew chiefs are extremely experienced and will advise. Please be onsite during all projects involving lift.	\$1,500.00	1.00	\$1,500.00
<u>Stabilization and Lift Policy (PLEASE READ CAREFULLY)</u> Stabilization refers to locking the slab in its current position for an indefinite future by injecting a heated, liquefied polyurethane foam,	\$0.00	1.00	\$0.00

which expands powerfully to compact the soil below the slab and secures the slab in its current position. **Stabilization projects DO NOT result in lifting the slab.** Lift projects, also referred to as adjusting or raising the slab, are designed to elevate a sunken slab as close to its original position as feasible. While technicians always seek to achieve the lift desired by the client, care must be taken not to crack the slab or damage other structures resting on the slab. Accordingly, Poly Lift NEVER GUARANTEES the precise degree of lift. We will make best effort to lift where appropriate with the understanding that the technicians will always stop, if the risk of corollary damage emerges. Our promise is long lasting stabilization. Stabilization is always guaranteed but the amount of lift is not. Still, over 90% of the projects involving lift achieve an increase in slab elevation.

Safety and Clean up Procedure

All active work areas will be protected by safety cones. Once completed will be cleaned and restored to full function. If project requires slab drilling, all 5/8" holes will be filled with sanded gray concrete. **Customer agrees to direct all drainage and seal all open cracks/joints with a silicone sealant within 30 days of project completion to prevent further damage. PL USA recommends Sika Flex Self Leveling Sealant**

\$0.00 1.00 \$0.00

Grinding

Occasionally it is not possible to eliminate trip hazards entirely. In such cases, grinding may be the only option. The color of the area ground may not match the color of the rest of the slab. If you **DO NOT WISH** grinding to be used, please advise our crew chief before work begins. If you do not stipulate "no grinding", the crew will assume it can be used if needed.

\$0.00 1.00 \$0.00

Forms of Payment

We do not require deposits on most projects. We do, however, require payment at the time of completion. A personal check for the full amount is fine. Please be sure to include the project number on the memo line. It should be given to our crew chief immediately after work is completed. We do accept credit cards, but a **3% processing fee will be assessed.**

\$0.00 1.00 \$0.00

Total \$1,500.00

Note: Please notify us 72 hours in advance of any required schedule changes or you may be subject to a cancellation fee.

POLY LIFT USA warrants the following:

For a period of 10 years after completion of its work, Poly Lift USA will return and repair any vertical settlement of greater than ¼" in the work area at no cost to the client, except if caused by Acts of God or other extraordinary factors including Hurricanes and Floods. Customer agrees to direct all drainage and seal all cracks and joints within 30 days of the projects completion to prevent further damage. Any settlement, or changes structure or area must be documented by before and after photos, which are taken at time of installation by both parties. Years 6-10 after project completion the only cost to the client could possibly be a minimal mobilization fee charge. Poly Lift USA will not be responsible for any future cracking in any type of overlay surface installed by another contractor, including, but not limited to, stamped concrete, spray coat, brick, stone or tile.

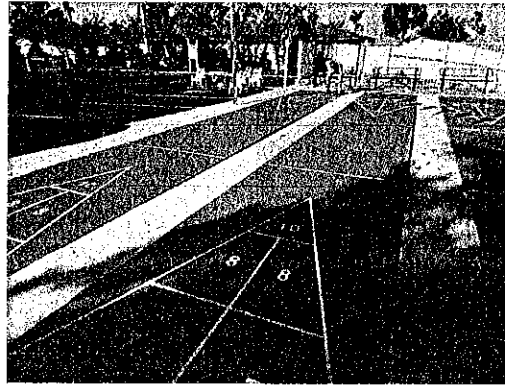
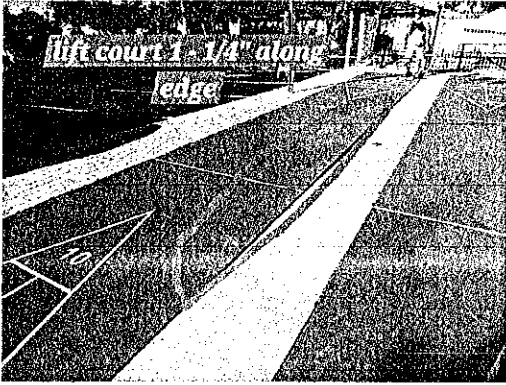
In the event Poly Lift USA damages any client structures or systems (e.g., pool or spa shell, pipes), Poly Lift USA will repair or compensate the client for repair of said damages. Such claims must be made within 15 days of completion of work by Poly Lift. All disputes arising from this warranty shall be governed by Florida, Georgia and Texas law.

CANCELLATION NOTICE; If a project is canceled 72 hours or more before the scheduled date there will be no cancellation fee. If the project is canceled less than 72 hours of the scheduled date there will be a cancellation fee of 25% of the price of the job.

PAYMENT TERMS: a.) Invoice will be sent immediately upon completion of project. Payment will be rendered due and collected upon the completion and delivery of services. Please be sure to include the project number on the memo line. A 3% credit card processing fee will be applied to all credit card transactions.

I have read and accept the terms of this proposal.

Signature _____ **Date** _____





Geotech Proposal

Date

02-24-2025

Site Address

2700 Riverbluff Drive, Sarasota, FL, FL 34231

Customer Details

Steve L Shirley

7576211693

shirleysteve3@gmail.com

2700 Riverbluff Drive

Sarasota, FL 34231

Project Consultant

David Figueroa

(440) 714-1613

david.figueroa@heliconusa.com

Products Included

Concrete Repair

Slab Injection

Stabilize Slab with Attempt to Lift and Level

Subtotal	\$2,475.64
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Soil Stabilization

Utilities Coverage (Soil Injections)

Solidify and Stabilize Soils

Subtotal	\$159.99
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Subtotal	\$2,635.63
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Discount	HOA Discount -\$135.63
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Total	\$2,500.00
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Payment

Deposit	\$834.00
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Balance	\$1,666.00
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Payment Terms:

Remaining balance to be paid in full on last day of installation

Customer Consent

This Contract, along with the Terms and Conditions, the Warranties form the contract (the "Contract") between the Customer and Helicon Foundation Repair Systems, Inc. dba Helicon (the "Contractor"). Balance to be paid in full to foreman on last day of install (Unless financed). Customer must be present on final day of install and final walk-through is to be performed with the job foreman.

Acceptance of Contract - The above prices, specifications, terms and conditions, and separate warranty are satisfactory and hereby accepted. You are authorized to do work as specified. Payment will be made as outlined above or in accordance with the attached Terms and Conditions. Deposit due prior to mobilization, remaining balance due upon completion of project. Helicon reserves the right to cancel the contract at any time.

Customer Signature

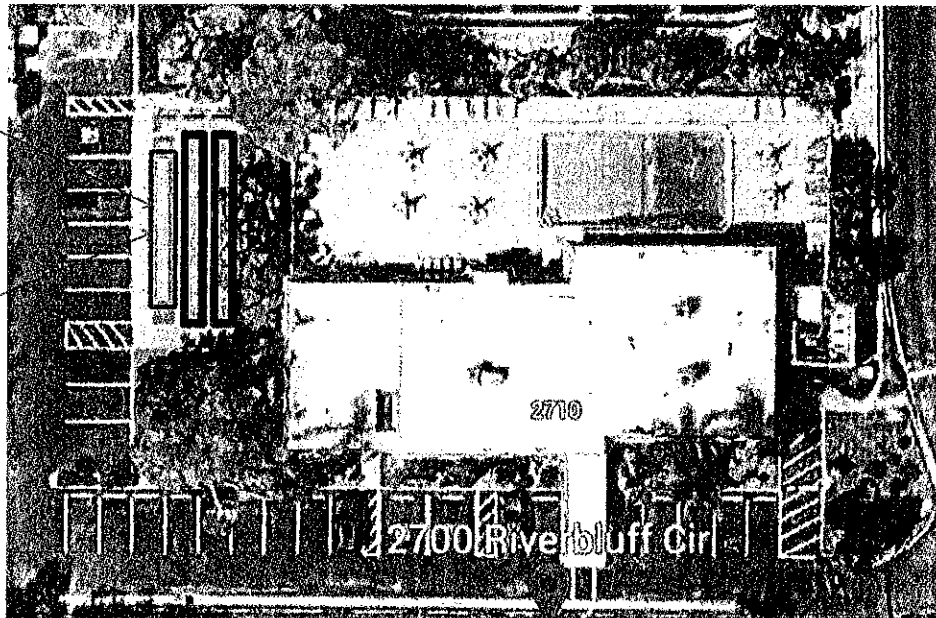
Authorized Rep. Signature

Project Drawing

Repair Plan

No injections last 5'
 on both ends of
 shuffle board

Attempt to lift areas
 of shuffle board to
 level



Client Name	Project Address	Helicon <small>Corporate Address: 11103 North 46th Street, Building B Tampa, FL 33617 813-587-1065 www.heliconusa.com CBC-1255310</small>
834	2700 Riverbluff Drive, Sarasota, FL 34231	



7011 Wilson Rd.
WPB FL 33413
561-964-2001 | Fax: 561-964-5009
www.sportsurfaces.com

PROPOSAL/AGREEMENT

May 21, 2024

Strathmore Villas
2700 Riverbluff Pkwy
Sarasota FL 34231

COURT PREPARATION: area to be approximately: 6' x 52' per court with a total of (3) shuffleboard courts
The Contractor will pressure clean and power blow court(s) as necessary to remove loose dirt, mildew and oil.
The Contractor will patch depressions greater than 1/8" after 1 hour drying time in sunlight, grind down any ridges as necessary and fill existing cracks as best as possible prior to surfacing. Hairline cracks cannot be filled and will return fairly quickly. All cracking, hairline or other size, will return.

SURFACING OF SHUFFLEBOARD COURT(S)

The Contractor will apply (2) Coat of Acrylic Resurfacer over entire court area to fill voids and provide smooth surface.
The Contractor will apply (2) Coats of Acrylic Color Concentrate with glass beads.
The Contractor will stripe courts to national standards including numbers.
The Contractor shall thoroughly and expediently clean up all drums, trash, etc. upon job completion.

FEE

The Contractor agrees to provide tools, materials, labor, supervision and insurance to complete the above work for a sum of **FIVE THOUSAND SEVEN HUNDRED DOLLARS (\$5,700.00)**

PROVISIONS

The Customer agrees to pay a 50% deposit upon acceptance of proposal
The Customer agrees to pay balance upon completion of the above-proposed work

TERMS & CONDITIONS

CUSTOMER AGREES THAT BY SIGNING THE BELOW CONTRACT THEY AGREE TO ABIDE BY OUR TERMS AND CONDITIONS WHICH CAN BE FOUND BY CLICKING THIS LINK OR CUTTING AND PASTING THIS LINK ONTO THEIR BROWSER: <https://sportsurfaces.com/terms-and-conditions/>

GUARANTEE

The Contractor guarantees all work against defects in workmanship or materials for a **period of (1) years** from date of completion. This guarantee excludes Normal wear and tear, physical abuse or neglect and any other conditions beyond the contractor's control, such as sub-base settling, structural cracks, asphalt shrinkage cracks, hydrostatic pressure or water vapor pressure bubbles, intrusion of weeds or grass, etc. Existing cracks may reappear at any time. Some sneakers, street shoes, dark soled shoes, skateboards, roller blades, etc. will scuff and damage surface. Guarantee shall become void upon owner's failure to adhere and comply with the payment schedule.

Respectfully submitted by: Nick Chavez - Sport Surfaces

Proposal accepted by: _____ Date: _____

Kurt Liptak
P.O. Box 7045
Seminole Fl. 33775
727-804-2980

QUOTE

STRATHMORE RIVERSIDE

We will repair, stain, line 3 courts for a cost of \$850.00 Total will be \$2250.00

We also offer a topping where we seal glass beads into the courts for a cost of \$275.00ea. We will also apply a sealer on the courts if you do not want the glass beads for a cost of \$75.00 per court

Payment due upon completion of work, otherwise there will be a \$250.00 fee if

there was no other
arrangement made.

MAKE CHECK PAYABLE TO KURT LIPTAK

QUOTE GOOD FOR 6MO.