

**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/96502279990?pwd=4TrlwKufgiyr6HsbrqODmQ3vZKe7pr.1>

Meeting ID: 965 0227 9990

Passcode: 083560

January 22, 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**
- 6. Board of Directors Special Meeting** – Board of Directors Organizational Meeting Minutes and Board Meeting Minutes 12.11.25
- 7. President's Report** – Marcia Lawson
- 8. Vice President's Report** – Mitch Wyant
- 9. Secretary's Report** – Arlene Johnson
- 10. Treasurer's Report** – Jennifer Royer
- 11. Community Association Report** – Sarah Daley
- 12. Building Report** - Mitch Wyant
- 13. Grounds Report** – Mike Cavallo
- 14. Safety Report** – Larry Gill
- 15. Audit Report** – Carl Shepherd
- 16. Clubhouse Report** – Julie Micheletti

- 17. Unfinished Business**
 - A.** Code of Conduct Document Signing – Board of Directors

- 18. New Business**
 - A.** Symbiont Proposals – Mitch Wyant
 1. Symbiont Annual Maintenance Agreement - \$900.00
 2. Symbiont Pool Heater #2 - \$5247.66
 3. Symbiont Pump Starter Box - \$399.00
 - B.** V322 Modification Form to Extend Rear Patio Slab
 - C.** Approval of Committee Members

 - D.** Board Approval for \$3000.000 to continue updating the camera surveillance system for 2026. – Larry Gill

- 19. Owner Questions / Comments**
- 20. Adjournment**

Secretary's Report
January, 2026

The New Year is off and running. We've already had so many activities in the first few weeks of this month and very well attended. I personally wanted to welcome our 'snow-birds' back for 2026.

As always, if there is anything I can do for you, the residents, please contact me and I'll do my best to assist.

Respectively submitted,
Arlene Johnson
2026 Secretary
Strathmore Riverside Villas

Safety Committee Report January 2026

The Safety Committee has been formed for 2026. Members are: Chair – Larry Gill; Committee members - Bob Dressler, Mike Gunning, Carl Shepherd & Jennifer Royer. The Safety Committee meetings are scheduled for the third Thursday of each month in the Clubhouse at 10 am and open to all owners.

Our first meeting was on January 15th when we discussed several of our safety concerns including recent trespassers on our property, the need to finish updating our surveillance camera system, our project to replace aging road signs in SRV, the need to have more owners have the SRV Vehicle Identification Stickers on their vehicles and general and specific violations occurring in SRV. We had a good meeting and are moving forward towards solutions.

Some of the issues encountered by the Safety Committee have been unauthorized individuals coming onto our property to fish in our marina. Some are kids from neighboring communities and some have been grandchildren and visitors to SRV. Due to liability reasons, SRV restricts the marina to owners and authorized visitors 18 years old or older. Anyone under 18 years old needs to be under the direct supervision of an adult.

Recently the Safety Committee has been asked to investigate reports of Villas with more than the allowed two vehicles per villa, carport artwork that is not in compliance with our rules, potted plants in number or location in violation of our rules, unauthorized parking violations of trucks, trailers or work vehicles. Violations have been reported to our CAM, Sarah Daily, who is working on obtaining compliance

The Safety Committee wants to remind all residents that our updated Rules & Regulations from 2025 are now the standing Rules for SRV and now are the rules we are enforcing. Our Vice President Mitch Wyant, who chairs the Rules & Regulation Committee plans meetings this year to tweak and adjust these rules further to better reflect our current values and owners. I ask everyone please refresh yourself with our current Rules and try to stay within their guidelines.

Larry Gill
Safety Committee Director

BOARD OF DIRECTORS OF STRATHMORE RIVERSIDE VILLAS ASSOCIATION, INC.
CODE OF CONDUCT

The board of directors of Strathmore Riverside Villas Association, Inc. (the "Association") has the responsibility and duty to make decisions and conduct business for the benefit of the entire membership of the Association. As chosen leaders of the Association, the board of directors of the Association are responsible for setting a professional tone and maintaining a high standard of ethical conduct that serves the best interest of the Strathmore Riverside Villas community as a whole and the Association. Each director is expected to set aside any personal agenda, serve for the benefit of the entire Association, and adhere to the following Code of Conduct, which Code of Conduct was adopted by the board of directors of the Association at a properly noticed and conducted meeting of the board of directors of the Association on _____, 202__, and is intended to be binding on all directors of the Association once it is adopted and/or amended, from time to time, to the extent permitted by law:

- The directors will use their best efforts at all times to make decisions that are consistent with the condominium documents of the Association, applicable law, any adopted policies of the Association, and to protect and maintain the Strathmore Riverside Villas community.
- The directors will conduct themselves in good faith, with a fair, reasonable, and consistent manner that promotes the intent of the duties and obligations with which the Association is charged.
- The directors will conduct themselves in accordance with the Association's adopted policies disallowing discrimination against any person on the basis of race, color, familial status, religion, national origin, disability, sex, or any other category, class or status protected by law, from time to time.
- Directors are expected to be familiar with ALL of the Association's condominium documents which govern the operation of the Association and Strathmore Riverside Villas condominium. Directors are expected to abide by all of these documents, as directors of the, Association as members of the Association, and as owners within the Strathmore Riverside Villas community. Violations by the directors shall be treated consistent with violations by any owner.
- Meetings of the board of directors of the Association shall be conducted in a professional and business-like manner. Personal attacks against owners, directors, management, or guests are not consistent with the best interests of the Strathmore Riverside Villas community or the Association and will not be tolerated. Such behavior shall be grounds for disciplinary measures and/or a request for resignation from serving on the board of directors of the Association.
- Directors are expected to attend or participate remotely in all meetings of the board of directors of the Association. Lack of attendance at more than four (4) meetings annually is deemed unacceptable and will be grounds for discussion and/or request for resignation from serving on the board of directors of the Association.

- The board of directors of the Association will conduct business and act upon decisions made by the majority of its directors, and no director shall act outside of the decision of the majority by making statements, promises, or commitments not approved by the majority of the board of directors of the Association.
- Any director acting individually against decisions approved by a majority of the board of directors of the Association or without the authority of the board of directors of the Association shall not be indemnified by the Association, and may be subject to PERSONAL liability or for damages resulting from any claims filed by injured parties and a request for resignation from the board of directors of the Association.
- Directors shall not use their position on the board of directors of the Association for personal gain. NO director shall willingly or knowingly request special treatment or misrepresent facts for the sole purpose of advancing a personal cause or influencing the Association to advance a personal cause.
- Any perceived or potential conflict of interest with respect to any director of the Association regarding any aspect of the operations of the Associations shall be immediately disclosed by such director to the other directors of the Association and the director of the Association with the perceived or potential conflict of interest shall abstain from voting on any issue where the conflict exists as may be required by law.
- Directors shall not distribute, disclose, or disseminate (or permit the distribution, disclosure, or dissemination of) any information of the Association, including, without limitation, legal, contractual, personnel, or management matters obtained by the director, to anyone other than its own officers, directors, or agents: (a) with a reasonable need to know the information; (b) who are legally obligated to preserve the information; and (c) have been informed of the director's obligations of hereunder.
- Directors shall not engage in social media posts within the community as a representative of the Association or its board of directors unless approved by the board of directors of the Association and in that case, shall be communicated in a professional and neutral manner.
- Directors shall not engage in defamation, by any means, of any individual director, any member of management, city government, vendors of the Association, any member of the Association, or any other party.
- Directors shall not unreasonably interfere with the daily activities of management staff nor with the actions of any contracted personnel or service provider. All substantive communications with vendors/contractors are to be provided by management on behalf of the Association. All substantive communications concerning non-vendor/contractor services rendered to or by the Association must be approved by the President of the Association, on behalf of the Association, and the Manager.

By signing below, I acknowledge that I received a copy of this Code of Conduct document in relation to the Association on the date indicated below.

Director

Print Name

Date



Symbiont Service Corp.
 4372 North Access Road
 Englewood, FL 34224

Phone: (941) 474-9306
 Fax: (941) 473-9306
<https://symbiontservice.com/>

Bill to
Strathmore Riverside Vill
 2700 Riverbluff Parkway
 Sarasota, FL 34231

Ship to
Strathmore Riverside Vill
 2700 Riverbluff Parkway
 Sarasota, FL 34231

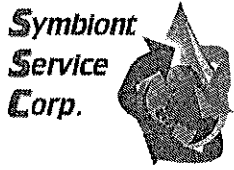
**Invoice #: SA 22-
 PM0018**

Invoice Due Date: 12/18/2025

Item	Description	Quantity	Price	Amount
000039	PM2 WS AC or PH [smaller than a 165] Agreement - 1st Unit	1	\$340.00	\$340.00
000040	PM2 WS AC or PH [smaller than a 165] Agreement - Additional Units	2	\$280.00	\$560.00
SA-2	<p>SA-Payment of this invoice will continue your planned maintenance you have with us for your equipment for two (2) visits per year.</p> <p>The contract is valid for the term of 1 year with discounts on parts and labor throughout that year.</p> <p>*Additional Service Calls not included during the term of this year if unrelated to maintenance contract.</p> <p>*Filters are not included in contract.</p>	1	\$0.00	\$0.00

Billing Schedule Notes
 2x annual planned maintenance for 3 geothermal PH90 units

Subtotal:	\$900.00
Tax:	\$0.00
Total:	\$900.00
Payments:	\$0.00
Balance Due:	\$900.00



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Phone: (941) 474-9306
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Quote Date: 12/15/2025

Bill to
Strathmore Riverside Vill
 2700 Riverbluff Parkway
 Sarasota, FL 34231

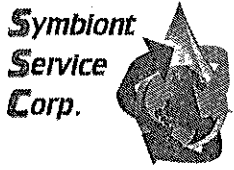
Ship to
Strathmore Riverside Vill
 2700 Riverbluff Parkway
 Sarasota, FL 34231

Quote #: q17320

Description	Quantity	Price	Amount
Revised Pool Heater #2 Model: PH090ARDSWTM Serial: 1195830-H16 Replace compressor, TXV, start components, 60AMP 2P snap in breaker and recharge system with 410a. Warranty: One year parts and labor on the above repair	1	\$0.00	\$0.00
Replace compressor (PH090) ZP 70 208-230 VOLT 1ph *only includes 1 pound of freon lost from reclaiming*	1	\$4,399.21	\$4,399.21
Breaker, Siemens Qp Plug-in 2 Pole/60 Amp	1	\$121.45	\$121.45
Charge System With Puron R410A	7	\$96.00	\$672.00
Shipping and Handling	1	\$30.00	\$30.00
Misc. Shop Supplies	1	\$25.00	\$25.00

Subtotal: \$5,247.66
 Tax: \$0.00
 Total: \$5,247.66

You could save \$518.37 if an Agreement was applied



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Quote Date: 12/18/2025

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Ship to
Strathmore Riverside Vill
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Sarasota, FL 34231

Quote #: q17356

Description	Quantity	Price	Amount
Quote to replace pump starter box due to being rusted out and inner cover broken.	1	\$0.00	\$0.00
Warranty: One year parts and labor on the above repair	1	\$0.00	\$0.00
Hunter 3 Hp 120v Pump Starter Rated Up To 3.5 Hp w/ box	1	\$193.50	\$193.50
Labor Only Repair	1	\$150.50	\$150.50
Shipping and Handling	1	\$30.00	\$30.00
Misc. Shop Supplies	1	\$25.00	\$25.00

Subtotal: \$399.00

Tax: \$0.00

Total: \$399.00

You will save \$38.00 with your Agreement if accepted.

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: 668 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

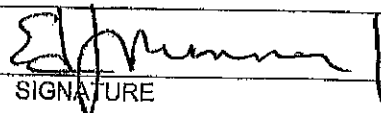
Respectfully submitted this 06 day of January, 2026

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.

A Residential Community for Persons 55 Years of Age or Older

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

***** FOR OFFICE USE ONLY *****

REQUEST TO MODIFY CONDOMINIUM PROPERTY / Villa #

Request Dated:

You are hereby notified that the Board of Directors has approved the proposed alteration or change requested by you on _____, 20 __. This approval is limited strictly to the alteration or change described in the plans and specifications submitted by you and must be performed by the contractor shown on your "Request to Modify Condominium Property". Approval granted contingent to changes specified below:

Required changes, if any:

By Order of the Board of Directors / Building Committee:

Project Approved by: _____ 20__

NAME

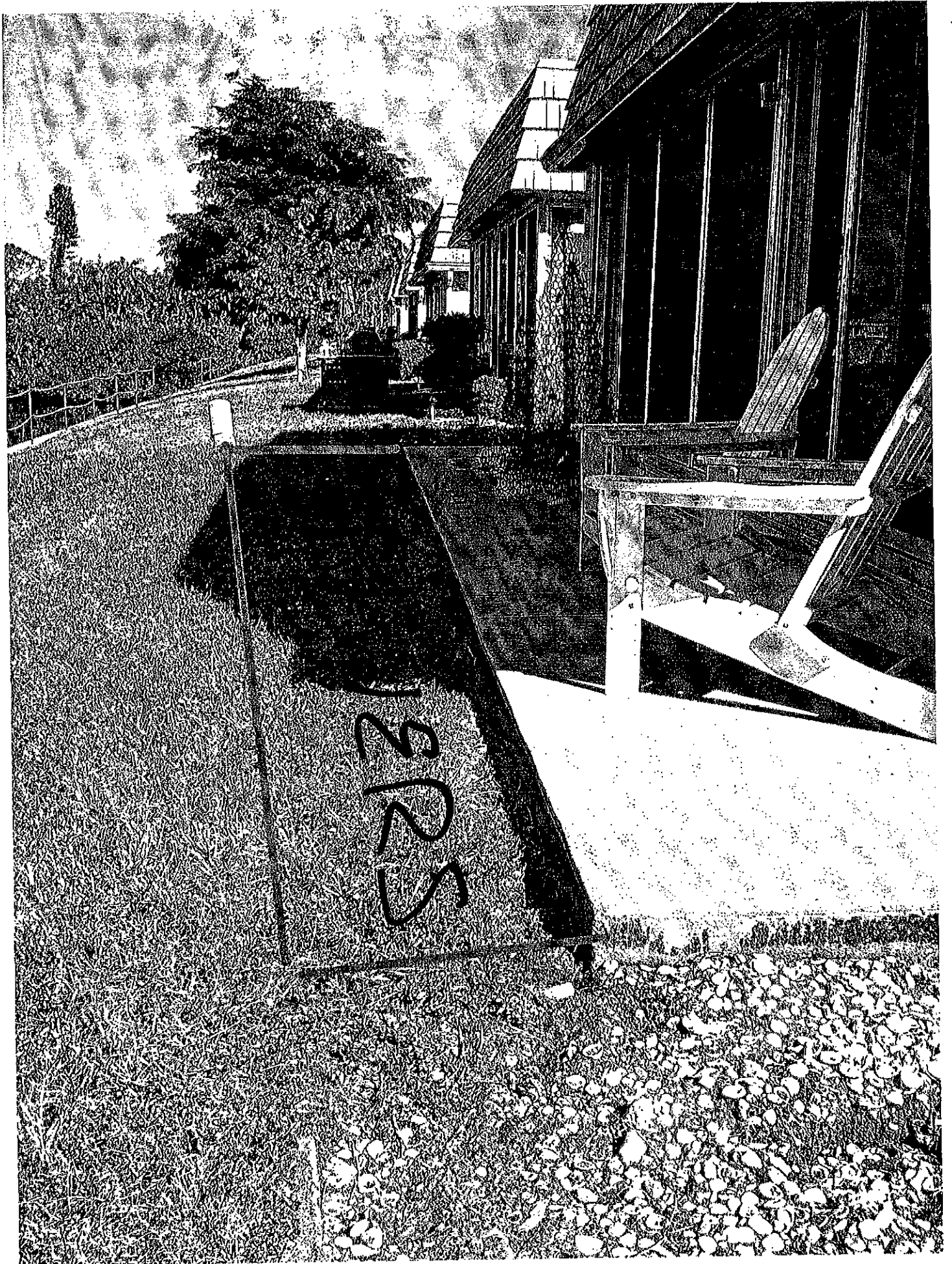
DATE

Project Completion Inspection by: _____ 20__

NAME

DATE

040122



REAR OF VILLA 322

EXISTING SLAB 5 X 30 FEET WIDE

ADD PAVERS 3 X 30 FEET WIDE WITH SAME GRADE AS SLAB

SAFETY COMMITTEE 2026

MEMBERS: Larry Gill - Chair

Bob Dressler
Mike Gunning
Carl Shepherd
Jennifer Royer

Committees**Members**

Advertising Sales	Marcia-Drake Lawson
Audit - Director (2+)	Carl Shepard (D) Elaine - TBD
Building - Director (3+)	Mitch Wyant (D) -TBD
Calendar	Marcia Drake-Lawson, Sarah Daley
Clubhouse-Director (3+)	Julie Micheletti (D) - TBD
Communications	Marcia Drake-Lawson, Sarah Daley, Rob Dressler
Docs Committee	TBD
Dock Master	Jim Navatta
Elections Committee (7+)	Linda Meyer - TBD Approved October 2026 Board Meeting
Finance Budget (T) (AT) (2+)	Jennifer Royer (T), Jerry McDermott(TA) - TBD
Grounds-Director (3+)	Mike Cavallo, Bob Robbins - TBD
Insurance (3-5)	Roy Lawson, Marianne Wyant, & Ed Minner
Programs & Services Director	Rolo Miles
Legal Committee (3+)	Sharon Tilove-Navatta, Louise Pearson - TBD
Library	Jerry Stuenkel, Joann Stout, & Georgene Zechman
Newsletter Editor	Carol Maccio
News & Views	Carol Maccio & Marcia Drake-Lawson
Phone Book	Sarah Daley & Marcia Drake-Lawson
Property Supervisor	RealManage
Public Relations Director (Sec	Julie Micheletti (D), Arlene Johnson (S) - TBD
Safety Director (3+)	Larry Gill (D), Bob Dressler, Mike Gunning, Carl Shepherd, & Jennifer Royer
Sales, Lease & Rentals (5+)	Sandy Needles, Linda Meyer
Social Committee	???
Website	Sarah Daley & Arlene Johnson