

Strathmore Riverside Villas Association Inc.

REGULAR MEETING OF THE BOARD OF DIRECTORS

MARCH 23rd, 2023 – 9:30 A.M. SRV CLUBHOUSE

MINUTES

CALL TO ORDER: 9:33 A.M. by President Bob Martucci.

PLEDGE OF ALLIGIANCE

DETERMINATION OF QUORUM: Bob Martucci, Dan Hooks, , Mary Hoch, Fran Guerrero, Jean Senninger, John Calia, Carl Shepherd and Roy Lawson were present. Jean Burns was absent. A quorum was established. Also present was Tamara Gilman representing Argus Property Management.

RULES OF ORDER: Established with Community members present.

APPROVAL OF MINUTES: February 23, 2023 Board Meeting Minutes. Approved.

Presidents Report – Verbal. Discussed insurance and roof replacement, interviewing project engineers such as Karins Engineering, Socotech, Baker, keys for vehicles which will be left during roofing project, removal of items for roofing project, tree trimming around roofs, and storage area near Creek House.

Treasurers Report – Verbal. Discussion of new format for budget, questions on financials. Good shape for end of year and no discretionary spending.

Old Business: Discussion took place on 2023 Committee Budgets, Reserve CD, Signer update, Town Hall Meeting on insurance deductible, fence project, roofing materials, restoration five months following Hurricane Ian, News & Views, and SRV website.

A.) **SRV Insurance Claim Update** – Discussion included HO6 coverage on owner policies, HELOC loan & ABC Roofing to make a determination for payment plan.

B.) **Recreation Committee** – Discussion of fundraisers and approval of “Policies and Procedures. Mary Hoch made a MOTION to approve the Policies and Procedures as presented. Seconded. All in favor. Motion carried.

C.) **PR & Information Committee Updates** – The report will be in News & Views. Committee members thanked.

D.) **RFP** – Community Association Management Companies was discussed to bid other companies as well as Real Manage.

Bob made a MOTION to send out RFP for Community Association Management Companies. Seconded. All in favor. Motion carried.

E.) **Creekhouse – total Expenses for “updates” and process & marketing for “leasing** – Work continues and volunteers were thanked. HOA fee will be included with rent, W/D needed and discussion on rent price.

Bob made a MOTION to rent the Creekhouse at \$2,500 per month with washer/dryer, background just like all others leasing/purchasing. Seconded. All in favor. Motion carried.

F.) **Citizens Insurance Credit to SRV 2022 Property Policy** – \$112,000 check received from Atlas.

G.) **CDs Reserve Accounts** – Covered under verbal treasurer report.

H.) **Update on Hurricane Ian Roofing Project** – Covered in verbal presidents report.

New Business:

- A. **SRV Operations Manual “Policies & Procedures” including “Committee Policies & Procedures** – Discussed earlier. Every committee should have prepared by April 2023.
- B. **Budget & Finance committee preparing the 2024 Budget** – Verbal discussion within treasurer’s report.
- C. **SRV Website compliance with FL 718**

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- D. **ARCS/external modifications to four units** – Approval of 233, 209, 306 236 and 243 –
233/pavers in keyhole, 209/pavers in keyhole, 306/stone within stones for level walking,
236/pavers over existing patio, 243/replacement of patio footprint.
- E. **Resignation of Patricia Hooks** – Cele Cooper will replace Patricia Hooks.
- F. **Recreational Proposal** – Tabled.

Adjournment – 12:30 PM

Respectfully submitted,
Tamara Gilman, LCAM
Association Manager