

# Strathmore Riverside Villas Association Inc.

## REGULAR MEETING OF THE BOARD OF DIRECTORS

January 23, 2025 – 9:30 A.M. SRV CLUBHOUSE

### MINUTES

**CALL TO ORDER:** 9:30 A.M. by President Marcia Drake-Lawson

#### **PLEDGE OF ALLIANCE**

**DETERMINATION OF QUORUM:** Marcia Drake – Lawson, Mitch Wyant, Jennifer Royer, Arlene Johnson, Larry Gill, Rolo Miles, Jerry McDermott, Julie Micheletti, and Mile Cavallo were present. A quorum was established. Also present was Sarah Daley, LCAM representing RealManage.

**RULES OF ORDER:** Established with Community members present.

#### **APPROVAL OF MINUTES:**

- A. Board of Directors Meeting, November 21, 2024, *Marcia Drake-Lawson motioned for approval of minutes, seconded by Larry Gill, all in favor, motion passed.*
- B. Special Board of Directors Meeting, December 4, 2024, *Marcia Drake-Lawson made a motion to table minutes, seconded by Julie Micheletti, all in favor, motion passed.*
- C. Board of Directors Organizational Meeting, December 19, 2024, *Jerry McDermott made a motion to not approve meeting minutes due to correction needing to be made to include Board Member Terms, seconded by Julie Micheletti, all in favor, motion passed.*
- D. Board of Directors Meeting, December 19, 2024, *Larry Gill motioned for approval of minutes, seconded by Julie Micheletti, all in favor, motioned passed.*

Each Board Member introduced themselves and shared a brief description of themselves and experiences.

**Presidents Report:** Marcia Drake- Lawson, President's report attached.

**Vice Presidents Report:** Mitch Wyant, no report at this time.

**Secretary's Report:** Arlene Johnson, Secretary's report attached.

**Treasurers Report:** Jennifer Royer briefly spoke about modifications to the 2023 Audit that need to be corrected. Can not discuss the 2024 Year End Financial Reports until corrections are made to the 2023 audit.

**Community Association report:** Sarah Daley, CAM report attached.

**Building Report:** Mitch Wyant briefly spoke about the repair of the perimeter fence that was damaged due to Hurricane Milton. One proposal was received from Sarasota Fence in the amount of \$48,500.00 that was previously discussed at a prior Board Meeting. Mitch Wyant will be obtaining another proposal for repairs of the fence.

**Clubhouse Report:** Roland Miles discussed a control access entry that would allow the clubhouse doors and pool area to operate on a key fob or card badge system. Roland will be looking into this further with quotes from vendors.

New Years Eve Party, amount raised \$351.00

Cabaret, amount raised \$46.00

Friendly Feud, grand prize was \$500.00 as well as audience prizes.

**Grounds Report:** Mike Cavallo briefly spoke about the needs of the SRV Community regarding sod replacement, plants, weeding, trimming and pruning. He wants to bring back the beauty to SRV.

**Safety Report:** Larry Gill provided and read his Safety & Security report. Report attached.

Safety Committee Meetings will be held on the 3<sup>rd</sup> Thursday of each month, 10:00am-11:00am.

**Audit Report:** Julie Micheletti is currently working on the internal audit of the Recreation Account and the Social Account currently held at Liberty Savings Bank.

#### **Unfinished Business:**

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## A. Hurricane Milton Status –

Paul Woodward, ABC, and Ron Cooper, Public Adjuster to walk the SRV Community to see if there are any small items that they identified during the walk. Additionally, the focus will be on addressing smaller items such as shutters and other minor repairs. The aim is to ensure that all aspects of the SRV Community are maintained.

Citizens Insurance Company will be repairing roofs rather than replacing them, in response to the damage caused by Hurricane Milton. This is a departure from their approach after Hurricane Ian, where they covered full replacement costs. The decision was based on assessments of the extent of the damage and the recommendations of the inspection teams.

ABC will be replacing drip edges that were damaged during Hurricane Milton with thicker gauged metal, clips will be replaced with screws and grommets.

## **New Business:**

A. Villa 267 – Modification Form to Replace Nonexistent Mulch with Grass, ***Mitch Wyant made a motion to approve, seconded by Roland Miles, all in favor, motion passed.***

B. Upgrade Sound System in Clubhouse - ***Mitch Wyant made a motion to upgrade the sound system in the clubhouse not to exceed \$523.00 which will be charged to the clubhouse reserve fund, seconded by Jennifer Royer, all in favor, motion passed.***

C. Approval of 2025 Committees – ***Marcia Drake-Lawson made a motion to approve the 2025 Committees, seconded by Jerry McDermott, all in favor, motion passed.***

**Adjournment: *Jerry McDermott made a motion to adjourn meeting, second by Roland Miles, all in favor, meeting adjourned.***

Adjournment – 11:25am

Respectfully submitted,

*Sarah Daley*

Sarah Daley, LCAM