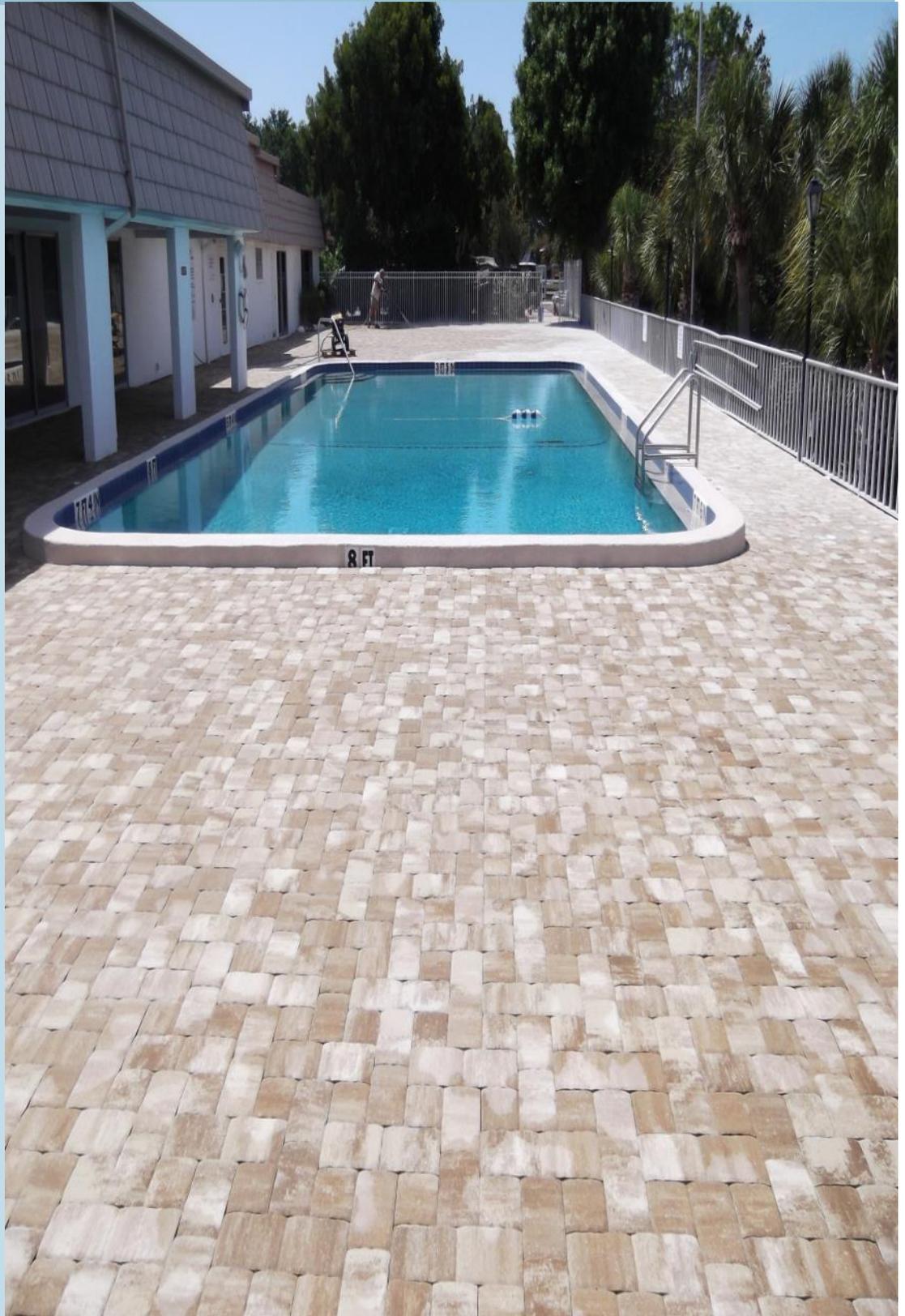


News & Views

JUNE, 2025 NEWSLETTER

2700 RIVERBLUFF PKWY, SARASOTA FL 34231

Strathmore Riverside Villas **A 55+ Community**



[Click anywhere on the photo of the pool to go to the Strathmore Riverside Villas website](#)

Board Members

President	Marcia Drake Lawson (2026 TL)
Vice President	Mitch Wyant (2026 TL)
Secretary	Arlene Johnson (2025 TL)
Treasurer	Jennifer Royer (2026 TL)
◆ Directors	◆ Larry Gill (2026 TL)
	◆ Rolo Miles (2025 TL)
(Asst Secretary)	◆ Julie Micheletti (2025 TL)
(Asst Treasurer)	◆ Jerry McDermott (2025 TL)
	◆ Mike Cavallo (2026 TL)

Note: *TL denotes "Term Limit"

Committees

Audit	Julie Micheletti
Building	Mitch Wyant
Calendar	Sarah Daley - Office
CAM	Sarah Daley
Clubhouse	Rolo Miles
Communication	Marcia Lawson
Dock Master	Mitch Wyant
Elections Committee	Linda Meyer
Finance & Budget	Jennifer Royer
Grounds	Mike Cavallo
Hurricane Committee	Marcia Lawson
Insurance	Roy Lawson
Legal Committee	Sharon Tilove Navatta
Library	Jerry Stuenkel
Maintenance	Lance Strahorn
Newsletter Editor	Carol Maccio
News & Views	Marcia Lawson
Phone Book	Sarah Daley
Programs / Services	Rolo Miles
Property Manager	Real Manage
Public Relations	To Be Determined
Sales, Lease & Rental	Ceil Cooper
Safety / Security	Larry Gill
Social Committee	Rolo Miles
Website	To Be Determined
Office (941) 922-8188	Sarah Daley

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JUNE

May 22, 2025, President's Report

Due to many calls about the same issues, going forward we will only take reports from the people directly involved unless they are not here. As far as I know, no one on this board has been rude or belittling to anyone and this will enable us to handle things more efficiently. While most calls are very helpful, some are just people wanting to know what others are doing.

The Boat Club is expanding it's offerings and leadership. It will now include a non-motorized group, fishing, and educational speakers. Dale Leinberger is the new Commodore and specifically asked that we extend his thanks to those who volunteered to part of the clubs navigational team. Please read the News & Views for complete details.

Citizens Insurance is sending new inspectors specifically in response to our lawsuits. We do not have information about which villas they will be looking at or how long they plan to be here. They are coming on June 17th. There will be an engineer, leak specialist and more...

If any of you have gotten a new roof on your own (not because of any hurricanes), please let the office know whether or not you got an updated wind mitigation report. This would help the insurance cost for SRV as well as individual owners.

We will have a special Board meeting next Wed at 9:30 to discuss our insurance renewal with CBIZ. This will be an open meeting.

We will not be discussing the Rules and Regulations at this meeting since they have not been finalized or sent to the owners. As we all know, there is major dispute about whether or not to allow small pickup trucks, but we feel it is particularly important and only fair to listen to both sides of the issue.

The directory is delayed a little due to attempted follow up with lessees and additional residents. We will not be including most lessees and additional residents in the directory since the owners have not returned calls to verify any occupants.

We also have a few new owners and want them included in this directory.

I would like to thank Kathy Kelley for all her time and effort in obtaining additional information! She, along with others, has been extremely helpful!

Sarah will be following her closed hours and locking her door. You can call or email her to make an appointment. This is true for board members as well as other owners. Hopefully between following this schedule and only those directly involved issues, we

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can get caught up and have things under more control. Sarah always tries to be very helpful but can't get her work done with the constant interruptions.

I am not sure where all the gossip is coming from, but no board members are even a day late on their monthly assessments.

We have several stray cats roaming the property and want to remind everyone not to feed them. I know this is challenging for some of us and they may help with any rats but it's not a good idea, especially for snowbirds who aren't here to take care of them.

I'd like to thank Mike Cavallo and Bob Robbins for dramatically improving the landscaping and flowers. Mike and Bob have worked on this almost every day for countless hours and have even carried water daily to new plants!

Marcia Drake-Lawson, President

CAM Report May 05.22.25 Sarah Daley

Electronic Voting System Comparison

Linda Meyer and I are still presently conducting a comprehensive analysis of three e-voting systems. This comparison aims to evaluate the functionality, security features, user-friendliness, cost and overall suitability of each system for the needs of SRV. Linda Meyer and I are carefully considering all aspects of these systems

The findings of this comparison of the E-Voting systems, along with a detailed final report and our recommendation, will be presented at the next Board of Directors meeting. This will provide a clear pathway for decision-making regarding the adoption of a new e-voting system.

One feature of one of the E-Voting systems is the ability to cast votes using a landline phone / cell phone. I would like to see who would be interested in this feature. My thoughts are this option could potentially offer greater accessibility for individuals who prefer traditional methods or lack access to more advanced technology.

How many of you would find such a system beneficial? Your feedback would be helpful in ensuring the chosen system aligns with the diverse needs of our community.

Respectfully Submitted,

Sarah Daley, LCAM

Strathmore Riverside Villas Association Inc.

REGULAR MEETING OF THE BOARD OF DIRECTORS

April 24, 2025 – 9:30 A.M. SRV CLUBHOUSE

MINUTES

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

2. PLEDGE OF ALLIGIANCE

3. ROLL CALL

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

RULES OF ORDER: Established with Community members present.

5. APPROVAL OF MINUTES:

- A. Board of Directors Meeting – March 27, 2025, **Larry Gill motioned to approve the minutes from the March 27, 2025, Board Meeting, seconded by Mitch Wyant, all in favor, motion passed unanimously.**

6. Presidents Report: Marcia Drake- Lawson, President’s report attached.

7. Vice Presidents Report – Mitch Wyant, no report.

8. Secretary’s Report: Arlene Johnson, no report

9. Assistant Treasurers Report: Jerry McDermott, report attached.

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

11. Building Report: Mitch Wyant, no report.

12. Clubhouse Report: Roland Miles, report attached. Also, Rolo extended a big thank you to Elaine Robichaud, Danny Hooks, and Steve Shirley for making an “Evening with Boris” a success.

13. Grounds Report: Mike Cavallo, report attached.

14. Safety Report: Larry Gill, report attached.

15. Audit Report: Julie Micheletti, report attached.

16. Unfinished Business:

A. Creek House Plumbing Repair Proposal – **Mitch Wyant made a motion to accept Terrys Plumbing proposal in the amount of \$6,935.00, seconded by Mike Cavallo, all in favor, motion passed unanimously.**

B. Milton Update –

1. A payment of \$43,000.00 was received in the form of a check from Citizens Insurance Company.
2. SRQ Building Services will be onsite next week to conduct evaluations focused exclusively on roof repair and mansard replacement. This evaluation is part of the recovery efforts addressing the damage caused by Hurricane Milton.
3. Marcia Drake – Lawson waiting on Attorney response regarding Loss Assessment letters.

17. New Business:

A. Purchase Six (6) Flagpole Posts for Southeast Pool Area, \$700.00. **Rolo Miles made a motion to purchase Six (6) flagpole posts for Southeast Pool area in the amount of \$700.00, seconded by Arlene Johnson, all in favor, motion passed.**

B. 2025 Revised Rules and Regulations – Agenda item has been tabled until further notice.

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Strathmore Riverside Villas Association Inc.

7. Owner Questions – Owners were permitted to ask questions with a three-minute time limit.

18. Adjournment – ***Marcia Drake – Lawson made a motion to adjourn meeting, Marcia-Drake Lawson, all in favor, meeting adjourned 11:15 AM.***

Respectfully submitted,

Sarah Daley

Grounds and Landscape Committee Meeting:

There were 6 members present at the meeting.

Discussion:

Paying more attention to the front entrance of the community.

Finishing up with the Meditation Garden area after it is mulched.

TruScapes will be doing another trimming of the whole community at the end of May.

The front entrance will be mulched right after the trimming.

Bike rack area will be finished by the 20th of May.

Sam's Tree Service has trimmed 150 palms and will trim 150 more on May 23rd.

Irrigation is being monitored closely and everyone is working hard to fix any glitches.

All other items such as replacement of plants, mulch and sod are on a schedule to be done in certain months.

Remember that any changes you might want to make must be submitted in writing with all specifications and approved before any work is done.

Thank you,

Mike Cavallo, Grounds Chair

May 13, 2025

LIBRARY REPORT

June 2025

This month was another light month for reading. A lot of Snowbirds have flown the coop! We had 62 hardbound and 56 paperbacks borrowed/returned to the library.

New:

Hardbound

Paperback

Lawhon. Frozen River. 2023.

Robb. Passions in Death. 2024

Shaffer. Lost Story. 2024

Michaels. Wild Side. 2024

Also, donated were a box of CD's and a box of puzzles!

We have added new art to the bookshelves for the summer. Contributing artists are:

Jake Watmough Chris Boyle JoAnn Stout.

We welcome new artists: Sandi Murray – Watercolors and Don Allen – Woodworking.

Contact JoAnn Stout for information on purchasing paintings.

Have a Great Summer!!

Jerry Stuenkel, JoAnn Stout, Georgene Zechman



Safety & Security Report May 2025

I am happy to report that Safety & Security has had a quiet month with very few calls or complaints. In the last week we have asked three young men who were fishing in our marina to leave as they were not residents and were notified, they were trespassing. Bob Dressler, a member of the Safety & Security committee, was notified by his son, Rob, who received a notice from our marina surveillance camera of the activity. Bob asked the young men to leave, which they did after some conversation. Thank you, Bob.

I would like to remind all our residents that the SRV Vehicle Identification Stickers are Mandatory per our Rules, Section V, Paragraph A. Safety & Security is currently updating our vehicle database and there are many villas that do not have their current vehicle and license tag number on file with the office or have a SRV Vehicle Identification Sticker on their car. If your vehicle is not registered with the office or updated after a new car purchase or does not have a sticker, please see Sarah in the office to update your information and get a new sticker.

After receiving a request from owners who would like to use our exercise room early in the morning, the Clubhouse alarm times have been updated. Also, an hour has been added at night to accommodate social events and to give the people doing the clean up some extra time at night. The new time for our Clubhouse alarm is from 6am to 11pm. Just a reminder, entering the Clubhouse between 11pm and 6am will trigger the alarm and result in a police response.

Other complaints received include an owner out in his carport in just his underwear, pick-up trucks, villas with more than two vehicles on the property, unapproved residents, foul language at our pool area, and people jumping or diving into our pool. These complaints have all been registered with the office. Thank you.

Larry Gill
Safety and Security Director

Social / Clubhouse / Recreation 5/20/25

Clubhouse Updates:

The light poles have been purchased. I'm working with a few people on the best installation approach. Lance has offered to cement them in, but we need to check for utility lines and confirm proper placement before proceeding.

Offset umbrellas are now in place. One umbrella's base lost water due to evaporation, so we are replacing the water with sand to improve stability and prevent tipping.

We're exploring options for re-strapping the existing pool furniture. If anyone has experience doing this, please let me know—we can order the strapping, and it doesn't appear to be too difficult.

We also still need to purchase some new furniture. I'm looking for cost-effective replacements that match our current style.

Social Committee:

Events have slowed a bit with Horse Racing Night on May 3rd and our Cinco de Mayo celebration. Cinco de Mayo brought in \$550 in ticket sales and had expenses of \$561—a near break-even and a great time had by all.

Our next big event will be Independence Day on Friday, July 4th. I'd love anyone's help to organize it. I know I'm not great at asking, but if you're interested in volunteering, please let me know!

Current Social Budget: \$3,795

Rolo Miles, Director

Recreation Committee:

Turning this over to Steve Shirley, if he has a report to share.

Shuffleboard courts update.

SRV 2026 BOAT CLUB

Navigation, Organization and Activities

Navigating our Clubs Course:

The 2026 Strathmore Riverside Boat Club seeks to include ALL SRV residents interested in boating and water activities. The club will focus on boating, kayaking, fishing, dining and camaraderie in our Sarasota area.

The responsibility of the boat club's navigation will be shared by several members:

Dale Leinberger: Commodore

Dale's responsibilities will include overall organization and chairing four meetings. Meetings will be held monthly: January, February, March, & April.

Jan Leinberger: Secretary

Jan will make reservations and handle RSVP's for meetings. The meetings will be held at local restaurants accessible by boat or car.

Bob Singleton: Program Chairperson

Bob will invite marine/boating related speakers to present a short program at one or more of the meetings.

Art Showalter: Boating Captain

Art will plan and lead one or more boating activities. This could include boating to the monthly meeting, a day at Lido Beach, Ski-A-Rees, etc. Art welcomes ideas and help.

Candy Woelk: Non-motorized Water Activities Director

Candy will organize and lead a sub-group interested in kayaking or possibly paddleboarding.

Bob Dressler: Fishing Trip Coordinator

Bob and (a co-chairperson yet to be determined) will make a reservation for 1 party boat fishing outing. They will be the Boat Club members contact for RSVP's, etc.

Dale specifically asked that we extend his thanks to those who volunteered to be part of the clubs navigational team! This is a departure in the normal club's course by including non-motorized group, fishing and educational speakers. Thank you all!!



5734 Swift Road
 Sarasota, Florida 34231
 Phone: (941) 875-8610

Proposal: 2700 Riverbluff Pkwy
 Name: SRV Marina Phone: (913) 952-4081
 Email: mitchwsrv@gmail.com

5/7/25

ITEM	QUANTITY	UNIT	DESCRIPTION	UNIT PRICE	TOTAL
Scope of Work:					
Phase I					
1	1.00	LS	Install of 10" Mooring Pilings Along Western Seawall (21) with 12' Spacing Between Each Piling	\$ 16,695.00	\$ 16,695.00
Phase I Total					\$ 16,695.00
Phase II					
2	1.00	LS	Removal and Offsite Disposal of Existing Docks and Pillings	\$ 12,500.00	\$ 12,500.00
Phase II Total					\$ 12,500.00
Phase III					
3	1.00	LS	Move and Re-Install Existing Floating Docks	\$ 2,500.00	\$ 2,500.00
4	1.00	LS	Construct (15) 3'x25' Marine Grade Pressure Treated Dock with 1x6 WearDeck Composite Decking (Piling Height on Dock(s) to be Cut 2' Higher)	\$ 113,375.00	\$ 113,375.00
5	1.00	LS	Install (39) 8" Mooring Pilings Between Slips/Docks (Each Slip to be 10' wide)	\$ 28,275.00	\$ 28,275.00
6	176.00	EA	Install 6' Black FA400 Profile Fenders/Bumpers	\$ 143.00	\$ 25,168.00
Phase III Total					\$ 169,318.00
General Permitting & Survey Cost					\$3,000
Project Total					\$201,513
Options/Notes:					
OPT1	1.00	EA	Construct (15) 3'x25' Marine Grade Pressure Treated Dock with 1x6 ThruFlow, Snap-In Decking (Piling Height on Dock(s) to be Cut 2' Higher)	\$ 108,685.00	\$ 108,685.00
OPT2	1.00	EA	DokLite Solar LED Piling Cap Light (per)	\$ 135.00	\$ 135.00

Additional Notes (some notes may not apply to customer):

1. Phase I consist of: Removing (4) existing mooring pilings along the seawall. (21) Pilings new pilings will be installed along the seawall every 12'. This area will be used to moor/store boats while project is on-going. Each piling (21) will have 6' black FA400 profile fender/bumper installed.
2. Phase II Consist of: Removal and offsite disposal of existing docks, pilings, and debris from the area.
3. Phase III Consist of: Moving floating docks to designated area during the project (same will be reinstalled/ if any additional material/supplies is needed for the re-installation of the floating docks, same will be added at later time. (15) 3'x25' docks will be constructed, each dock will have (6) 6' black FA400 profile fenders/bumpers/ installed (total 90) Mooring pilings between and around the 3x25 docks will have (65) 6' black FA400 profile fenders/bumpers where applicable (where boats may come in contact with).
4. The footprint of the overall project is similar to the original footprint, but the docks/slips will shift. The governing municipality may require a Major Work Permit, which includes additional fees, meetings, etc. If this occurs, this will increase permitting time and cost (cost will be reflected in future invoicing).
5. Electric and plumbing is **not** included. Storm Marine can supply a separate subcontracted proposal upon request.
6. Dock lift pilings eight (8) inches in diameter and driven to six (6) feet into sea floor or until impassable strata. If auguring is required to achieve adequate depth, **\$450.00 per piling** will be added to final invoice. Piling to be wrapped with HDPE wrap at barnacle line. Piling caps included in proposal cost.
7. Dock structure to be constructed with 2"x8" marine grade .60 pressure treated lumber fastened to pilings with 5/8" diameter stainless steel carriage bolts.
8. Proposal cost is subject to change after (30) days
9. Proposed decking to be 1"x6" **WearDeck** composite decking fastened to structure with 2.5" stainless steel deck screws.
10. Other accessories on the docks/pilings/floating docks should be removed by its owner prior to commencement. All other accessories needed will be at the cost of the respective slip owner/leasee.
11. Terms & Conditions: 20% due at contract signing, 40% due at commencement of work, 40% due within (10) days of completion.

Protect Yourself and Your Property: Be certain your contractor is INSURED and LICENSED to Work on the Water!

Date: _____

Storm Marine

Accepted by: _____

By: _____
Jason Steinbrunner, Operations Manager

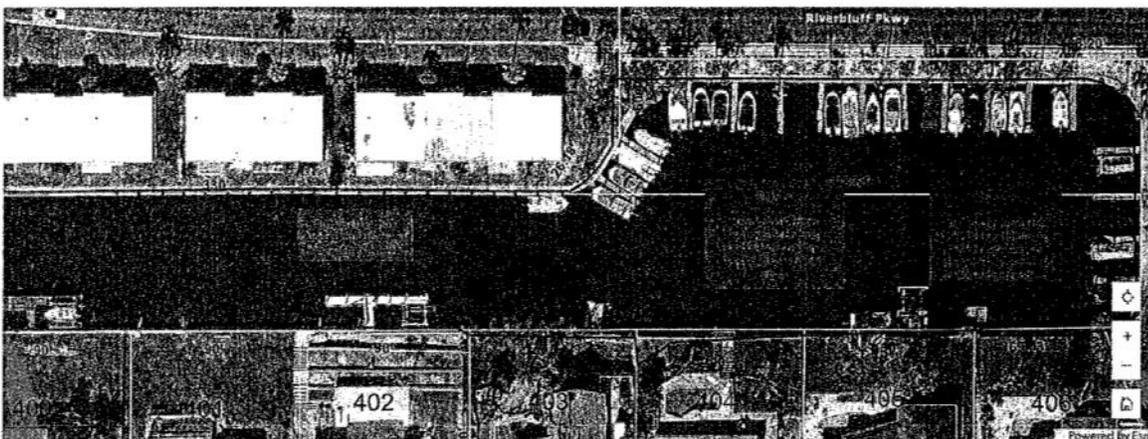
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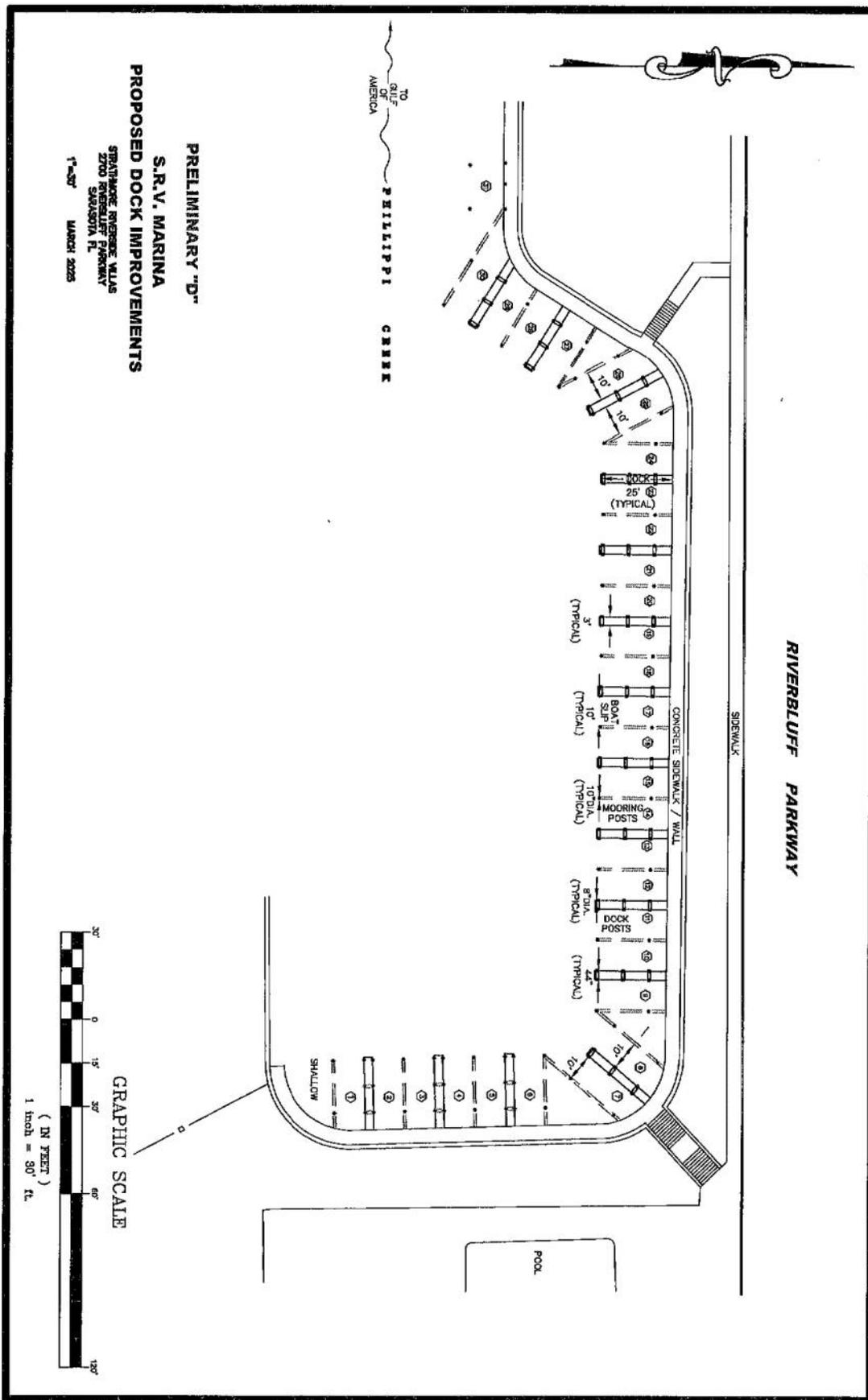
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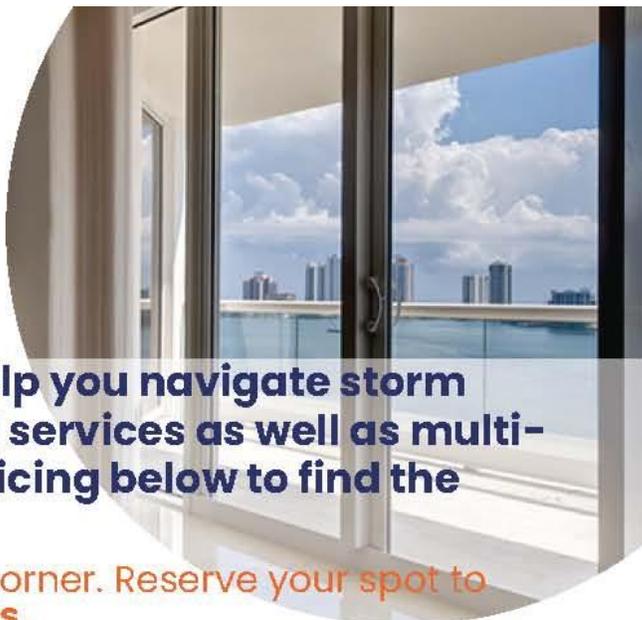




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Peak storm season is right around the corner. Reserve your spot to ensure you're protected **when it matters.**

SINGLE-INSTALL SERVICES >>> Permanent Hardware Installation

Hurricane Strap Installation



- ✔ Individually priced per unit and type of strap
- + Includes securing up to 5 items of personal property in a garage or secure space.

Storm Shutter Systems



- ✔ Closing and securing existing systems in place
- + Includes securing up to 5 items of personal property in a garage or secure space.

TIERED RESPONSE PLANS >>> Multi-Stage Support

Storm Shutters



- ✔ \$200 per standard window
- + Includes securing up to 5 items of personal property in a garage or secure space.

Window Board-ups



- ✔ \$245 per standard window
- + Clips for installation are included in the price.
- + Includes securing up to 5 items of personal property in a garage or secure space.

Hurricane Fabric



- ✔ \$7 per sqft. (materials only)
- 💰 Installation cost determined by window measurements.
- + Includes securing up to 5 items of personal property in a garage or secure space.

Securing Exteriors



- ✔ Securing up to 5 items of personal property (i.e. grills, patio furniture) in a garage or secure area.
- 💰 Tiered pricing based on additional items beyond 5.

 **Taylor Bang** (941) 404-6338 **Mike Howard** (941) 281-3709  www.seacoastbd.com



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[CLICK HERE FOR A DIRECT LINK TO THE FDA WEBSITE.](#)

WISHING EVERYONE A HAPPY, SAFE AND HEALTHY SUMMER!



Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
1 6:30pm Hand & Foot	2 10:00am Chair Exercise 10:00am Mahjong 4:00pm Easy Aerobics 6:30pm Euchre 6:30pm Rummi-kub	3 6:30pm Bridge 6:30pm Game Night 6:30pm Mexican Train Dominos	4 4:00pm Easy Aerobics	5 5:00pm Sip N Dip - Host Kathy Kelley 6:30pm Pay Me & Pass the Ace	6 10:00am Chair Exercise 4:00pm Easy Aerobics 6:30pm Pinochle	7
8 6:30pm Hand & Foot	9 10:00am Chair Exercise 10:00am Mahjong 4:00pm Easy Aerobics 6:30pm Euchre 6:30pm Rummi-kub	10 10:00am Grounds Committee Meeting 6:30pm Bridge 6:30pm Game Night 6:30pm Mexican Train Dominos	11 4:00pm Easy Aerobics	12 6:30pm Pay Me & Pass the Ace	13 10:00am Chair Exercise 4:00pm Easy Aerobics 6:30pm Bingo - Hosts Art & Joyce Showalter 6:30pm Pinochle	14
15 6:30pm Hand & Foot	16 10:00am Chair Exercise 10:00am Mahjong 1:30pm Audit Committee Meeting 4:00pm Easy Aerobics 6:30pm Euchre 6:30pm Rummi-kub	17 6:30pm Bridge 6:30pm Game Night 6:30pm Mexican Train Dominos	18 4:00pm Easy Aerobics	19 10:00am Safety Committee Meeting 6:30pm Pay Me & Pass the Ace	20 10:00am Chair Exercise 4:00pm Easy Aerobics 6:30pm Pinochle	21
22 6:30pm Hand & Foot	23 10:00am Chair Exercise 10:00am Mahjong 4:00pm Easy Aerobics 6:30pm Euchre 6:30pm Rummi-kub	24 6:30pm Bridge 6:30pm Game Night 6:30pm Mexican Train Dominos	25 4:00pm Easy Aerobics	26 9:30am Board Meeting 6:30pm Pay Me & Pass the Ace	27 10:00am Chair Exercise 4:00pm Easy Aerobics 6:30pm Pinochle	28
29 6:30pm Hand & Foot	30 10:00am Chair Exercise 10:00am Mahjong 4:00pm Easy Aerobics 6:30pm Euchre 6:30pm Rummi-kub	1 6:30pm Bridge 6:30pm Game Night 6:30pm Mexican Train Dominos	2 4:00pm Easy Aerobics	3 5:00pm Sip N Dip - Host Kathy Kelley 6:30pm Pay Me & Pass the Ace	4 10:00am Chair Exercise 4:00pm Easy Aerobics 6:30pm Pinochle	5