STRATHMORE RIVERSIDE VILLAS ASSOCIATION, INC.
A RESIDENTIAL COMMUNITY FOR PERSONS 55 YEARS OF AGE OR OLDER
C/O Argus Property Management, Inc.
2700 Riverbluff Parkway Sarasota, FL 34231
Phone: (941) 922-8188 Fax: (941) 927-9849
REGULAR MEETING OF THE BOARD OF DIRECTORS
Thursday February 25, 2021 – 9:30 A.M. - SRV CLUBHOUSE

1. Call to Order
2. Pledge of Allegiance
3. Roll Call
4. Determination of Quorum
5. Rules of Order
   - Roberts Rules
   - NSI of 3 minutes per speaker
6. Approval of Minutes of Board of Directors Meeting, January 28, 2021
7. President's Report
8. Treasurer's Report
9. Committee Reports
   - A. Sales/Lease & Rental – Ilene Novack
   - B. Clubhouse/Pool mask & social distancing – Robert Martucci
   - C. Approval of Committee Members for Hurricane and Sales/Rentals Committees
10. Report from Argus Management – Justin Gonzalez
11. Old Business
    - A. Clubhouse – Ice maker – Bob Martucci
    - B. Clubhouse – record/video meetings, equipment & policy – Bob Martucci
    - C. Surveillance Cameras In Use Signs – Carl Shepherd
    - D. Approval for Staebler Appraisal for review/update of SRV Reserves- Jerry McDermott
    - E. Documents (Doc) Committee – Ad Hoc Committee – only when needed
11. New Business
    - A. V93 – Move to Foreclosure – Jerry McDermott
    - B. V5 – Payment Dispute – Jerry McDermott
    - C. Retaining Law Office of Wells/Olah, P.A. for representation – Jean Burns
    - D. V32 – Request to Modify Walkway – Jerry McDermott
    - E. V250, V254, V255 request to modify/rebuild patios – John Calia
    - F. Move request to modify forms online & tracing – John Calia
    - G. Correct Line item expense – Jerry McDermott
    - H. Villa 44 requestion for extension of storage unit (March 8-15)
    - I. Villa 248 request to modify windows – John Calia
    - J. Wording for approval of Modifications – John Calia
12. Owner Questions
13. Adjournment

The next regular meeting of the Board of Directors is Thursday, March 25, 2021 at 9:30 am.

Strathmore Riverside Villas Association Inc.

REGULAR MEETING OF THE BOARD OF DIRECTORS

THURSDAY, JANUARY 28TH, 2021 – 9:30 A.M. SRV CLUBHOUSE

MINUTES

The meeting was called to order at 9:32 A.M. by President Larry Gill.

Pledge of Allegiance.

Members of the Board were present and a quorum was achieved:

Larry Gill, Carl Shepherd, Dan Hooks, Jean Burns, Jerry McDermott, Robert Martucci, Joe Morganstern, Susan Knapp and John Calia were present. A quorum was established. Also present was Justin Gonzalez representing Argus Property Management.

Rules of Order were established with Community members present.

Approval of January 14th, 2020 Board Meeting Minutes. ***See motion sheet.***

Presidents Report – ***See attached report.***

Treasurers Report –***See attached report & motion sheet.***

Committee Reports

A. Sales/Lease & Rental – ***Ilene Novak read the attached report & motion sheet.***
B. Clubhouse-Mask & Social Distancing – Robert Martucci noted masks are required in the clubhouse and social distasting should be observed. Robert reviewed the guidelines from the committee. Further discussion was had about a "sub-group" on a volunteer basis. Robert reviewed items that needed to be addressed such as drywall and the flagpole. ***See attached report & motion sheet.***
C. Election Committee – ***Linda Meyer read the attached report & motion sheet.***
D. Approval of Committee Members – ***See motion sheet.***
E. Grounds Committee – ***Susan read the attached report. See motion sheet.***

Report from Argus Management – No report at this time.

Old Business:

A.) Maintenance Technician's Supervision – Chain of Command – John stated Craig has been doing a great job. John noted Craig should report to Larry and himself to keep projects on task. Jean mentioned the grounds committee should be in this advisory role as per the by-laws. Larry reviewed the by-laws and responsibilities. The Board held further discussions about guidance and direction for maintenance. ***See motion sheet.***

B.) Villa 93 – Carl Shepherd noted this owner has passed away and payments to the Association have not been processed. Carl noted the villa is in horrible condition and needs to be addressed. Carl stated the brother of Mr. Gumpert met with Larry and he and he will be taking control of the unit state to bring it into to compliance.

New Business:

A.) Website Chairperson – Larry mentioned noted the chair of this committee has resigned. ***See motion sheet for nomination.***

Strathmore Riverside Villas Association Inc.

B.) Legislative Liaison Appt: - Robert Martucci has been appointed as the legislative liaison.

C.) Pool Heater – John Calia noted the pool heater has a leak. John reviewed prices for new heaters. ***See motion sheet.***

D.) New Kayak Rack – John proposed building a kayak rack to be stored at the end of the property near the steps to the water for possible revenue. ***See motion sheet.***

E.) Fenced Landscape Storage Area Usage – John stated there have been dumpster piles of debris in this area. John proposed to have this area as a rental for boats/recreational units. John also proposed sheds for revenue. ***See motion sheet.***

F.) Irrigation Supervision – John stated his committee is looking into a well to reduce water consumption rates from the county.

G.) Sliding Glass and/or Exterior Doors for Keyhole Update – John proposed having the membership vote on this again with revised wording. John proposed being able to us the keyhole to the longest part of the unit to extend these areas in the form of a survey. ***See motion sheet.***

H.) Fees for Services for Maintenance Update – John mentioned he would like to see the Association charge for services of a handyman for unit owners through maintenance. ***See motion sheet.***

I.) Approve Staebler Appraisal for Review/Update – Jerry McDermott – ***See motion sheet.***

J.) V260 Request to Cancel Attorney Fees of $480.10 – Jerry reviewed this case noting all payments were canceled to be made once the owner died. – ***See motion sheet.***

K.) Appt Executive Committee – Larry noted this committee must be established. *This was tabled for further discussion.*

L.) Two (2) Additional Speed Bumps – Carl noted a year ago two speed bumps were installed and mentioned owners are driving around them. Carl expressed two additional speed bumps for $820 should be installed. ***See motion sheet.***

M.) Utility Easement Survey – Carl mentioned an additional street light was approved in November 2020. FPL could not use a trenching machine due to infrastructure. Manual labor would have to be used. ***See motion sheet.***

N.) Recording of Board Meetings – Robert feels that the Board should record each Board meeting to capture all details of these meetings and these should be kept in the clubhouse office. ***See motion sheet.***

O.) Citizens Security Patrol – Carl stated he has been approached my members advocating for a citizens patrol. ***See motion sheet.***

P.) Criminal Background Checks for Applicants – Tabled for further discussion.

Q.) One-Call System for Social – Robert mentioned this system should be used for social activities.

R.) Purchase of Thee Security Cameras – Tabled for further discussion.

S.) Creek House Reserves – Move $2,000 from Equity to Acct #3810 – Jerry – ***See motion sheet.***

Owner's comments – Owners commented on agenda items.

The next meeting – February 25th, 2021

Adjournment – 1:38 P.M.

STRATHMORE RIVERSIDE VILLA'S MOTIONS 1-28-21

Strathmore Riverside Villas Association Inc.

Motion – To approve the 1-14-21 minutes – ***Motion by Jerry to approve the minutes and seconded by Carl. Motion carried.***

Motion – To approve the financial report for audit – ***Motion by Jean to approve the financial report to file for audit. Motion was seconded by Susan. Motion carried.***

Motion – To approve the sales report – ***Motion by Jerry and seconded by Jean to approve the Sales report. Motion carried.***

Motion – To approve the clubhouse report – ***Motion to approve by Susan and seconded by Jerry to approve the report. Motion carried.***

Motion – John made a motion to approve the election committee report and this was seconded by Jerry. Motion carried.

Motion – To approve moving the Annual Meeting to a Thursday in 2021 – ***Motion by Jean and seconded by Robert. Motion carried.***

Motion – To approve the ground committee report – ***Motion to approve the grounds report by Carl and seconded by Dan. Motion carried.***

Motion – To approve 2021 Committee Members – ***Motion by Jean and seconded by Robert to approve the 2021 Committee Members. Motion carried.***

Motion – ***Motion by John and seconded by Robert to have maintenance personnel report to one person for productivity and direction under Buildings.*** *Motion failed 5-4 not in favor.*

Motion – ***A motion by Jean to retain Nan (office) to chair the website and seconded by Jerry. Motion carried.***

Motion – ***John made a motion to have the fence storage area as a rental for boats/recreational units used for a source of revenue for vote of the membership. Dan seconded this motion. Motion carried.***

Motion – ***A motion was made by John to replace the pool heater and re-pipe components of the pool system for $11,000 pending legal committee review of the contract to be charged to the pool reserve. Carl seconded this motion. Motion carried 8-1.***

Motion – ***A motion was made by John to build a kayak rack to be placed at the end of the property to be sent to the membership for vote. This was seconded by Dan. Motion carried.***

Motion – ***A motion was made to send to the membership a vote to have access to the unit from the keyhole as a material alteration. Carl seconded this motion. Motion carried.***

Motion – ***A motion was made by John to implement service fees for handyman maintenance for review with the attorney and was seconded by Dan. Motion carried.***

Motion – *A motion was made by Jerry to approve Stabeler Appraisal firm for review and update the reserve accounts up to $1,500. Motion was seconded by Susan. Motion was tabled for further contract details.*

Strathmore Riverside Villas Association Inc.

Motion – ***A motion was made by Jerry to not cancel the fees for V-260 for collections and was seconded by Jean. Motion carried 7-2.***

Motion – ***A motion was made by Carl to install two additional speed bumps for $820 and was seconded by Dan. Motion did not pass 7-3.***

Motion – *Carl made a motion to approve $1,000 paid to FPL to install a light polel at villa 103 and seconded by Dan. Motion was tabled.*

Motion – *A motion was made by Robert to start recording all Board Meetings with the recordings kept in-house at the clubhouse office. Jean seconded this motion. Motion was tabled.*

Motion – ***Carl made a motion to create and start the process of a citizen's patrol and this was seconded by Jerry.*** *Motion failed 8-2.*

Motion – ***A motion was made to allocate $2,000 from 3990 equity into the 3810 creek house reserve line item. Motion was seconded by Susan. Motion carried.***

DRAFT

PRESIDENT'S REPORT
FEBRUARY 2021

We are almost two months into the New Year and things are heating up at SRV. Our weather is returning to the warmer winter temperatures we are used to in Florida and are very thankful that we have been spared the extreme cold weather the most of the rest of the country has been experiencing. Our social programs are off to a great start this year and I want to thank Joe Morganstern and his Programs and Services committee for the return of social events that are being held safety at our Clubhouse pool area. Joe and Bob Martucci (Clubhouse Committee) have worked together to add a Ping-Pong table to SRV and move our pool table to the main room where it can be played without the constraints of the small room it has been in for years. Also a big thanks goes out to Sue Knapp and the Grounds Committee for setting up a very informative meeting between the Board of Directors and our Landscape Company, Bloomings Landscape and Turf Management, for a review of our Landscape Enhancement Program and all the thought and effort that went into that program to pick the right plants to cut the labor hours Bloomings would have spent with other varieties of plants. We were pleased to hear Sue and Bloomings have worked out a test of a new water meter, new technology that was not available when this program began, that can monitor weather conditions, humidity, temperatures, daylight hours etc., and may cut our irrigation water use by 30%. We are all very conscious of our water usage and are continually looking for ways to reduce that expense. If these new Smart Meters preform as they say they will it will be something we look at in the future to add to our irrigation system. Bloomings also made some suggestions that we can look at in the future that have higher startup costs, but would help reduce future water and sewer costs. Those startup costs need to be review to see how much a return on investment we would expect. Thank you to Sue Knapp for continuing working to find solutions to these issues. Most of our other committees are busy working on their projects and areas of responsibilities and we should expect to see more exciting ideas in the future. Don't forget if you want to help out on any of our committees or just attend a committee meeting to listen in on what is in the works, contact our committee chairs which are listed on page two of our News & Views newsletter each month. New ideas and volunteers help SRV remain the great community it is and has always been.

Respectfully submitted,

Larry Gill
SRV Board President

TREASURER'S REPORT
Month ending January 31, 2021

Balance Sheet

SRV's Balance Sheet for January.

Assets	$ feb.963,389.83
Liabilities	$ 599,001.29
Total Equity	$ 363,398.54

Total Revenue for January: $ 138,189.92 vs. budget $ 131,444.68

Total Expenses for January: $ 152,553.92 vs. budget $ 131,444.70

Main contributors were:

Grounds under budget by	$ 4,372.59
Bldg Maintenance over budget by	7,257.57
Rec. facilities over budget by	184.76
Utilities over budget by	8,456.37
Payroll under budget by	211.93
Administration over budget by	3,647.38

Net income for January is minus $14,364.00

Delinquent accounts as of January 31, 2021

33 members in arrears for a total of $15,355.27 vs. Dec. of $10,764.01
6 members are two months or more in arrears of $ 9,474.43
27 members in arrears for less than 2 months for total of $ 5,880.84
Legal action is in process on 2 of these accounts
Two member's arrears are for fines totaling $3,232.00

Reserve Balance report.

Deck resurfacing	$ 5,875.38
Pool structural restoration	7,966.72
Pool Heater	15,482.29
Exercise Equipment	3,045.89
Maint. Equip & bldg	8,193.89
Fence	1,227.59
Paving	203,761.95
Painting	20,056.38
AC Rec. bldg	8,605.73
Club House Roof	24,511.51
Club House Improvements	707.79

Creek House Projects		673.97
Seawall & Marina retaining wall	119,054.79	
Sewer/Water lines		45,418.08
Marina / docks		19,838.00
Utility Carts	3,321.55	
Reserve Interest		1,392.23
Total Reserve fund	$489,133.72	

Annual Audit and filing of federal tax return by Miller & Company has been ordered.

Jerry McDermott, Treasurer

Sales & Rentals Orientation Committee Report

February 2021 Sales

E - $189,500.00
E - $ 183,000.00

Respectfully submitted,
Ilene Novack, Chair

Hurricane Committee:

- Bill Hallisey – Chair
- Stan Feldman
- Sue Knapp
- Carl Shepard
- Steve Salemi
- Peggy Dunn

Sales, Lease & Rental:

- Ilene Novack – Chair
- Ellie Barr
- Bob Dressler
- Dottie Gustavson
- Lynda Nugent
- Jean Senninger

srv2700@comcast.net

V93

From: Jerry McDermott <jhre1218@msn.com>
Sent: Wednesday, February 17, 2021 2:29 PM
To: srv2700@comcast.net
Cc: Gill, Larry & Linda
Subject: Fw: 2729 Riverbluff Ct Villa - 93 - Strathmore Riverside Villas

Nan, Add this letter to the packet for V 93 plus the rest sent to you. Jerry

---

From: Justin <justin@argusmgmt.com>
Sent: Thursday, February 11, 2021 7:38 AM
To: Dickgumpert@gmail.com <Dickgumpert@gmail.com>
Cc: ljg126@aol.com <ljg126@aol.com>; jhre1218@msn.com <jhre1218@msn.com>; Padron, Jessy <JPadron@beckerlawyers.com>
Subject: 2729 Riverbluff Ct Villa - 93 - Strathmore Riverside Villas

Good morning Mr. Gumpert,

Thank you for thank you for thanking the time to meet with members of the Board as to the state of the unit. This is another matter of past due assessment on the unit in which the Association is at a point of pushing to foreclose on the unit. Before we proceed here to retain the needed back-due assessment, I wanted to reach out to you as you were extremely helpful in assisting the community with the state of the unit in disarray. I have copied our collections agent here Jessy Padron. Please make contact with her for all past due sums. Thank you.

ARGUS
PROPERTY MANAGEMENT, INC.
Justin Gonzalez, LCAM
2477 Stickney Point Road Suite 118A
Sarasota, FL 34231
(941)-927-6464 x112
justin@argusmgmt.com

V93

From: Jerry McDermott <jhre1218@msn.com>
Sent: Wednesday, February 17, 2021 1:51 PM
To: srv2700@comcast.net
Cc: Gill, Larry & Linda
Subject: Fw: Collections Account - James S Gumpert (Our File No. 405061)
Attachments: Amount owed as of 2_17_21.DOCX

Nan, Attachment for board packet. Jerry

From: Terri Lettington <TLettington@argusmgmt.com>
Sent: Wednesday, February 17, 2021 12:45 PM
To: jhre1218@msn.com <jhre1218@msn.com>
Subject: Collections Account - James S Gumpert (Our File No. 405061)

Jerry,

Here is the Gumpert information you requested.

Let me know if there is anything else you need.

Thank You

Terri Lettington
Staff Accountant
2477 Stickney Point Rd, Suite 118A
Sarasota, FL 34231
941-927-6464, ext 141

ARGUS
PROPERTY MANAGEMENT, INC.

V93

STRATHMORE RIVERSIDE VILLAS ASSOC., INC. / JAMES GRUMPERT
UNIT V-93
AMOUNTS DUE AS OF 2/17/21

Monthly Maintenance due 04/01/20-12/01/20 at $355.00 each	$3,195.00
Monthly Maintenance due 01/01/21-02/01/21 at $384.00 each	768.00
Late Fee due 04/11/20-02/11/21 at $20.00 each	220.00
NSF Fee on 04/09/20	10.00
Interest	327.05
Certified/Registered Mail, Return Receipt Requested	25.00
Cost of Placing and Releasing Lien	26.00
Collection Fees due 04/15/20-06/10/20 at $2.50 each	7.50
Deed Search	3.25
Legal Fees	1,330.00
TOTAL	**$5,911.80**

V5

From: Jerry McDermott <jhre1218@msn.com>
Sent: Wednesday, February 17, 2021 2:18 PM
To: srv2700@comcast.net
Cc: Gill, Larry & Linda
Subject: Fw: V-5 back dues - collections

Nan, Add this to the board packet for V 5 plus what I sent before. Jerry

---

From: Justin <justin@argusmgmt.com>
Sent: Monday, February 15, 2021 1:33 PM
To: Jerry McDermott <jhre1218@msn.com>; ljg126@aol.com <ljg126@aol.com>
Cc: Padron, Jessy <JPadron@beckerlawyers.com>
Subject: RE: V-5 back dues - collections

Jessy the Board is going to have this reviewed for formal approval at the end of the month. Please do not start any action until you have heard from me. Thank you.

ARGUS
PROPERTY MANAGEMENT, INC.
Justin Gonzalez, LCAM
2477 Stickney Point Road Suite 118A
Sarasota, FL 34231
(941)-927-6464 x112
justin@argusmgmt.com

From: Justin
Sent: Friday, February 12, 2021 8:46 AM
To: Jerry McDermott <jhre1218@msn.com>; ljg126@aol.com
Cc: Padron, Jessy <JPadron@beckerlawyers.com>
Subject: RE: V-5 back dues - collections

Jessy, please proceed forward with this case as noted below for this villa. Thank you.

ARGUS
PROPERTY MANAGEMENT, INC.
Justin Gonzalez, LCAM
2477 Stickney Point Road Suite 118A
Sarasota, FL 34231
(941)-927-6464 x112
justin@argusmgmt.com

From: Jerry McDermott [mailto:jhre1218@msn.com]
Sent: Thursday, February 11, 2021 7:43 PM
To: Justin <justin@argusmgmt.com>; ljg126@aol.com
Subject: Re: V-5 back dues - collections

I agree Jerry

From: Justin <justin@argusmgmt.com>
Sent: Thursday, February 11, 2021 3:04 PM
To: ljg126@aol.com <ljg126@aol.com>; jhre1218@msn.com <jhre1218@msn.com>
Subject: RE: V-5 back dues - collections

Ok thanks Jerry?

ARGUS
PROPERTY MANAGEMENT, INC.
Justin Gonzalez, LCAM
2477 Stickney Point Road Suite 118A
Sarasota, FL 34231
(941)-927-6464 x112
justin@argusmgmt.com

From: ljg126@aol.com [mailto:ljg126@aol.com]
Sent: Thursday, February 11, 2021 2:34 PM
To: Justin <justin@argusmgmt.com>; jhre1218@msn.com
Subject: RE: V-5 back dues - collections

Justin,
I continue to have the opinion to not settle for less than the full amount owed to the association plus any fees, interest, costs and legal fees due. I feel as soon as we start forgiving monies owed we set a bad precedent that other pass due account holders would want to use the reduce their payment settlement. This seems like a clear cut case that they have been given opportunities to settle their account more than once. I say we go forward with demanding the full amount owed.
Larry

On Thursday, February 11, 2021 Justin <justin@argusmgmt.com> wrote:

Jerry & Larry see below from Tina as to Villa - 5 and advise. Please also se below Tina's comments from our collections agent.

Late statement was sent on 12/19/17 to prior owner, notified 01/24/18 that home has sold to current owners. Updated ownership and emailed statement to owner. 5 payments made of $344 on 04/05/18,

attorney.

Sincerely,

Tina Haefele
Accounting Department Manager
Training Coordinator
Tina@ArgusMgmt.com
941-927-6464 x120
941-923-0720 (FAX)

We are in receipt of the email below from owner, Pozega proposing to settle for $1,402.91. Below is the amount we show as owed. Attached is a copy of the last correspondence we sent to owner. Please advise if the Association will accept the owner's settlement offer. Thank you.

Balance of Maintenance due 04/01/18	$123.60
Monthly Maintenance due 05/01/18-12/01/18 at $344.00 each	2,752.00
Monthly Maintenance due 01/01/19-12/01/19 at $351.00 each	4,212.00
Monthly Maintenance due 01/01/20-12/01/20 at $355.00 each	4,260.00
Late Fee due 05/11/18-12/11/20 at $25.00 each	800.00
Interest	692.8
1	
Certified/Registered Mail, Return Receipt Requested	21.83
Deed	
Search	3.25
Legal	
Fees	1,452.50

-	
SUBTOTAL	$14,317.9
9	
Less payments	(11,711.00)

-	
TOTAL	**$2,606.9**
9	

Melissa Zamora
Collection/Foreclosure Paralegal

Becker & Poliakoff
1 East Broward Blvd., Suite 1700
Fort Lauderdale, FL 33301

954.985.4102
954.987.5940
mzamora@beckerlawyers.com
www.beckerlawyers.com

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This is a communication from a debt collector and any information obtained will be used for that purpose.

From: Mary Pozega <kidsdocwv@gmail.com>
Sent: Friday, December 4, 2020 9:55 AM
To: Zamora, Melissa <mzamora@beckerlawyers.com>
Subject: Mary Pozega, Strathmore Riverside villa #5

EXTERNAL EMAIL - This message originated from an External Source.

Dear Melissa, I am writing to you to follow up on our conversation about the dispute over our maintenance fees, late fees and other charges asspciated with this file. We would like to get this finalized and would like to get a final figure on the account. We understand that the late fees continue to be charged on a monthly basis at $25 dollars and we are willing to accept the ones that we feel we owe but we are not wanting to pay the ones over the last year and a half because I feel this matter has been dragged out without much response from Argus. I am asking waiver of the late fees from 9/11/2019 to present because that is when my husband was able to set up EFT from bank where he had to switch banks. Our final offering for total amount owed is $1402.91. This amout includes some of the late fees, half of the legal fees and interest. If this amount is accepted by all, please let me know and we will send paymnet to finally clear all this up.
Sincerely,
Mary Pozega and John Saville

Justin Gonzalez, LCAM
2477 Stickney Point Road Suite 118A
Sarasota, FL 34231
(941)-927-6464 x112
justin@argusmgmt.com

From: Jerry McDermott <jhre1218@msn.com>
Sent: Wednesday, February 17, 2021 2:04 PM
To: srv2700@comcast.net
Cc: Gill, Larry & Linda
Subject: Fw: *TIME SENSITIVE* Mary Pozega, Strathmore Riverside villa #5 - Our File No. 392729
Attachments: DISPUTE RESPONSE.pdf

Nan, Add the attachment to the board packet. Jerry

From: Justin <justin@argusmgmt.com>
Sent: Tuesday, February 16, 2021 8:31 AM
To: Jerry McDermott <jhre1218@msn.com>
Subject: FW: *TIME SENSITIVE* Mary Pozega, Strathmore Riverside villa #5 - Our File No. 392729

See attached and below.

ARGUS
PROPERTY MANAGEMENT, INC.
Justin Gonzalez, LCAM
2477 Stickney Point Road Suite 118A
Sarasota, FL 34231
(941)-927-6464 x112
justin@argusmgmt.com

From: Zamora, Melissa [mailto:mzamora@beckerlawyers.com]
Sent: Tuesday, January 5, 2021 4:27 PM
To: Tina <tina@argusmgmt.com>; Justin <justin@argusmgmt.com>
Cc: Meadows, Carolyn <CMeadows@beckerlawyers.com>
Subject: FW: *TIME SENSITIVE* Mary Pozega, Strathmore Riverside villa #5 - Our File No. 392729
Importance: High

Good afternoon. Has a decision been reached yet on this account?

Melissa Zamora
Collection/Foreclosure Paralegal

Becker

Becker & Poliakoff
1 East Broward Blvd., Suite 1700
Fort Lauderdale, FL 33301

954.985.4102

954.987.5940
mzamora@beckerlawyers.com
www.beckerlawyers.com

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This is a communication from a debt collector and any information obtained will be used for that purpose.

From: Zamora, Melissa <mzamora@beckerlawyers.com>
Sent: Sunday, December 27, 2020 2:56 PM
To: Tina <tina@argusmgmt.com>; Justin <justin@argusmgmt.com>
Cc: Meadows, Carolyn <CMeadows@beckerlawyers.com>
Subject: *TIME SENSITIVE* Mary Pozega, Strathmore Riverside villa #5 - Our File No. 392729
Importance: High

We are in receipt of the email below from owner, Pozega proposing to settle for $1,402.91. Below is the amount we show as owed. Attached is a copy of the last correspondence we sent to owner. Please advise if the Association will accept the owner's settlement offer. Thank you.

Balance of Maintenance due 04/01/18	$123.60
Monthly Maintenance due 05/01/18-12/01/18 at $344.00 each	2,752.00
Monthly Maintenance due 01/01/19-12/01/19 at $351.00 each	4,212.00
Monthly Maintenance due 01/01/20-12/01/20 at $355.00 each	4,260.00
Late Fee due 05/11/18-12/11/20 at $25.00 each	800.00
Interest	692.81
Certified/Registered Mail, Return Receipt Requested	21.83
Deed Search	3.25
Legal Fees	1,452.50
SUBTOTAL	$14,317.99
Less payments	(11,711.00)
TOTAL	**$2,606.99**

Melissa Zamora
Collection/Foreclosure Paralegal

Becker

Becker & Poliakoff
1 East Broward Blvd., Suite 1700
Fort Lauderdale, FL 33301

954.985.4102

954.987.5940
mzamora@beckerlawyers.com
www.beckerlawyers.com

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This is a communication from a debt collector and any information obtained will be used for that purpose.

From: Mary Pozega <kidsdocwv@gmail.com>
Sent: Friday, December 4, 2020 9:55 AM
To: Zamora, Melissa <mzamora@beckerlawyers.com>
Subject: Mary Pozega, Strathmore Riverside villa #5

EXTERNAL EMAIL - This message originated from an External Source.

Dear Melissa, I am writing to you to follow up on our conversation about the dispute over our maintenance fees, late fees and other charges asspciated with this file. We would like to get this finalized and would like to get a final figure on the account. We understand that the late fees continue to be charged on a monthly basis at $25 dollars and we are willing to accept the ones that we feel we owe but we are not wanting to pay the ones over the last year and a half because I feel this matter has been dragged out without much response from Argus. I am asking waiver of the late fees from 9/11/2019 to present because that is when my husband was able to set up EFT from bank where he had to switch banks. Our final offering for total amount owed is $1402.91. This amout includes some of the late fees, half of the legal fees and interest. If this amount is accepted by all, please let me know and we will send paymnet to finally clear all this up.
Sincerely,
Mary Pozega and John Saville

Becker & Poliakoff
1 East Broward Blvd., Suite 1700
Fort Lauderdale, FL 33301

Broward: (954) 985-4102
Miami-Dade / Keys: (305) 260-1021
Palm Beach / Treasure Coast: (561) 820-2887
Fax: (954) 987-5940

Reply To:
Melissa Zamora
MZamora@beckerlawyers.com

June 23, 2020

VIA-EMAIL: kidsdocwv@gmail.com; johnesaville@gmail.com
& REGULAR MAIL
Mary C. Pozega
John E. Saville
5551 Riverbluff Circle #V-5
Sarasota, FL 34231

Mary C. Pozega
John E. Saville
6637 Kanawha Avenue South East
Charleston, WV 25304

Re: Strathmore Riverside Villas Association, Inc. / Mary C. Pozega and John E. Saville
Property Address: 5551 Riverbluff Circle, Unit V-5
Our File No.: S00725/392729

VALIDATION OF DEBT AND RESPONSE TO DEBT DISPUTE

Dear Mr. Saville and Mrs. Pozega:

Please be advised that this Firm represents Strathmore Riverside Villas Association, Inc.

I have received and read your mail correspondence dated May 19, 2020 wherein you dispute the validity of the amounts owed by you to the Association. Enclosed is a detailed ledger showing the charges and credits posted to your account beginning April 1, 2018, as that was the last time your account reflected a zero balance.

Please review the ledger and if you believe there are payments that have not been applied to your account, kindly provide our office with a legible copy of the **back and front** of any such unapplied checks and I will investigate further. Otherwise, the amount currently owed by you to the Association remains as shown below.

Balance of Maintenance due 04/01/18	$123.60
Monthly Maintenance due 05/01/18-12/01/18 at $344.00 each	2,752.00
Monthly Maintenance due 01/01/19-12/01/19 at $351.00 each	4,212.00
Monthly Maintenance due 01/01/20-06/01/20 at $355.00 each	2,130.00
Late Fee due 05/11/18-06/11/20 at $25.00 each	650.00

Interest	494.31
Certified/Registered Mail, Return Receipt Requested	21.83
Deed Search	3.25
Legal Fees	1,120.00
SUBTOTAL	$11,506.99
Less payments	(9,481.00)
TOTAL	**$2,025.99**

Your payment will be credited to your account in the manner set forth in the Condominium Act which provides under Section 718.116(3) that:

Any payment received by an association must be applied first to any interest accrued by the association, then to any administrative late fee, then to any costs and reasonable attorney's fees incurred in collection, and then to the delinquent assessment. The foregoing is applicable notwithstanding s. 673.3111, any purported accord and satisfaction, or any restrictive endorsement, designation, or instruction placed on or accompanying a payment. The preceding sentence is intended to clarify existing law. A late fee is not subject to chapter 687 or s. 718.303(4).

Please make your check payable to **Strathmore Riverside Villas Association, Inc.** but mail to:

Becker & Poliakoff, P.A.
Carolyn C. Meadows, Esq.
1 East Broward Blvd, Suite 1700
Fort Lauderdale, FL 33301

Please note that additional maintenance in the amount of $355.00 will be due on July 1, 2020. If your payment is made on or after July 1, 2020, please pay **$2,380.99**. Please be advised that unless payment in full is received by July 3, 2020, we will continue with the appropriate legal actions to protect our client's interests.

This is an attempt to collect a debt by a debt collector and any information obtained will be used for that purpose.

Very truly yours,

Carolyn C. Meadows
For the Firm

CAM2/mz
Enclosure

cc: Strathmore Riverside Villas Association, Inc.
Board of Directors
Justin Gonzalez, Manager, via email

Ledger Inquiry for

Matter:
Property Address: 5551 Riverbluff Circle, Unit V-5, Sarasota, FL 34231

Transaction Date	Transaction Description	Transaction Amount	Running Total Balance
04/01/2018	Balance of Maintenance	123.60	$123.60
05/01/2018	Monthly Maintenance	344.00	$467.60
05/11/2018	Late Fee	25.00	$492.60
06/01/2018	Monthly Maintenance	344.00	$836.60
06/11/2018	Late Fee	25.00	$861.60
07/01/2018	Monthly Maintenance	344.00	$1,205.60
07/11/2018	Late Fee	25.00	$1,230.60
08/01/2018	Monthly Maintenance	344.00	$1,574.60
08/11/2018	Late Fee	25.00	$1,599.60
08/30/2018	Certified/Registered Mail	6.49	$1,606.09
09/01/2018	Monthly Maintenance	344.00	$1,950.09
09/11/2018	Late Fee	25.00	$1,975.09
09/29/2018	Legal Fees	262.50	$2,237.59
10/01/2018	Monthly Maintenance	344.00	$2,581.59
10/05/2018	Certified/Registered Mail	15.34	$2,596.93
10/05/2018	Legal Fees	52.50	$2,649.43
10/11/2018	Late Fee	25.00	$2,674.43
11/01/2018	Monthly Maintenance	344.00	$3,018.43
11/01/2018	Check No. 1014 (Trust Check No. 15338)	-2795.00	$223.43
11/01/2018	Interest	122.29	$345.72
11/11/2018	Late Fee	25.00	$370.72
11/16/2018	Legal Fees	105.00	$475.72
11/19/2018	Legal Fees	35.00	$510.72
12/01/2018	Monthly Maintenance	344.00	$854.72
12/11/2018	Late Fee	25.00	$879.72
12/14/2018	Check No. 1018	-344.00	$535.72
12/14/2018	Interest	9.54	$545.26
01/01/2019	Monthly Maintenance	351.00	$896.26
01/04/2019	Payment	-351.00	$545.26
01/04/2019	Interest	6.17	$551.43
01/11/2019	Late Fee	25.00	$576.43
02/01/2019	Monthly Maintenance	351.00	$927.43

Ledger Inquiry for

Matter:
Property Address: 5551 Riverbluff Circle, Unit V-5, Sarasota, FL 34231

Transaction Date	Transaction Description	Transaction Amount	Running Total Balance
02/11/2019	Check No. 1022	-351.00	$576.43
02/11/2019	Late Fee	25.00	$601.43
02/11/2019	Interest	12.06	$613.49
03/01/2019	Check No. 1	-351.00	$262.49
03/01/2019	Monthly Maintenance	351.00	$613.49
03/01/2019	Interest	5.45	$618.94
03/11/2019	Late Fee	25.00	$643.94
03/18/2019	Legal Fees	350.00	$993.94
03/18/2019	Deed Search	3.25	$997.19
04/01/2019	Monthly Maintenance	351.00	$1,348.19
04/01/2019	Payment	-351.00	$997.19
04/01/2019	Interest	9.46	$1,006.65
04/11/2019	Late Fee	25.00	$1,031.65
05/01/2019	Payment	-351.00	$680.65
05/01/2019	Monthly Maintenance	351.00	$1,031.65
05/01/2019	Interest	14.35	$1,046.00
05/11/2019	Late Fee	25.00	$1,071.00
06/01/2019	Monthly Maintenance	351.00	$1,422.00
06/03/2019	Payment	-351.00	$1,071.00
06/03/2019	Interest	17.37	$1,088.37
06/11/2019	Late Fee	25.00	$1,113.37
06/19/2019	Legal Fees	105.00	$1,218.37
06/20/2019	Legal Fees	70.00	$1,288.37
07/01/2019	Payment	-351.00	$937.37
07/01/2019	Monthly Maintenance	351.00	$1,288.37
07/01/2019	Interest	15.03	$1,303.40
07/11/2019	Late Fee	25.00	$1,328.40
08/01/2019	Payment	-351.00	$977.40
08/01/2019	Monthly Maintenance	351.00	$1,328.40
08/01/2019	Interest	19.93	$1,348.33
08/11/2019	Late Fee	25.00	$1,373.33
09/01/2019	Monthly Maintenance	351.00	$1,724.33

Ledger Inquiry for

Matter:
Property Address: 5551 Riverbluff Circle, Unit V-5, Sarasota, FL 34231

Transaction Date	Transaction Description	Transaction Amount	Running Total Balance
09/03/2019	Payment	-351.00	$1,373.33
09/03/2019	Interest	22.29	$1,395.62
09/11/2019	Late Fee	25.00	$1,420.62
10/01/2019	Payment	-351.00	$1,069.62
10/01/2019	Monthly Maintenance	351.00	$1,420.62
10/01/2019	Interest	19.27	$1,439.89
10/11/2019	Late Fee	25.00	$1,464.89
11/01/2019	Payment	-351.00	$1,113.89
11/01/2019	Monthly Maintenance	351.00	$1,464.89
11/01/2019	Interest	22.01	$1,486.90
11/11/2019	Late Fee	25.00	$1,511.90
11/30/2019	Legal Fees	35.00	$1,546.90
12/01/2019	Monthly Maintenance	351.00	$1,897.90
12/02/2019	Payment	-351.00	$1,546.90
12/02/2019	Interest	22.90	$1,569.80
12/11/2019	Late Fee	25.00	$1,594.80
01/01/2020	Monthly Maintenance	355.00	$1,949.80
01/02/2020	Payment	-355.00	$1,594.80
01/02/2020	Interest	24.17	$1,618.97
01/11/2020	Late Fee	25.00	$1,643.97
02/01/2020	Monthly Maintenance	355.00	$1,998.97
02/03/2020	Payment	-355.00	$1,643.97
02/03/2020	Interest	25.90	$1,669.87
02/11/2020	Late Fee	25.00	$1,694.87
03/01/2020	Monthly Maintenance	355.00	$2,049.87
03/02/2020	Payment	-355.00	$1,694.87
03/02/2020	Interest	23.23	$1,718.10
03/11/2020	Late Fee	25.00	$1,743.10
04/01/2020	Payment	-355.00	$1,388.10
04/01/2020	Monthly Maintenance	355.00	$1,743.10
04/01/2020	Interest	25.42	$1,768.52
04/11/2020	Late Fee	25.00	$1,793.52

Ledger Inquiry for

Matter:
Property Address: 5551 Riverbluff Circle, Unit V-5, Sarasota, FL 34231

Transaction Date	Transaction Description	Transaction Amount	Running Total Balance
05/01/2020	Payment	-355.00	$1,438.52
05/01/2020	Monthly Maintenance	355.00	$1,793.52
05/01/2020	Interest	26.16	$1,819.68
05/11/2020	Late Fee	25.00	$1,844.68
06/01/2020	Monthly Maintenance	355.00	$2,199.68
06/11/2020	Late Fee	25.00	$2,224.68
06/18/2020	Legal Fees	35.00	$2,259.68
06/19/2020	Legal Fees	17.50	$2,277.18
06/19/2020	Legal Fees	52.50	$2,329.68
06/22/2020	Payment	-355.00	$1,974.68
06/22/2020	Interest	50.34	$2,025.02
06/23/2020	Interest	0.97	$2,025.99

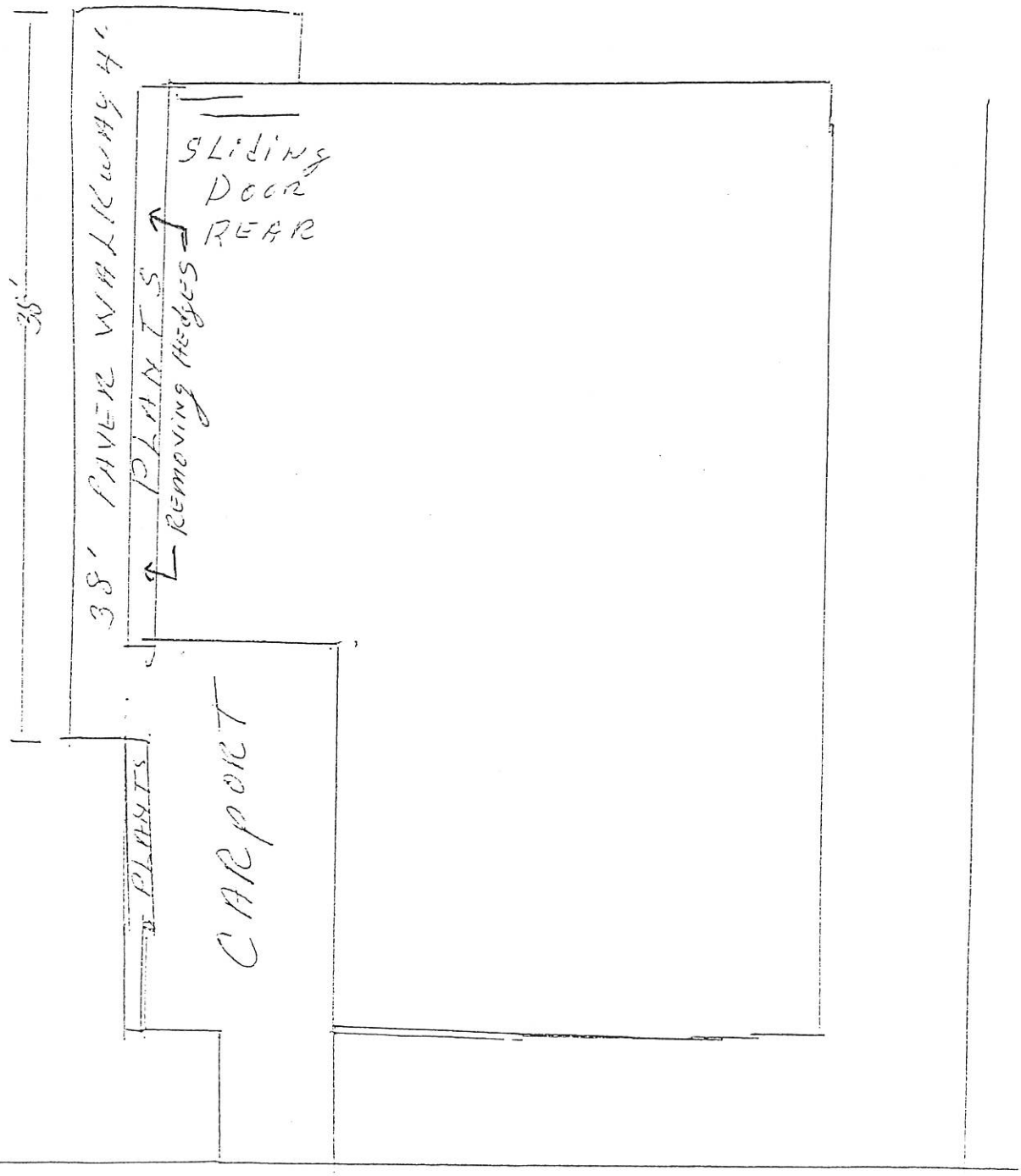
V32

5408 RIVERBLUFF CIRCLE

VILLA 32

ROBERT / MARYELLEN MARTUCCI

732-522-1821



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

REQUEST TO MODIFY CONDOMINIUM PROPERTY

The undersigned owner requests permission to modify condominium property V-32 and submits the following true and correct information in support of the request:

IMPORTANT NOTE: Owner is required to attach drawing(s) of the proposed modification. Please submit additional relevant information as may be required to support this request. Owner has read and signed the attached Board of Directors Policy Statement and Instructions.

BRIEF DESCRIPTION OF PROPOSED MODIFICATION:
DUE TO MY HANDICAP (AS PER MY PHYCISIANS LETTER) I AM REQUESTING A HANDSCALE WALKWAY FROM THE COMMON OF MY VILLA TO MY REAR EGRESS. ALLOWING ME TO ACESS MY ELECTRICAL BOX

- Does the modification change the exterior color or appearance of the condominium unit? NO
- Does the modification involve interior / exterior structural changes to the condominium unit? NO

Name & Address of person/s designing and/or performing proposed work:

CONTRACTOR MUST PROVIDE PROOF OF INSURANCE

Designer/Architect: _____ _____
Name Address

Contractor: _____ _____
Name Address

Contractor License # _____ Contractor Permit # _____

Estimated Cost $_____ Estimated Completion Date:_____

Respectfully submitted this _____day of _____, 20___

UNIT # V-32 PHONE # 732-522-182 EMAIL ADDRESS RKMARTucci@gmail.co

OWNER NAME: ROBERT MARTUCCI Robert Martucci
PRINT NAME SIGNATURE

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

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".

The above approval has been granted provided the following changes are adhered to during construction:

_____

_____

By Order of the Board of Directors / Building Committee:

Project Reviewed by: _____ _____ 20___
SRV Maintenance Supervisor DATE

Project Approved by: _____ _____ 20___
NAME DATE

Project Completion Inspection by: _____ _____ 20___

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

REQUEST TO MODIFY CONDOMINIUM PROPERTY
- POLICY AND INSTRUCTIONS -

Having submitted a Strathmore Riverside Villas Association, Inc. (SRV) *REQUEST TO MODIFY CONDOMINIUM PROPERTY*, Owner will abide by the following policies set forth by the Board of Directors.

1. Prior approval by the BOARD for all interior and exterior structural alterations or changes MUST BE SUBMITTED TO SRV's Board - Building Committee for approval, in advance of the work. Owner understands that no work will begin until such approval is received. If required a permit MUST be secured from the Sarasota County Building Department. Owner further understands that any alteration or change made by a contractor, sub-contractor, or owner, without prior SRV approval must be returned to its original construction.

   Since all of the villas of SRV and the common elements of SRV are the responsibility of the Association, ALL vehicles and contractors doing work in SRV either internally or externally, shall notify the SRV office and supply the SRV office with a Certificate of Insurance with minimum liability coverage of $500,000, bodily injury and property damage as well as coverage for workers compensation.

2. It is preferred that all work be done by licensed contractors, however, whether done by licensed or unlicensed contractors item #1 above MUST be followed.

3. If a roof modification is being done, please remind your contractor that the mansard and/or drip edge must be painted to match existing. Color codes are available at the office.

4. Owner is responsible to notify the SRV office when the contractor is on the premises. At this time, if not previously provided, Owner is responsible to provide the permit number if one is required.

5. Owner acknowledges and accepts responsibility for any damage to an SRV villa or other common elements (e.g. buildings, infrastructure, grounds, vegetation, etc.) which may occur during or as a result of the project.

6. Owner / contractor is required to clean work area daily. Contractor's trailers and work vehicles are not allowed to be stored on SRV property overnight without prior board approval.

7. Contractor's trailers and work vehicles are not to be parked on the street, they must be parked in the carport area or a designated parking spot.

8. No advertisement signs may be placed at work site by the contractor. Permit boxes are excluded.

9. If approved, the owner, with submission of *Request to Modify* releases the Association from any responsibility or liability relating to the alteration or change.

10. Upon approval of Request to Modify owner will receive a signed copy of attached request and agrees to notify the Building Committee of the alteration or change when completed.

Owner_____ V-_____ _____, 20___
Signature Villa # Date

041619

Order Requisition

Jersey Shore Orthopedics/BHMG
9 Hospital Drive, Suite C-11
Toms River, NJ, 08755
Phone: (732) 349-0988 Fax: (732) 244-7443

Patient: MARTUCCI, ROBERT K

Birthdate: 11/24/1951 Age: 68 Years Admin Sex: Male Birth Sex: Male Weight: No results < 30 days.
MRN: 100090987 FIN: 4929014 Race: White Height: No results < 30 days.
PCP: ARNOLD , ROBERT
CMRN: 440659

Allergies: No known allergies

Please note -- Allergy list may be incomplete

Patient Home Address: 15 HATTERAS WAY
BARNEGAT, NJ 08005, USA

Home Phone: (732) 522-1821
Work Phone: (732) 793-0234
Cell Phone:

Guarantor: MARTUCCI, ROBERT K
15 HATTERAS WAY, BARNEGAT, NJ 08005

Phone: (732) 522-1821

Order Requisition(s): Requests (General Services)

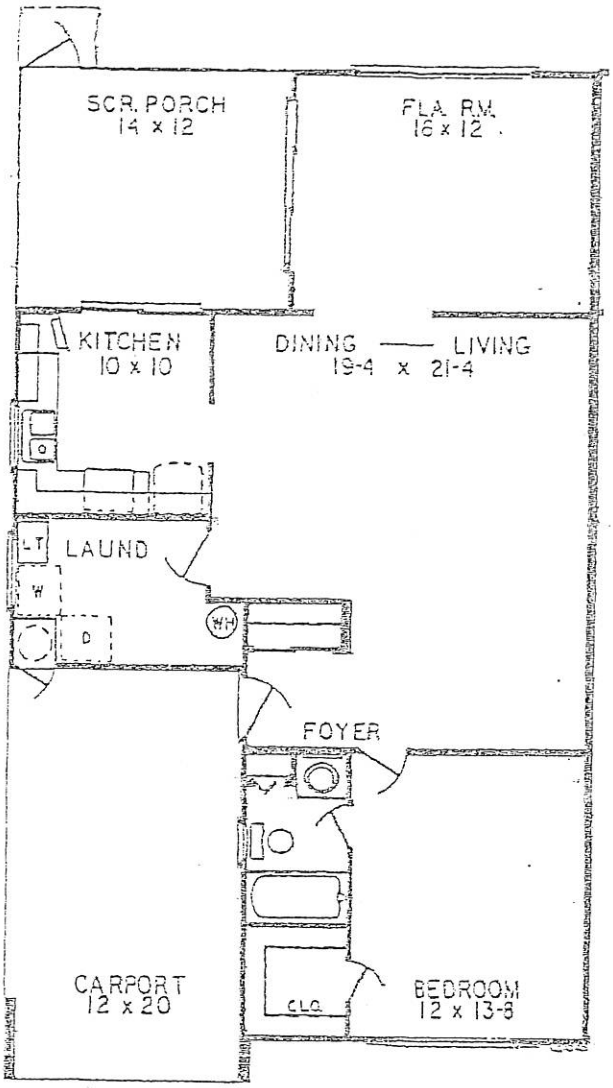
Order/Test: MISC. (MISC.)

Requested Date/Time:	06/08/2020 10:26
Instructions:	PATIENT HAS A HISTORY OF KNEE PROBLEMS AND KNEE REPLACEMENT SURGERY AS WELL AS A DROP FOOT AND REQUIRES A FLAT CONCRETE SURFACE IN HIS YARD FOR SAFETY.; ; BOARD OF DIRECTORS ; STRATHMORE RIVERSIDE VILLAS; SARASOTA, FL
Future Order:	No
Original Order Date/Time:	06/08/2020 10:26
Order Status:	Ordered
Order ID:	4052787289.00

Diagnoses: 1 - M25.561 Right knee pain

Electronically signed by Ahmed MD, Munir on 06/08/2020 10:26 (Ordering Provider)
NPI: 1639267875
Order entered by Stephanie Kincaid on 06/08/2020 10:26

Schedule Appt Date/Time & Location: _____
Comments: _____



PLAN K LEFT

SAME ADDITIONS AS IN PLAN J, EXCEPT POSITIONS OF FLORIDA ROOM AND SCREENED PORCH ARE REVERSED

LIVING AREA - 1056 SQ FT SCREEN PORCH - 168 SQ FT

NJMVC
New Jersey Motor Vehicle Commission

CHIEF ADMINISTRATOR
MOTOR VEHICLE COMMISSION

PERSON WITH A DISABILITY ID

PLACARD#: **P2359377** GOOD THRU: **12/2023**

ROBERT K MARTUCCI
15 HATTERAS WAY
BARNEGAT NJ 08005
EQ:0 FEE: 0.00

HDC PLACARDS 50
DL:M0702 65872 11512
RENEWAL/REPL PT:PH
RM GU20210040088

February 13, 2021

Building Committee,

Attached is the updated SRV Erosion Survey as of February 16, 2021, containing observations of erosion and related damage occurring along the sea wall. Areas of erosion are identified on the spreadsheet with reference to the Villa # in closest proximity. Following are summary comments, also containing revisions from the report first provided to the Building Committee in April 2019.

Areas with the most significant erosion are highlighted in yellow. Most of these occur adjacent to the sea wall, though there are some 'sink' holes and large 'valleys' of erosion located between the sea wall and the villas.

Although not the responsibility of the Building Committee, several tree stumps were observed which need to be removed and are highlighted in green.

Erosion which had been observed in previous surveys under the side walk and/or stairs at Day Docks was corrected this past year.

It should be noted that several issues have been repaired this past year by owners and by SRV. Issues which have been improved or corrected are marked with a ✓

In some cases, the root cause of the sink holes appears to correlate with inadequate management of water runoff from nearby villas, and the water running / eroding to subterranean drains and culverts built into the seawall.

The footings of several patios and the concrete foundations of several of the villas are exposed and/or undercut.

> Erosion around several of the patios has resulted in the patios sinking with a significant and unsafe tilt toward the canal.
>
> Owners have used a variety of methods and materials (pieces of broken concrete, bags of quick-set concrete, stone, wood and concrete lawn-edgers, walls constructed of 6" to 12" boards, and landscape blocks) in their attempt to manage the erosion, but most with less than adequate results. Unfortunately, the erosion and the various methods of attempting to manage it have created an unkempt appearance to many of the villas and the SRV community in general.

No attempt was made to determine the direction of water run-off from villa roofs which likely contributes to the erosion. It is significant to note that the roofs of most if not all villas have been replaced at least once in the past 50 years, and the new roof may have changed the flow of water so that the gutters are no longer positioned to do their job.

Underground four inch (4") black nonstructural flexible drain pipe used to channel water from a villas' downspout to the seawall were observed numerous times along the canal. In many cases the drain pipe does not perform as intended, i.e. providing drainage because it has been inadvertently crushed, cut by owners or lawn service, or impeded in other ways. The Committee should try to determine if the drain pipe were installed at the time SRV was constructed, or were added later. Also, was the 4' pipe installed by the Association or by individual owners? The answer(s) to this question may help in determining if the Association has any responsibility in assuring the maintenance of the drainage system.

A final observation not related to erosion. The #8 stairway located at the far north end of SRV providing access to the canal / Phillippi has been barricaded using cabling installed across the top of the stairway. Trees and other vegetation have been allowed to grow-in at the bottom of the stairway, limiting access to the water. The density of trees and other vegetation growing in this area blocks one of the best views of Phillippi Creek from the SRV community. Unsightly debris is also collected in the vegetation. If not for the cabling and vegetation, this stairway would provide access for fishermen to wade into Phillippi Creek and provide the easiest and least costly location for launching kayaks and canoes.

Respectfully submitted,

Doug Spencer
V-254

SRV Erosion Survey - 13-Feb-21

Of Villas located on Canals only

	Gutters & / or Downspouts on Canal Side		Drain / Tile		Erosion Observed		Size	Description of Erosion / Materials used to manage Erosion / Other	Responsible			
Villa #	Gutters	Down Spouts	Under Ground	Above Ground	Minimal	Significant			Priority Rating	What Description	Who Responsible	When Date: Target / Completed
		Seawall Fence Inspection: Issues observed in 2020 & 2021 needing attention include: Seawall fence east of V-136: 1. One fence post missing top cap, and pipe is wedged into an oversized pipe with loose bolts. 2. Another post is missing top cap, but base has been replaced with a right-sized base. 3. In front of V-170, two (2) posts are broken at their base, 4. V-173, post broken at base. V-327, corner post on stairway at seawall is broken.						✓ **Items which have been completed / improved from prior year(s) survey are marked with:**	**LEGEND:** 1 = Immediately 2 = During 2021 3 = 2022-2023			
136	New Gutter installed	Yes, with Stealth Flow splash pad		X	X			✓ Major improvement of villa foundation and patio erosion, and gutter / drainage system. (Previous report: SE corner of Villa, bottom of slab exposed by AC unit, 2' H patio foundation block sinking approximately 2" gap between top of block and patio slab.)	1	Fix fence posts noted above at V-136	TBD	
137	Partial					X		18"x 18" Precast landscape steps placed on end, backfilled with concrete pieces				
138	No					X		Bags of concrete used to slow erosion				
153	No					X		Front of patio washed out 4" +/- gap, Landscape timbers. Priority - erosion washout has exposed / undermined Villa foundation pad	1	Villa and Patio foundaton exposed	TBD	
154	Partial	X	X			X		Large lava rock, backfilled with sea shells				
								Priority - Washout / erosion between villas from down spout ✓	1	Erosion between Villas	TBD	
155	No				X			Exposed cable in front of patio				
156	No					X		Priority - Villa foundation / footing exposed. Patio foundation exposed 8" +/-, 4" concrete landscape edging	1	Villa Foundation exposed	TBD	
157	Partial	X	X		X			Erosion under front of patio, 4" concrete landscape edging, no splash pad				
	Concrete retaining wall from V- 170 to V- 187, midway between sea wall and Villas							Repaired fence post (broken fence post @ V-171) ✓				
170	Yes	X	X		X			4" Drain pipe to top of sea wall cap. Broken fence post at seawall.	1	Fix fence post	TBD	
171	Yes	X	X	X	X			Concrete landscap edgers				
172	Yes	X	X		X							
173	Yes	X	X		X		18"x12"x 6"D	Footing of terrace wall is exposed, needs attention . Erosion / washout@ seawall. Broken fence post at seawall.	1	A.) Terrace footing / exposed. B.) Fill hole by seawall. C.) Fix fence post	TBD	
	Day Dock and Sidewalk # 1 , grassy / appears irrigated											

	Gutters & / or Downspouts on Canal Side		Drain / Tile		Erosion Observed		Size	Description of Erosion / Materials used to manage Erosion / Other	Responsible			
Villa #	Gutters	Down Spouts	Under Ground	Above Ground	Minimal	Significant			Priority Rating	What Description	Who Responsible	When Date: Target / Completed
186	Yes	X	X		X			Concrete retaing block, 4" Drain pipe to top of sea wall cap. Footing of terrace wall is exposed needs attention.	1	Terrace footing / exposed	TBD	
187	Yes	X		X	X			Patio pavers are sunk approximately 2" in center of patio. Wires in Telephone cable exposed probably from weed whacking.				
188	Yes	X	X		X			Sod installed by owner in front of patio holding well. (Some erosion in front of 18" H patio, New sod in back yard by owner - very nice) Beginning to erode again in front of patio. ✓				
189	Yes	X	X		X			Some erosion in front of 2' H patio				

	Gutters & / or Downspouts on Canal Side		Drain / Tile		Erosion Observed		Size	Description of Erosion / Materials used to manage Erosion / Other	Responsible			
Villa #	Gutters	Down Spouts	Under Ground	Above Ground	Minimal	Significant			Priority Rating	What Description	Who Responsible	When Date: Target / Completed
202	Yes	X	X	X	X			Patio erosion, and concrete retaining block wall is leaning back, 4" Drain pipe to top of sea wall cap. Fence in keyhole is leaning needs to be straightened.	1	Straighten keyhole fence	TBD	
203	Yes	X		X		X		Bushes and 2"x4" lumber retaing wall at base of patio. Lumber has deteriorated badly and is slipping down hillside. Propane tank located on west side of Villa needs to be removed.	1	Remove Propane tank	Home Owner	
204	Partial	X	X		X			4"x4" & 2"x12" timbers - Shows significant rotting. Broken branches in front of keyhole need to be removed.	1	Remove Down branches	TBD	
205	Yes	X	X	X	X			2"x12" lumber retaing wall @ base of patio shows significant rotting.				
	Day Dock and Sidewalk # 2 , grassy / irrigated.							Erosion of landing at top of stairway -- Repaired. ✓				
218	Partial	X	X		X			Patio sunk				
219	Partial	X	X			X		Some Villa slab exposed, patio sunk, cable wires exposed between Villas				
220	Partial	X	X			X		Part of Villa pad fully exposed to see underside of pad! Requires priority attention.	1	Villa foundation exposed	TBD	
221	Yes	X	X									
222	Yes	X	X		X			2'H Patiofooting exposed, wood landscape timber and molded plastic wall				
223	No				X			Landscape timber				
236	Yes	X		X	X			New patio and railing installed. New rock landscape has been added to solve erosion problems. Stump has been removed. ✓ (Disabled owner inquiry regarding expansion of patio - safety. 18" stump needs to be removed front of patio). Down spout needs splash pad to minimize erosoion.	1	Install splash pad or other system to minimize erosion	Home Owner	
237	Yes	X	X		X		12"x12"X10"D	Sink hole @ seawall. NOTE: Panels in seawall face shifted approximately 1". Attention to downspout / splash pad / diverting flow of storm water is a priority.	1	A.)Stabilize Sea wall panel B.) Manage storm water runoff - splash pad / divert water C.) Fill hole by seawall	TBD	
	Day Dock and Sidewalk # 3 , grassy / irrigated							Erosion at stairwell repaired. ✓				
238	Yes	X	X	X	X			Splash pad				
239	No				X			Concrete block retaining wall				

	Gutters & / or Downspouts on Canal Side		Drain / Tile		Erosion Observed		Size	Description of Erosion / Materials used to manage Erosion / Other	Responsible			
Villa #	Gutters	Down Spouts	Under Ground	Above Ground	Minimal	Significant			Priority Rating	What Description	Who Responsible	When Date: Target / Completed
243	Yes	X	X	X	X			Valley eroded from Villa to Seawall. No splash pads. New gutter on back of Villa,				
244	Yes	X	X		X							
245	Yes	X	X	X	X			Patio drop, 4" Drain pipe to top of sea wall cap, concrete scalloped edgers. Patio surface leveled. Erosion at Southeast corner.		✓		
246	Yes	X	X			X		Extensive separation of block foundation, 4" Drain pipe to top of sea wall cap. Patio block wall repaired. ✓				
250	Partial	X	X			X	18"x12"x10"D	Hole @ Seawall between Villas, Patio erosion has caused tilt. Safety Concern	1	A.) Fill hole at seawall B.) Manage water runoff	TBD	
251	Yes	X	X		X			New ADA compliant patio and railing installed in 2021. Very nice. ✓				

	Gutters & / or Downspouts on Canal Side		Drain / Tile		Erosion Observed		Size	Description of Erosion / Materials used to manage Erosion / Other	Responsible			
Villa #	Gutters	Down Spouts	Under Ground	Above Ground	Minimal	Significant			Priority Rating	What Description	Who Responsible	When Date: Target / Completed
	Day Dock and Sidewalk # 4 , dead grass/weeds where grass should be. This is the only sidewalk access to the canal which has **NO irrigation.** Plants and mulch along villa walls.							Erosion at top of stairway has been repaired. ✓				
254	Yes	X		X	X			Concrete landscaping block retaining wall. Tree located within 5' of SW corner of house needs to be removed. Work order has been submitted / approved. ✓	1	Tree removal	Grounds Committee	In Process
255	Yes	X		X	X			Erosion at base of patio has been corrected with installation of sod. ✓				
258	Partial	X	X			x		4" drain tile repaired and correction of erosion / washout. Missing section of 4" black drain tile causing erosion approximately 15' North of sea wall. ✓				
259	Yes	X	X	X		X		Erosion under patio / walkway East side				
								Broken fence pole repaired. (broken fence post @ V-259) ✓				
260	Yes	X	X			X	24" x 6" x 24"	Priority Attention: SW corner of Villa pad exposed. **NOTE: White fence in Key Hole has signifcant lean,** needs straightening. Fence straightened.	1	Villa pad / foundation exposed	TBD	
261	Yes	X				X	2'x2'x 6""D ,	Two Sink holes, 1) 15' east of sea wall, 2) beside sea wall. Between Villas -Note: storm water culvert at seawall.	1	Fill holes at seawall and in yard	TBD	
							24'x24'x10"	Hole located between V-261 & V-261 East of seawall.	1	Fill hole located in yard	TBD	
262	Yes	X				X	3'x3'x9"D	End of gutter missing @ keyhole. Erosion under Villa slab, erosion in front of key hole	1	A.) Villa foundation exposed B.) Fill hole in front of key hole C.) Minimize water runoff	TBD	
263	Yes	X										
	Day Dock and Sidewalk #5, grassy / irrigated, Some soil wash out on sidewalk by AC.							Erosion under sidewalk by stairway. Repaired. ✓				
264	Yes	X		X	x		12'x12'x5"	Sink hole in front of key hole 15' from seawall.	1	A.) Fill hole in front of key hole	TBD	
265	Partial	X		X								
280	Partial	X		X	X			18" tree stump needs to be ground / removed.				
281	Partial	X		X								
282	Partial	X		X	X			24" stump needs to be ground / removed and sodded 6'x8'.				
283	Yes	X		X								
284	Yes	X			X			5 trees with exposed roots located in front of Villas 284 & 285				
285	Yes	X			X			5 trees with exposed roots located in front of Villas 284 & 285				

	Gutters & / or Downspouts on Canal Side		Drain / Tile		Erosion Observed		Size	Description of Erosion / Materials used to manage Erosion / Other		Responsible			
Villa #	Gutters	Down Spouts	Under Ground	Above Ground	Minimal	Significant				Priority Rating	What Description	Who Responsible	When Date: Target / Completed
	Day Dock and Sidewalk # 6 , grassy / irrigated.							Sidewalk repair at top of stairs is broken / sagging. Repaired. ✓					
300	Partial	X	x		X		2' diameter hole	Erosion by AC @ V-300. Black plastic tile empties over seawall.					
301	Yes	X	X		X								
302	Yes	X	X	X				2' diameter stump needs to be removed					
303	Yes	X		X									

	Gutters & / or Downspouts on Canal Side		Drain / Tile		Erosion Observed		Size	Description of Erosion / Materials used to manage Erosion / Other	Responsible			
Villa #	Gutters	Down Spouts	Under Ground	Above Ground	Minimal	Significant			Priority Rating	What Description	Who Responsible	When Date: Target / Completed
							12'x12'x12"D	Hole at seawall				
318	No					X	2'x10'x10"D	Valley erosion @ mid-key hole				
319	Yes	X	X			X	✓ 12"x10'x10"D	Drain tile ends 3' from sea wall. Erosion hole and hole in seawall by storm sewer has been repaired. **Note:** 24" stump needs to be removed. Replace soil and sod.				
320	Partial	X	X									
321	Yes	X		x		X	✓ 2'x12"x9"D, 12"x10'x10D	Two sink holes by sea wall. Downspout on North side removed and capped.				
	Day Dock and Sidewalk #7, grassy / irrigated area along sidewalk. Soil wash out on sidewalk by AC units. Note John Calia has pictures of erosoin along sidewalk and under AC units.							Erosion / holes top of stairway South side. Repaired. ✓				
322	Yes	X		X		X	✓ 12"x12"x6"	Sink holes beside sea wall. Note erosion on NW corner of villa @ downspout.	1	Manage water runoff	Home Owner	
323	No					X	✓ 12"x10"x8"D, 5'x18"x12"D	Sink holes beside sea wall. Repaired. Check purpose of PVC pipe running from roof to ground, then along ground to back of villa. Roof scupper?				
324	Yes	X	X	X			✓ 24"x12"x12"D	Hole by sea wall. Repaired. **Note:** gutter end cap missing on North side. And 12" stump needs to be removed. Stump removed. ✓				
325	Partial	X		X								
							✓	Hole located between villas by seawall				
326	Yes	X		X		X	✓ 3'x2'x18"D	Hole by sea wall, GTE concrete Utility box heaved. Note: Drain grating has been installed in lawn perpendicular from house to canal. Check where the grate / channel ends.	1	Check where grate channel ends	TBD	
327	Yes	X		X								
	Sidewalk #8, Access to stair way and Phillippi Creek blocked by cable. Shore line located at the base of the stairway is unkept and overgrown with vegetation and litter accumulation.							Corner post at stairway & seawall is broken.	1	Repair Post	TBD	

srv2700@comcast.net

V 44

From: Optimum <jnavatta@optonline.net>
Sent: Tuesday, February 23, 2021 10:53 AM
To: srv2700@comcast.net
Subject: Change of date for the storage unit.

Good day.

I need to change the dates for my request of a storage unit.
The new dates are March 5 to March 12.
Thank you for your attention to this matter.

Jim Navatta
Villa # 44
845-270-5992
JAN

Sent from my iPad

From: srv2700@comcast.net
Sent: Monday, February 22, 2021 12:15 PM
To: calia.john@comcast.net; jeanburns@comcast.net; jhre1218@msn.com; joemorgan61255@gmail.com; justin@argusmgmt.com; Larry; mayorhooks@yahoo.com; rkmartucci@gmail.com; secretsquirrelsrv@gmail.com; srv2700@comcast.net; susank301@comcast.net
Subject: FW: Storage container

Please see below the request for a storage unit. Per our rules and regulations, storage units are allowed for 72 hours. The executive committee may extend this time limitation upon the prior written request of the resident.
Please advise.
Thank you,
Nan

Nanette Thomas, Office Manager
Strathmore Riverside Villas
2700 Riverbluff Parkway
Sarasota, FL 34231
941.922.8188 Phone
941.927.9849 fax
Srv2700@comcast.net

-----Original Message-----
From: Optimum <jnavatta@optonline.net>
Sent: Monday, February 22, 2021 11:15 AM
To: srv2700@comcast.net
Subject: Storage container

Good day,

I am requesting permission to have a 8 x 8 storage unit in my driveway from March 8th to March 15 2021, I am having work done in the utility room that requires me to empty it and will need to secure these items till completion. The storage unit will be removed by March 15th.
Thank you for your cooperation .

Jim Navatta V# 44
5465 Riverbluff circle
845-270-5992
JAN

Sent from my iPad

The audit committee met this morning December and January were done all is good the committee is meeting with Jerry McDermott tomorrow 1/23/2020 for a few questions I'd like too thank the audit committee thanks Dan Hooks

Hello Everyone, The Building Committee has been very busy assessing projects and prioritizing tasks at hand. Our goal has been to identify areas where we can create revenue, reduce expenses and enhance amenities at SRV. We have identified spaces within our boundaries that can either be repurposed or expanded to achieve our goals.

First off, we have identified an area at the northwest corner of our property on the water that provides access for a perfect kayak launch or an opportunity for anglers at SRV to walk into the water and enjoy hours of fishing. We would also like to build a kayak rack in this area for easy access to the water.

For those of you that have motor homes, trailers or pull your boats out of the water during the summer, we would like to convert the fenced in storage area into a rental lot. The rental lot will provide revenue for SRV and provide another amenity for our residents.

We are working on wording to put patio doors up for a vote again. The wording will be more specific regarding access to keyholes or the rear of units that don't have a keyhole.

We have prioritized the rear of the Creekside villas as an area we need to focus on for safety, erosion and aesthetics. The results of our survey come from three years of data compiled by members of the building committee. Discussions on a plan to remedy our issues will come from the Building, Grounds and Safety Committees.

There have been numerous requests for modifications to villas. We need your help to expedite the process. When you fill out a modification form, when required, please be sure to add your contractor's business license, insurance information that includes valid liability and workman's comp dates, also include the permit number. Your contractor may get their permit just prior to starting your job. Once your job is completed and the county has come to your villa for a final inspection, please be sure to check the county website to be sure your permit is closed. At that point inform the building committee your remodel has been completed and the permit is closed.

During the month of March I hope to be passing on more news for you.

Building Committee Assignments 2021:

Docks and Sea Walls – Bill Hallisey & Doug Spencer

A Survey of Day Docks, Sea Wall, and an Erosion Survey of the adjacent property have been completed annually since 2019. This Survey does not include the seawall bulkhead located in the boat basin, or the dock slips located therein.

Findings include:

Overall condition of the seawall along SRV property appears to be in good condition for a 50-year-old structure. Four (4) exceptions are noted to the overall good condition of SRV's seawall:

1. Deterioration of the original drainage holes in bulkhead.
    - Original design include 5' x 4" perforated underdrains have deteriorated allowing soil erosion from lawns to exit through the holes in seawall evidenced by the creation of holes in the soil along the wall as well as in the adjacent yards.
    - Deterioration of the concrete or grout seals surrounding storm sewer exits into canal. Also resulting in the creation of eroded holes in the soil along the canal walls.
2. Appearance of horizontal cracks in a few sections of bulkhead panel. Professional analysis is required to assess the potential impact and recommended corrective action needed, if any.
3. Shifting in the seams between bulkhead panels in a few locations. Professional analysis is required to assess the potential impact and recommended corrective action needed, if any.
4. Holes in the soil along the sea wall and in the adjacent yards are likely the result of a combination of deterioration of the engineered drainage system and from less than ideal storm water management and irrigation runoff.
    - Heavy rains and frequent irrigation which is not able to soak into the ground find their way to the path of least resistance – often deteriorated drainage holes.
    - Runoff from Villa roofs and gutter systems.
    - Owner irrigation systems located in Villa back yards.

Additionally the survey has noted several fence poles along the seawall are broken, due primarily to rusting. Some of the fence posts have been repaired, but several posts are in need of immediate attention.

Steel cables have been used rather than fixed railings on the stairways leading to the Day Docks. Future consideration should be given to installation of a rigid hand rail system to improve stability and safety.

Maintenance & Improvements during the past 4 years include:

Repair / replacement of bulkhead cap in select locations, and repair / patching of concrete on bulkhead walls.

Seven (7) Day Docks replaced along the canal at stairway access points.

Excavation and repair of (12) major holes along the seawall and in adjacent yards.

Removal and Replacement of the concrete landings at the top of seven (7) stairways provides access to day docks and the canal.

Repair of broken fence posts as needed.

Future Actions to be taken or Considered:

Storm water management: includes water cascading off the roofs and water being discharged though the downspouts from those villas which are guttered.

> Note: From SRV *Rules and Regulations*, page 13, Item Q.
>
> ***Q.*** **Gutters and Downspouts**. To help carry off rain water from a Unit roof, ONLY white gutters and downspouts may be installed, subject to the prior approval of the Board of Directors. Owners must take into consideration where the water will flow. Improperly installed gutters and downspouts may cause problems to an adjacent Unit or common area, and will be corrected at the expense of the owner installing the system. A Request to Modify form and a sketch of the proposed installation MUST be submitted for approval before installation.

Continue to monitor and asses with yearly inspections.

Fill holes in yards along seawall

Request owners to advise SRV of holes and erosion in their yards.

Document, report, and repair erosion damage to villa foundation foundations, patios, and lawns.

Request owners to take actions to mitigate / minimize water runoff from rainfall and irrigation.

Proposal: Building and Grounds Committees should collaborate in the Creation and distribution of a "how to" brochure for owners located along the seawall for their information and action. Collaboration would include desired organization, development, content and illustrations. For Example, the following DRAFT Brochure:

Erosion control Techniques / Best Practices

For consideration by SRV HOA and Owners

Storm water management protects the landscape from erosion and protects the quality of Florida's waters.

Observe which side(s) of the Villa water-runs off the roof occurs during a rain event. Insure the gutter system includes a splash pad, rocks, stealth drain or some other means of distributing runoff water to minimize erosion.

Pay particular attention to erosion occurring under and around the Villa foundation, patio or sidewalks and any valley and washout areas occurring on sloping lawns.

Numerous 'Best Practices' can be used to minimize erosion from water run-off, including:

- If a new roof is going to be installed, talk with the contractor regarding where the run-off is planned to occur, or likely will occur. Water run-off from the roof could change depending on the type of roofing system installed.
- Divert water away from the Villa by installing a splash pad, bed of rock, stealth drain or other material at the end of each downspout. For Villas located on the canal whenever possible positon the splash pad in a manner that minimizes the flow directly to the canal. That is, water discharge from a downspout should flow parallel to canal.
- If a Villa has downspouts connected to a black plastic corrugated drainage pipe or other in-ground system test the system by running water though it to determine where the water is discharged.
- If holes or significant depressions are noted in your yard, submit a Work Request to the SRV office, so the cause can be identified and corrected as a joint effort of the Owner and the HOA.
- Install Plant grass and shrubs
- Add mulch or rocks in select areas that don't interference with lawn equipment (?)
- Terrace slopes
- Build retaining walls. ...

Activity picked up in the month of February.

The programs and service committee met and things are starting to happen.

Hospitality bags were put together by Karen Morganstern, Heather Kleimeyer and Margaret Haviland. A Bag will be given to new residents.

A no charge poolside dance was held February 5, $1.00 raffle tickets were sold for a 50/50 drawing, the total was $274.00, with a total 142.00 deposited to support activities at SRV.

A new pingpong table was purchased and is in the clubhouse for all to enjoy

Aerobic exercise continues Monday, Wednesday and Friday at 4pm in the club house

QI ching continues Tuesday poolside at 9 am..Thank you Duane and Jeane Moore.

Sip and dip was held February 12 and will continue to be scheduled the 1st Thursday of the month. Thank you Harriet Merek

Poolside party with Boris is planned for February 24. LOUISIANA Grill food truck will be in the parking lot , dinners will be available for purchase and delivery will be available for homebound SRV residents if desired. Thank you Candy and Bob Bender

Senior safety presentation is scheduled for March 8th at 10 am,coffee and donuts will be provided.

Pancake breakfast will be Saturday February 27

No charge dance to be held February 27th with the band " Those Guys" , 50/50 raffle will be offered. Thank you Candy and Bob Bender

Pool side dance with the Band" Lattitude" March 15, pre ticket sales at clubhouse March 6.

Programs and services Chairman
Joe Morganstern

SAFETY AND SECURITY REPORT

February. 2021

Let's devote this month's report to pedestrian safety. The fact that SRV was built fifty years ago, without sidewalks, presents a challenge for us all. A large number of residents and visitors walk the roadways every hour of the day; morning, noon and night, many with their beloved dogs!!

--- Always, always walk facing the traffic.

--- Ensure that your dog is on a leash, and not in harms way.

--- If walking AT NIGHT, always carry a lighted flashlight and shake the light back and forth so that oncoming traffic sees you.

--- Wear some type of reflective clothing. You are no match for a vehicle that does not see you.

Carl Shepherd

Safety and Security Chairperson

Secretary's Report: Jean Burns

Beginning Monday, February 22, 2021, the hours at the SRV Office will be changed. Although Nan will continue to work her normal hours each day from 9 A.M. to 3 P.M., her access will be limited. This will provide for a much more efficient use of Nan's time and work completion. **This change will be for all residents and board members**. Only emergency phone calls will be answered between the hours of 1 P.M. and 3 P.M. on Monday, Wednesday and Friday.

The new hours: Monday, Wednesday and Friday: 9 A.M. - 1:00 P.M.
Tuesday and Thursday: 9 A.M. - 3:00 P.M.

Just as a point of information, Nan works for the Association, not the many clubs or committees such as Social, Program & Services, Golf, Boating, etc.; but she helps whenever she can by sending out One Call Now or Constant Contact information. All reports or flyers must be prepared by the groups wishing to send something out to the community.

Respectively submitted,
Jean Burns

SOCIAL – Jean Burns

We are going to try cards at the Clubhouse again. Beginning in March there will be Rummi-kub at 6:30 P.M. on Monday, followed by Hand & Foot or Pay Me on Thursday evening at 6:30 P.M.
If anyone wishes to play Pinochle on Friday, at the clubhouse, please contact Jean Senninger.
The men play Poker on Wednesday at 7:00 P.M.
Anyone interested in Bingo, please sign up by the Bulletin Board Bingo Sheet. If enough people are interested we may have something going by the fall.
If you have any ideas for board games or cards or things to do, please let us know so we can provide them for you.
Masks are required in the Clubhouse.

We will not be planning any social parties in the Clubhouse until the risk of Covid is over or until we are all vaccinated.

Respectively submitted,
Jean Burns

March 2021

Sun	Mon	Tue	Wed	Thu	Fri	Sat
	1 WOMEN'S HISTORY MONTH 4:00Aerrobic Exercise 6:30 Rummi - Kub	2 9:00 QI CHONG	3 10:00 Shuffleboard 7:00 POKER	4 5:00 SIP N' DIP 6:30 Pay Me or Hand & Foot	5 EMPLOYEE APPRECIATION DAY 4:00 Aerobic Exerise 6:30 PINOCHLE	6
7 6:00 SING A LONG WITH HELEN CARTER	8 10:00 SAFETY FOR SENIORS (BARB STIO) 4:00Aerrobic Exercise 6:30 Rummi - Kub	9 9:00 QI CHONG	10 10:00 Shuffleboard 7:00 POKER	11 6:30 Pay Me or Hand & Foot	12 4:00 Aerobic Exercise 6:30 PINOCHLE	13 K-9 VETEANS DAY 10:00 Shuffleboard Playoffs
14 DAYLIGHT SAVINGS STARTS	15 4:00Aerrobic Exercise 6:30 Rummi - Kub	16 9:00 QI CHONG	17 ST. PATRICK'S DAY 12:00 Shuffleboard Luncheon 7:00 POKER	18 6:30 Pay Me or Hand & Foot	19 4:00 Aerobic Exercise 6:30 PINOCHLE	20 MARCH EQUINOX
21	22 4:00Aerrobic Exercise 6:30 Rummi - Kub	23 NATIONAL PUPPY DAY 9:00 QI CHONG	24 7:00 POKER	25 9:30 SRV BOARD 6:30 Pay Me or Hand & Foot	26 4:00 Aerobic Exercise 6:30 PINOCHLE	27 9:30 Pancake Breakfast 6:30 Natalie Kale Singer Poolside Party
28 PALM SUNDAY PASSOVER 1st DAY RESPECT YOUR CAT DAY	29 NATIONALL VIETNAM WAR VETERANS DAY 4:00Aerrobic Exercise 6:30 Rummi - Kub	30 9:00 QI CHONG	31 CESAR CHAVEZ DAY 7:00 POKER			