

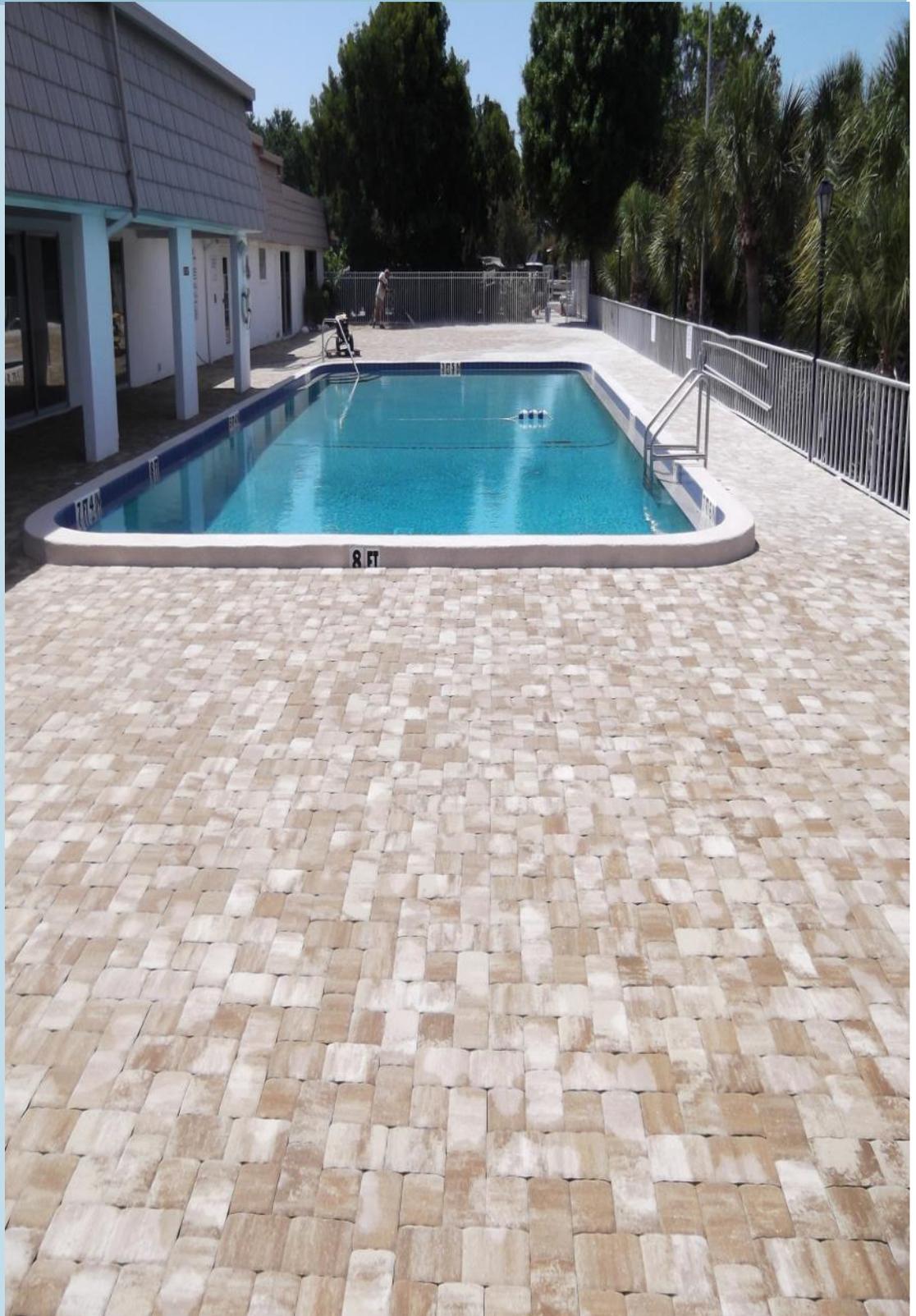
# News & Views

**NOVEMBER, 2024 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	<b>Bob Martucci</b> (2024 TL)
Vice President	<b>John Calia</b> (2024 TL)
Secretary	Roy Lawson (2024)
Treasurer	Carl Shepherd (2024) Rolo Miles (2025)
Asst Secretary	To Be Determined
Asst Treasurer	John Calia

**Note:** Executive Committee is listed in bold.  
\*TL denotes "Term Limit"

## Committees

Audit	Roy Lawson
Building	John Calia
Calendar	Sarah Daley - Office
CAM	Sarah Daley
Clubhouse	Rolo Miles
Communication	Marcia Lawson
Dock Master	Mitch Wyant
Elections Committee	To Be Determined
Finance & Budget	Carl Shepherd
Grounds	Carl Shepherd
Hurricane Committee	Marcia Lawson
Insurance	Roy Lawson
Legal Committee	To Be Determined
Library	To Be Determined
Maintenance	Lance Strahorn
Newsletter Editor	Carol Maccio
News & Views	Marcia Lawson
Phone Book	Office Personnel
Programs / Services	Rolo Miles
Property Manager	Real Manage
Public Relations	To Be Determined
Sales, Lease & Rental	Celia Cooper
Safety	Carl Shepherd
Social Committee	Rolo Miles
Website	To Be Determined
Office (941) 922-8188	Sarah Daley

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## Treasurer's Report, October 2024

Monthly financial report dated September 30, 2024

### Balance Sheet

Checking / Savings	\$1,802.347
Reserves	\$1,091.463
Roof Deductible Collection	\$1,237,901.

### Total Expenses Y.T.D. through Sept 30

Grounds under budget by:	\$26,471. (13%)
Building MTC under budget	\$4,613. (20%)
Utilities over budget by:	\$15,671. (6%)

### Status of Roof Deductibles

161 deductibles have been paid    87% (of 185)  
24 deductibles remain unpaid    13%  
2 are pending Probate  
1 foreclosure procedure pending completion  
3 interior damage pending completion

The remaining 18 villas with unpaid deductibles must pay NOW. The roofs are complete, gutters are installed and payment is due NOW. On October 31, at our next scheduled Board Meeting and under instruction from our legal counsel, the Board will approve a motion to schedule a special Board Meeting to levy a special assessment on the remaining unpaid roof deductibles on those unit owners. This will permit our law firm to pursue these debts. Once those accounts are referred to the attorney, SRV will no longer handle these accounts. PLEASE DO NOT GO DOWN THIS PATH. Substantial legal expense will then be on your shoulders. Further legal action, including lien and foreclosure could occur.

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## Treasurer's Report

### **Contract Payments to ABC Roofing**

ABC <b>Contract</b> in amount of	\$ 8,772,696.26
Insurance Payments from Citizens:	\$ 6,286,075.43
11 total payments to ABC:	\$-7,495,663.90
Outstanding payments due to ABC:	\$-1,277,032.30

**This is why we need all deductibles paid now!**

### **Reserve Balance Report (as of 9/30/24)**

• Pool Resurfacing	\$10,994.
• Pool Structural	\$54,208.
• Pool Heater	\$1,308.
• Exercise Equipment	\$862.
• MTC Equipment & Building	\$5,992.
• Shuffleboard	\$984.
• P.C. Rec Building	\$20,637.
• Clubhouse Roof	\$43,936.
• Clubhouse Improvements	\$21,602.
• Painting	\$72,093.
• Clubhouse Sauna / Restrooms	\$4,805.
• Paving	\$441,925.
• Creekhous	\$3,451.
• Seawall & Marina Wall	\$167,994.
• Irrigation Repair & MTC	\$10,234.
• Marina / Docks	\$129,156.
• Utility Cart	\$8,632.
• Fence / Surveillance System	\$9,078.
• Water Lines	\$95,135.
• Interest	\$29,302.

My objective is to make this report as simple to understand as possible. If you wish, a more complete detailed report that too will be provided each month at our Board Meeting.

Carl Shepherd, Treasurer

## News and Views - November 2024

The national and local elections are over so now it is time to focus on a new SRV board. The only holdover going into 2025 is Rolo Miles. We need a minimum of 5 total board members to move forward. Our documents state we need 9 board members. This year we ran the board with 5 members after two resignations. Carl Shepherd, Roy Lawson and I took on added responsibilities. This was very taxing, especially on Carl, he maintained his role in security and also took on the treasurer's role and landscaping. He did a phenomenal job, Jerry McDermott assisted Carl with finances. Thank you, Carl and Jerry. Roy added the secretary position with help from Marcia Lawson. Thank you, Roy and Marcia. I held my position of VP while taking on Bob Martucci's role as president during his absence. I also maintained buildings along with Mitch Wyant heading the committee. Thank you, Mitch. We did this while continuing to deal with the ongoing roof project, along with three more hurricanes this year with Milton causing more damage to the older roofs in SRV.

Being a board member can be very satisfying. You give back to the community you live in and at the same time create a sense of pride in everything you either try to accomplish or what gets accomplished. The one piece of advice I can give any potential board member is to be patient and understanding. Nothing in SRV happens quickly. We have an intelligent community that possesses knowledge and asks good questions. Overall, all owners want what is best for SRV, what differs is their philosophy on how to move forward. A part of the community wants to move SRV forward and prepare us for the future, another segment is very passive and is satisfied with just maintaining the status quo and does not want change. The third segment of SRV just does not care either way. This is very important, agree to disagree. The problem comes in when someone will not accept others points of view and will then create problems for the entire board, delay initiatives and cost SRV money. Be prepared but do not be deterred.

In the past four years since I first got on the board, we as a collective group have accomplished quite a bit while at the same time it feels as though nothing was done. We took an attitude that kicking the can down the road because nobody wanted to spend money had to stop. We ran out of road. Problems did not go away and repairs did not get any cheaper. Many people were not happy about the

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cost of making improvements or enhancing our reserves but it had to be done. We made greatly needed repairs to the seawall while mitigating erosion behind the villas on the canal. The way the grass was cut along the canal was also altered to deter erosion, water flow from downspouts were changed, dangerous patios were replaced, and gutters were added. This took a coordinated effort between buildings, landscape, finance committees and owners to get accomplished. Now this area just needs to be maintained rather than reconstructed. Our water bills are not getting any cheaper. I hope a new board continues my hope to get a well installed to irrigate our lawns. When the irrigation system was originally installed a well would have cost \$110,000. The price is now over \$325,000. In the meantime, we spend around \$100,000/yr on water for irrigation. We save that money with a well. We have now allowed our maintenance tech to do handy man jobs inside and out of villas. This brings revenue for SRV, helps our owners and reduces the number of vendors in and out of SRV. Our maintenance tech has also taken on jobs within SRV that we previously hired outside contractors for. Examples of this are cleaning our pool, repairing small electric problems, repairing plumbing and fences. We have begun actively replacing water lines behind villas. This deed is replacing worn out pipes and valves that created unfound leaks that cost us money. Being proactive is much less expensive than being reactive. Roy Lawson and his insurance team hired a new insurance agency that is very proactive within our community. They get us the best rates and coverage they can find but also advise us on potential safety problems within our 65 acres. By following our agent's advice, we have reduced some rates in the middle of an insurance crisis in the state of Florida. We have accomplished all these deeds despite all the time put into dealing with hurricane issues. We have gone through three CAMs and three maintenance techs in the last four years. I would like to add, this is all change that improves SRV and prepares us not only for the present but the future. Change is needed and vital to all of us.

I hope our new board understands and stresses the importance of reducing the threshold for voting. Currently the group that controls the future of SRV are the people that care the least about SRV. Those are the owners that do not vote. We can not move forward when the non-voters kill any chance of an amendment moving forward. We do not even know how close an amendment is to passing or failing when so many people ignore their responsibility to vote.

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I know this is a lengthy article and I could keep on going but everyone needs to know how important an informed, involved, and active board is to a community. Do not take your responsibilities lightly, do not take the attitude of this isn't my job, help your fellow board members. No matter which way a vote goes, be united for the community. Do not think you are the smartest tool in the shed and most of all do not run when the going gets tough.

Thank you all for letting me be a part of your lives. I hope I've served you well.

John Calia

Vice President SRV

## **Secretary / Insurance Report**

We now have all the warranties and will be assembling folders for each owner who received a new roof due to Hurricane Ian.

ABC will be replacing all drip edges damaged in the last couple of hurricanes. They will be replacing them with stronger metal even though the manufacturer recommended what has been used to date. These replacements will not incur any additional charges to SRV.

Citizens will NOT pay for interior damage if this isn't a problem with the roof. They will come back out to do any additional interior inspections that haven't been done by them.

It is very important that you call your own insurance company or agent! If they don't agree with Citizens Insurance final decision, when we receive it, the companies will subrogate against each other if necessary.

Citizens Insurance will only pay for the roofs and any interior drywall. They will not pay to repaint or texture. They do NOT provide coverage for any mold issues.

We don't have a date for their inspections to be complete or for their final opinions. We have submitted any damage that you have made any of aware of. That includes things you have called or emailed Sarah and / or Marcia about.

While we hope for resolutions within a couple of weeks, we don't have a timeline for you at this point.

Roy Lawson

# Strathmore Riverside Villas Association Inc.

## REGULAR MEETING OF THE BOARD OF DIRECTORS

October 22, 2024 – 9:00 A.M. SRV CLUBHOUSE

By Recorded Zoom and in person

### MINUTES

- Owners were permitted to speak and ask questions throughout the entire meeting

1. **CALL TO ORDER:** 9:00 AM by Vice President John Calia

2. **PLEDGE OF ALLIGIANCE**

3. **ROLL CALL**

4. **DETERMINATION OF QUORUM**

John Calia, Carl Shepherd, and Roy Lawson were present. A quorum was established. Also present was Sarah Daley, CAM and Lance Strahorn, Maintenance Technician representing RealManage of Sarasota, Inc.

5. **New Business**

**A. Post Hurricane Milton Updates**

**Hurricane Block Captains**

Marcia Lawson provided an update on the Hurricane Block Captains. Block Captains have been walking the community checking the villas from ground up noting any damage to villas. This included visual damage, missing shutters, shrubs and trees that were damaged during the storm, and tree limbs that could constitute as a potential hazard. To date there are 182 villas with known damage. The Hurricane Block Captains will be making a list of known damages and submitting it to Marcia Lawson. No leaks have been observed on the roofs that have been replaced due to the Hurricane Ian claim with Citizens insurance.

**Staff**

Lance is continuing to pick up debris and removing all shrubs that were damaged during the storm. 20 -10' wooden posts have been ordered to finish up the repair to the storage fence. Lance has also picked up over 4,000 loose vinyl fencing slats around the perimeter of the property and has them stored by storage shed until the fence can be repaired.

**Marina Report**

Mitch Wyant reported there are 2 boats in distress in the marina. Tow Boat USA will arrive onsite Wednesday, October 23<sup>rd</sup> with a crane to properly place one of the boats that is tilted sideways on the boat pilings. The overturned boat should be removed this week, waiting for an update from the boat owner.

Mitch Wyant is also working on bids for dock repairs.

John Calia gave thanks to Mitch, the Saddawi's, and many others who helped clean up the Marina. He also thanked all Block Captains, Marcia Lawson, and everyone that has helped volunteer their time.

**Insurance**

An additional claim has been submitted to Citizens Insurance for damages to villas due to Hurricane Milton. Citizens Insurance Company Field Adjusters did an exterior check of all 336 roofs.

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## Strathmore Riverside Villas Association Inc.

First Priority Restoration will be checking units with interior damage. Carl Shephard stated, ABC will continue to be on site and continuing to provide roof replacements and repairs to villas due to Hurricane Milton.

### **Landscaping**

Yellowstone Landscaping Company proposed a "Don't Not Exceed Limit "of \$15,000 to complete hurricane prep and clean up throughout the community. This was approved by treasurer Carl Shepherd. All debris will be staged in the shuffleboard clubhouse parking lot. Sarasota County will provide debris removal disaster assistance through FEMA. It was noted debris removal cannot be put in as a claim with Citizens Insurance Company.

Sam's Tree Service was onsite this week trimming and removing dead tree limbs and will return next week.

John Calia thanked Carl Shepherd for staying on top of grounds and preparing for hurricane season.

### **Perimeter Fence**

Sarasota Fence was contacted to only receive a recording stating they have had over 300 calls for fence repairs. Fencing Companies will be contacted for bids for repairs.

### **6. Adjournment**

John Calia made a motion to adjourn meeting at 10:23 am seconded by Roy Lawson. All in favor, motion carried.

Respectfully submitted,

*Sarah Daley*

Sarah Daley , CAM

## SALES AND RENTALS REPORT FOR NOVEMBER

There were two yearly rentals: a B model for \$2,850, a D model for \$2,300

There are about 11 villas for sale between \$265,000 and \$339,000



## Clubhouse/Social & Recreation Report – Rolo Miles, Chair

It's been a busy Summer and Fall. The clubhouse is getting back to normal after the hurricane damage and we're getting ready for the "Snowbird Season" with a lot of different ideas and fun and exciting events. Thank you to all the volunteers that have taken over our events that are listed. We still need volunteers and we are planning a FREE PIZZA & PARTY PLANNING session on Thursday, November 14 from 6:00-9:00 pm to get more commitments and other ideas. Please attend if you'd like to plan or help with any number of events. I can't say enough how much fun we've had with the great group of people. With several parties this summer including Independence Day, Labor Day, Horse Racing, Bingo, Halloween, Game Nights, Cabarets, DJ's, and Live music we've had a fun time here at SRV.

In the next couple of weeks, you'll be receiving electronically a questionnaire to help us get a better idea about the community. You'll see a new event called Friendly Feud which is why we are asking questions to find out more about our residents. Please help us make this a success and fill out the questionnaire. There will be \$\$ Hundreds \$\$ in prizes for this four-week event. More details to follow.

If you have any ideas, please share them or come out to our FREE PIZZA & PARTY PLANNING session on Thursday, November 14 from 6:00-9:00. If you can't make it in person, please share your ideas... This is your clubhouse. If you know of an event that would be fun to do here at SRV, let us know.

We will be getting some more patio furniture to replace what is damaged so we will have enough seats for all our outdoor events.

If you see something that needs fixed or if you have an idea on how to improve the clubhouse, Social Calendar, or Recreation, please reach out to Rolo Miles 812-243-1369 or [rolomiles@yahoo.com](mailto:rolomiles@yahoo.com)

Thanks again to all that take the time to help and to all those that come out to the events!

Event dates, details and hosts are on the following pages.

*Continued on following page*

DATE	PARTY	HOST
Thu, Nov 14, 24	PIZZA & PARTY PLANNING 6-9 PM	ENTIRE COMMUNITY, FOR IDEAS / HOSTS
Tues, Wed Nov 23 & 24	TENTATIVE DATE - CHRISTMAS DECORATING - OUTSIDE	WILL NEED VOLUNTEERS TO PUT UP LIGHTS OUTSIDE & ON TREE TRUNKS
Thu, Nov 28, 24	THANKSGIVING DAY COMMUNITY DINNER	LINDA HORN, ELAINE ROBICHAUD
Mon, Dec 2, 24	DECORATING INSIDE CLUBHOUSE	
Sat, Dec 7, 24	CHRISTMAS TREE LIGHTING – 6:30PM – HOT CHOCOLATE AND COOKIES; HELEN CARTER XMAS SING-A-LONG	JEANNE SCHMITT, SHARON (?)
Thu, Dec 12, 24	HOLIDAY LUNCHEON	MARY VOLIMER
Tue, Dec 31, 24	NEW YEARS EVE PARTY (?)	
Thu, Jan 2, 25	SIP N DIP	KATHY KELLEY
Mon, Jan 6, 25	CABARET	ELAINE ROBICHAUD
Fri, Jan 10, 25	BINGO	JOYCE & ART
Wed, Jan 15, 25	FRIENDLY FAMILY FEUD	ROLO & VITO
Thu, Jan 16, 25	TRIVIA & LUNCH	JOHN SRP
Wed, Jan 22, 25	FRIENDLY FAMILY FEUD	ROLO & VITO
Sun, Jan 26, 25	HORSE RACES	JOYCE & ART
Wed, Jan 29, 25	FRIENDLY FAMILY FEUD	ROLO & VITO
Mon, Feb 3, 25	CABARET	ELAINE ROBICHAUD
Wed, Feb 5, 25	FRIENDLY FAMILY FEUD	ROLO & VITO
Thu, Feb 6, 25	LADIES' CLOTHING EXCHANGE – EVENING	HARRIET & CANDY
Thu, Feb 6, 25	SIP N DIP	KATHY KELLEY
Wed, Feb 12, 25	WHITE WINTER GALA	BJ & COMMITTEE
Fri, Feb 14, 25	BINGO	JOYCE & ART
Sat, Mar 1, 25	STRAWBERRY SHORTCAKE DESSERT EVENING (AFTER DINNER)	BJ & COMMITTEE
Mon, Mar 3, 25	CABARET	ELAINE ROBICHAUD
Thu, Mar 6, 25	SIP N DIP	KATHY KELLEY
Fri, Mar 14, 25	BINGO	JOYCE & ART
Sat, Mar 15, 25	OLDIES PARTY LACEY JANE	JOHN SRP
Thu, Mar 20, 25	FASHION SHOW LUNCHEON	HARRIET & CANDY – NEED 10-12 VOLUNTEERS
Thu, Apr 3, 25	SIP N DIP	KATHY KELLEY
Fri, Apr 11, 25	BINGO	JOYCE & ART

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Wed, Apr 16, 25	PIZZA & TRIVIA	JOHN SRP
Thu, May 1, 25	SIP N DIP	KATHY KELLEY
Sat, May 3, 25	KENTUCKY DERBY PARTY	JOYCE & ART
Mon, May 5, 25	CINCO DE MAYO	ROLO
Fri, May 9, 25	BINGO	JOYCE & ART
Thu, Jun 5, 25	SIP N DIP	KATHY KELLEY
Fri, Jun 13, 25	BINGO	JOYCE & ART
Thu, Jul 3, 25	SIP N DIP	KATHY KELLEY
Fri, Jul 11, 25	BINGO	JOYCE & ART
Thu, Aug 7, 25	SIP N DIP	KATHY KELLEY
Fri, Aug 8, 25	BINGO	JOYCE & ART
Thu, Sep 4, 25	SIP N DIP	KATHY KELLEY
Fri, Sep 12, 25	BINGO	JOYCE & ART
Thu, Oct 2, 25	SIP N DIP	KATHY KELLEY
Fri, Oct 10, 25	BINGO	JOYCE & ART
Thu, Nov 6, 25	SIP N DIP	KATHY KELLEY
Fri, Nov 14, 25	BINGO	JOYCE & ART
Thu, Dec 4, 25	SIP N DIP	KATHY KELLEY
Fri, Dec 12, 25	BINGO	JOYCE & ART
	MARINARA SAUCE COOKOFF (?)	



## SRV Thanksgiving Day Meal



Come join our Thanksgiving Meal in the Clubhouse at 3:00pm on Thanksgiving Day.

Come earlier to heat food or help with setup.

We will provide turkey, stuffing, vegetarian lentil loaf in puff pastry and more!

Please bring a dish to share as well as BYOB.

There is no charge for this.

**Please RSVP!**

Hosted by Lin, V 334 941-735-0324 & Elaine V 186 614-416-0091

# November 2024

Strathmore Riverside Villas

Sunday		Monday		Tuesday		Wednesday		Thursday		Friday		Saturday	
27	6:30pm Hand & Foot	28	10:00am Chair Exercise 4:00pm Easy Aerobics 6:00pm Rummikub 6:30pm Euchre	29	9:00am Qi Gong/Tai Chi 6:30pm Bridge 6:30pm Game Night 6:30pm Mexican Train Dominos	30	4:00pm Easy Aerobics	31	Yellowstone Landscaping 6:00pm Pay Me & Pass the Ace 6:30pm Halloween Party	1	10:00am Chair Exercise 4:00pm Easy Aerobics 6:30pm Pinochle	2	
3	Several SRV owners are on a Transatlantic Cruise 6:30pm Hand & Foot	4	Several SRV owners are on a Transatlantic Cruise 10:00am Chair Exercise 4:00pm Easy Aerobics 6:00pm Rummikub 6:30pm Euchre	5	Several SRV owners are on a Transatlantic Cruise 9:00am Board Meeting 9:00am Qi Gong/Tai Chi 11:00am Closed Board Meeting - Legal 6:30pm Bridge 6:30pm Game Night 6:30pm Mexican Train Dominos	6	Several SRV owners are on a Transatlantic Cruise 4:00pm Easy Aerobics	7	Several SRV owners are on a Transatlantic Cruise Yellowstone Landscaping 5:00pm Slip N Dip 6:00pm Pay Me & Pass the Ace	8	Several SRV owners are on a Transatlantic Cruise 10:00am Chair Exercise 4:00pm Easy Aerobics 6:30pm Pinochle	9	Private Party - Rolo & CJ Reception Several SRV owners are on a Transatlantic Cruise
10	Several SRV owners are on a Transatlantic Cruise 6:30pm Hand & Foot	11	Several SRV owners are on a Transatlantic Cruise 10:00am Chair Exercise 4:00pm Easy Aerobics 6:00pm Rummikub 6:30pm Euchre	12	Several SRV owners are on a Transatlantic Cruise 9:00am Qi Gong/Tai Chi 1:00pm Arts & Crafts 6:30pm Bridge 6:30pm Game Night 6:30pm Mexican Train Dominos	13	Several SRV owners are on a Transatlantic Cruise 4:00pm Easy Aerobics	14	Several SRV owners are on a Transatlantic Cruise Yellowstone Landscaping 6:00pm Pay Me & Pass the Ace	15	Several SRV owners are on a Transatlantic Cruise 10:00am Chair Exercise 4:00pm Easy Aerobics 6:30pm Pinochle	16	Several SRV owners are on a Transatlantic Cruise
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24	6:30pm Hand & Foot	25	10:00am Chair Exercise 4:00pm Easy Aerobics 6:00pm Rummikub 6:30pm Euchre	26	9:00am Qi Gong/Tai Chi 1:00pm Arts & Crafts 6:30pm Bridge 6:30pm Game Night 6:30pm Mexican Train Dominos	27	4:00pm Easy Aerobics	28	Yellowstone Landscaping 3:00pm Thanksgiving Meal 6:00pm Pay Me & Pass the Ace	29	10:00am Chair Exercise 4:00pm Easy Aerobics 6:30pm Pinochle	30	