

News & Views

NOVEMBER, 2019 NEWSLETTER

2700 RIVERBLUFF PKWY, SARASOTA FL 34231

Strathmore Riverside Villas A 55+ Community



President's Report:

Update on Sarasota recycling container replacements.

Larry Alexander, Solid Waste Division Manager has told us that the County is buying smaller containers for SRV. These containers will be 35 gallon carts on wheels to replace the two (red & blue) containers we currently have.

One container will be delivered to each Villa sometime in November. New service will start County wide with the new container on January 6, 2020.

The County at first had no plans to retrieve the red and blue containers that we are currently using. However, I have negotiated with Larry Alexander to pick up the red and blue containers at a date to be determined in January 2020 from those residents that have no further use for them.

We plan to have one location for residents to drop off the old containers for a one time pick up by the County. Information for this one time pick up will be communicated to all residents once we hear from the County in January.

Jerry McDermott, President



Jerry McDermott

President's Report

Board Members

President	Jerry McDermott (2019 TL)
Vice President	Stan Feldman (2019)
Secretary	Sue Knapp (2020)
Treasurer	Stephen Zimmerman (2020 TL)
	Larry Gill (2019)
	Mary Hoch (2020)
	Don Puls (2020)
	Jean Senninger (2020)
	Carl Shepherd (2019)

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

Committees

Advertising Sales	Jerry Stuenkel
Audit	Stan Feldman
Budget	Stephen Zimmerman
Building	Don Puls
Calendar	Jean Burns
CIO	Stan Feldman
Clubhouse	Jean Senninger
Communication	Stan Feldman
Docs Committee	Linda Meyer
Dock Master	Bill Hallisey
Elections Committee	Linda Meyer
Grounds	Carl Shepherd
Insurance	Stan Feldman
Legal Committee	Marty Risacher
Library	Harriet McDermott
Newsletter Editor	Carol Maccio
News & Views	Stan Feldman
Phone Book	Nan Thomas
Programs / Services	Mary Hoch
Property Manager	Justin Gonzalez (Friday) Justin@ArgusMgmt.com
Property Supervisor	Shawn Gubody
Public Relations	Mary Hoch
Sales, Lease & Rental	Lillian Doherty
Safety & Security	Larry Gill
Social Committee	Jean Burns
Website	Stephen Zimmerman
Office - (922-8188)	Nan Thomas (Mon-Fri; 9:00 am-3:00 pm)

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NEW! SRV Board Motions have moved to Page 3

STRATHMORE RIVERSIDE VILLAS ASSOCIATION, INC.

SRV BOARD MOTIONS – October 24, 2019

Motion – To approve the 9-26-19 minutes – *Motion by Larry Gill for the amendments made by Mary and Carl to approve. Motion carried.*

Motion – To approve the financial report – *Motion by Stan Feldman. This motion was seconded. Motion carried.*

Motion – To approve the Sales and Rental report 2019 – *Motion by Stan Feldman. Motion was seconded. Motion carried.*

Motion – To approve the 2020 budget – *Motion made by Steve Zimmerman. This motion was seconded by Stan Feldman. Motion carried.*



TREASURER'S REPORT

Month Ending September 30, 2019

And

Year-to-date (YTD) January 1, 2019 through September 30, 2019

Balance Sheet

SRV's Balance Sheet for September remains strong with Total Assets of \$1,078,379.96 vs. Liabilities of \$599,903.89 resulting in an Equity position of \$478,476.07 vs \$470,107.27 at the end of August.

Total Revenue for September of \$119,589.78 was slightly under budget by \$511.97

Total Expenses for September of \$111,357.48 were under budget by \$8,744.25

Main contributing factors were:

- Grounds / Landscaping under budget by \$2,528.66
- Administrative Expenses under budget by \$4,127.71

Net Income for September was a positive \$8,232.30

Revenue Year-to-date (YTD) of \$1,091,755.67 is ahead of budget by \$10,839.92

Expenses Year-to-date (YTD) of \$1,053,185.22 are under budget by \$27,730.53

Net Income Year-to-date (YTD) stands at a positive \$38,570.45

Strathmore Riverside Villas Assoc., Inc.
Bank Account Balances as of September 31, 2019

1010 · Operating Accounts	
1011 · Centennial Bank Oper**6315	218,385.62
1012 · Centennial Bank Oper ICS*315	11,588.90
1016 · Due to Insurance Sinking Fund	(111,252.46)
1019 · Due (to)/from Reserves	107,470.63
Total 1010 · Operating Accounts	226,192.69
1020 · Reserve Accounts	
1021 · Centennial Bank Res MM** 6323	971.32
1022 · Cadence Res MM**8117	115,313.42
1023 · Bank Ozarks Res MM**5582	150,469.87
1025 · Iberia Bank RES MM Acct**8969	99,233.17
1026 · Synovus Res CD*9200 12/18/19	250,000.00
1029 · Due (to)/from Operating	(107,470.63)
Total 1020 · Reserve Accounts	508,517.15
1030 · Insurance Account	
1017 · Insurance Sinking Fund	111,252.46
Total 1030 · Insurance Account	111,252.46
TOTAL	<u>845,962.30</u>

Delinquent Assessment Report:

Delinquent accounts as of September 31, 2019 increased to 15 vs. 14 in August

- Total arrearage for those 15 Members stands at \$18,558.93 vs. \$17,005.31 in August
- 10 members are two months or less past due for a total of \$1,930.94
- 5 members are past due a total of \$16,627.99
 - Collection efforts are in process on all accounts.
 - Legal action is in process on 4 accounts.

Reserve Account balances	
Deck Resurfacing	\$4,786.30
Pool Interior	\$8,579.67
Pool Heater	\$12,645.65
Exercise Equipment	\$2,603.03
Maintenance Equip. & Building	\$10,058.84
Fence	\$9,435.24
Paving	\$189,694.58
Painting	\$24,602.26
AC Rec. Bldg.	\$4,834.68
Club House roof	\$22,046.09
Club House Improvements	\$11,143.84
Creek House Projects	\$7,449.50
Seawall / Marina Retaining Wall	\$128,380.11
Sewer/water Lines	\$62,433.73
Marina/Docks	\$7,020.00
Utility Carts	\$1,605.05
Reserve Interest	\$1,198.58
Total Reserves	\$508,517.15

2019 Total Allocations Received to Date: \$107,609.94
2019 Total Reserve Expenses to Date: \$67,725.36

Directory Changes for October, 2019

Villa #	Delete	Add	Telephone	E-Mail
V-02		Ora Navok 5561 Riverbluff Circle	203-253-0547	onavok@yahoo.com
V-212		Dave Conyers 2435 Riverbluff Parkway	206-422-1785	

DEATHS

Villa #	Name	Date Died

March 7, 1980

from minutes of Board of Director meetings

- Election Committee had many problems with regard to election of officers for SRV. Basically, no one wanted to volunteer their services on the Board because of the continual harassment directed at Board members. Common Comment: "I didn't come down here to work, I came down here to retire."
- If the Association is obstreperous and a board cannot be formed, a Court Trustee will be appointed and charges will go right to the owners. One condo association has not had a Director's meeting or an annual meeting for 5 years.
- Identification is needed for side streets of Parkway. A simple use of letters, A, B, C etc. would designate the eleven streets for an emergency.



Notes from the Office Office Hours: Monday-Friday 9:00 a.m. - 3:00 p.m.

The holidays are coming and the office will be closed the week of Thanksgiving. I will be going to NY to spend time with my ailing father and my family. While I am gone, the Board of Directors and Justin, our property manager, will be available to help with any emergency situations.

I am wishing everyone a Happy Thanksgiving. Be thankful every day, life is so short.

Nan Thomas

Grounds Report



October, 2019

As the end of 2019 draws to a close, SRV will be completing a few remaining tasks regarding landscaping. First, the annual pruning of over 500 palm trees is scheduled to begin the week of October 14. The trees will have all of the brown fronds and seed pods removed, with the tree left with a “9-3” canopy shape. The cost of this annual task is \$8,925.00

Secondly, the pruning of the four large areas of mangroves will be completed by the end of October at a cost of \$1,700. A specialty tree service that holds a special state and county permit authorizing the trimming of the protected plants, will complete the work.

Thirdly, application of mulch will be complete sometime in mid-November. The details of this annual task will be provided in the November Newsletter.

Finally, I wish to thank all of the volunteers of the Grounds Landscape Team for their hard work these past few months. These dedicated individuals work in service to SRV owners and we owe deep gratitude to these wonderful people.

Thank you for all that you do.

Carl Shepherd On behalf of the Grounds/Landscape Team

The Library Corner



316 books, magazines etc. were placed in the return box from September 30 to October 26. The most interesting donation was over 100 German Language books. Having no room for these books, we contacted the Goodwill Book Store and they were excited to receive them.
Harriet McDermott

Library Keeper

NEW ARRIVALS

HARD BACKS

<u>Copyright</u>	<u>Author</u>	<u>Title</u>
2019	Donna Leon	Unto Us a Son Is Given
2017	Kathleen Kent	The Dime
2019	Christine Feehan	Toxic Game

PAPERBACKS

2017	Vince Flynn	Enemy of the State
2018	Stuart Woods	Desperate Measures
2018	David Baldacci	The Fallen

Building Committee Report



October 18, 2019

A Building Committee Meeting was held October 8, 2019. Items on the agenda are listed below.

Road Sealing: Sealing by Asphalt Repair Service is progressing and should be finished by the end of October. The Committee thanks everyone for their patience and cooperation during this INCONVENIENCE,. Shawn has done a great job in setting up cones to direct traffic and getting out the ONE CALL notices

Pickelball – Bocce Ball Courts: It is suggested that SRV residents investigate using the many existing Pickelball Courts that are available in the County and City Parks as research continues. It is suggested that an interest survey for these activities be prepared and administered by SRV Programs and Services Committees.

Shuffleboard Court Covers: We reviewed some estimates which were very costly. We are looking for lower cost covers or assessing the need for any cover at all, since the use of the courts during the year is low except for the Jan-Feb. competition.

Villa Painting: Villa painting in section one is nearing completion. The BOD voted on a 5 year contract at the Sept. BOD meeting. The 5 year contract was approved. SRV will now be on the painting contractors' yearly schedule for the following years. This gives SRV a more convenient time of the year for SRV painting to be scheduled.

Boat Dock Warranty Repair: Justin Gonzalez LCAM, Argus Property Management, has contacted two Engineering Companies to offer opinions on the Boat Dock Repair as recommended by Att. Sanjay Kurian in the 9/06/19 phone call meeting. Dates have not been scheduled for their inspections at this time. Previously, materials and documents were gathered and assembled. Justin Gonzalez LCAM, Argus Property Management, took that information and prepared a letter which was sent to Att. Jennifer Horan, Becker & Poliakoff, for evaluation and recommendation as to how to proceed. Att. Jennifer referred SRV to Att. Sanjay Kurian a Board Certified Construction Law Att. The resulting phone meeting 9/06/19 with Att. Sanjay Kurian and Att. Jennifer Horan was attended by Justin Gonzalez, Jerry McDermott, Steve Zimmerman, Don Puls and Shawn Gubody. Att. Kurian recommended SRV have an out of the area Engineer give SRV an opinion of how the job should have been done correctly before SRV proceeds.

Swimming Pool Pumps: Replacement and repairs of the pumps and valves has been completed and the pool was drained and checked and refilled with fresh water.. A complete replacement of the Pump House structure is being investigated.

Villa Alterations and Repair: In order for the SRV Board of Directors to approve any alterations or repairs to your villa, a **"Request to Modify Condominium Property"** form must be completed and submitted to the office with a copy of the **Sarasota County Building Permit**, and copies of the **Contractor License and proof of Liability Insurance**.

These Documents are **REQUIRED** by Sarasota County and the SRV Rules and Regulations before the work can be **APPROVED** by the SRV Board and **BEFORE the WORK can begin. If the work is started without approval the WORK will be stopped and Sarasota County will be notified which could cause a FINE by the county and/or reversal of the work.** The "Request to Modify Condominium Property" form and Sarasota County Permit information sheet are available from the SRV office

Building Committee Chairman

Donald E. Puls

Sales & Rentals Orientation Committee Report



October, 2019

Sales

A \$165,000

C \$185,000

Single \$139,900

1 Rental

Interviews

Respectfully submitted,
Lillian Doherty, Chair

Clubhouse Committee Report



October, 2019

A meeting of the Clubhouse Committee was held on October 17, 2019. Ellie Barr, Linda Rorick, and Jean Senninger attended. No concerns had been brought to the attention of the committee and no big projects are planned at this time.

Over the summer the committee with the help of non-member residents sorted, rearranged and cleaned the closets used to store the decorations used for parties and holidays. The kitchen closet and cupboards were cleaned and rearranged.

The maintenance staff painted the closet and the kitchen. Kathy Kelley made and hung a new curtain on the kitchen window. It is gorgeous!! Thanks to everyone that helped out on these projects.

The next meeting will be held on November 14, 2019

Interior of the clubhouse holiday decorating will take place on November 30 @ 10:00a.m.

Respectfully Submitted,
Jean Senninger
Clubhouse Chairperson

Advertising Sales Committee Report



October, 2019

We now have 27 advertisers for *News & Views*. As always, we welcome new companies who would provide services for our community to place ads in the newsletter. If any of our owners know of these companies, please let me know.

I want to welcome our new advertiser, Mark Watmough from AutoMarques. Be sure and look for his ad!!

Please feel free to contact me with any ideas or concerns you may have regarding advertising in *News & Views*.

Respectfully Submitted,
Jerry Stuenkel
Advertising Rep for *News & Views*
248-425-3918
jkstue@gmail.com

Landscape Enhancement “5 Year” Project Plan

October 2019

Yesterday a resident stated.....”5 years ago” **I never believed this would be completed. Now it is a beautiful improvement for the property.** “

It was just **5 years ago** the Grounds committee members, Dale Leinberger, Sue Zimmerman, and Dewey Nugent and I began an endeavor to improve the landscape in SRV. Beginning in 2014 and for the first time in history of SRV we invited vendors to attend a meeting to be asked to bid on our landscape maintenance.

The final question was asked of all vendors, “Please provide with your expertise a way we can improve our landscape for 336 villas”. The *only* vendor who produced an “idea” of value was Blooming’s Landscape and Turf, Inc.! At the time this”5 Year” Project Plan was presented to the the Board of Directors and Argus Property Vice President and all agreed 100 per cent to move forward with the concept. Obviously change is a “challenge” and the Project Plan was met with resistance. Meetings were held to inform the residents of the purpose and Phases and we moved forward answering issues as questioned.

There have been 336 Jatropha trees installed in front of villas, additional palms, plants, St. Augustine sod, mulch and irrigation. The “As Built” irrigation diagrams have been submitted to the office. These improvements have been challenging. Some plants didn’t thrive and have been replaced.

This project was a challenge SRV and Bloomings continued to work as a team to make this a success. Bloomings attended planning / project meetings. For this Final Phase there were obstacles that could have postponed the project deadline however Bloomings dedicated additional staff to finish the project on time! Every deadline was met “on time”,

There were others who participated on the committee over the years and ***I thank them*** for their advice and cooperation with this project. Dale Leinberger, Dewey Nugent, Sue Zimmerman, Don and Margaret Quitter, Bill and Kathryn Hallisey, Roberta Chandley, Celia Cooper, Kathy and Pat Garthwaite, Bob Robbins, Jean Burns, Shawn and Nan. This project was a huge endeavor and all of the committee members who participated deserve a real big “Thank YOU”. They never gave up and for that SRV should be appreciative.

A resident in the last phase section stated “ Thank you all- Where can you live where the association paints your villa, paves the street and to top it off they provide new sod, irrigation installation, plants and a beautiful tree”.

Enjoy your day!

Susan Knapp, Landscape Enhancement Chairperson 2014-2019



Programs & Services



October, 2019

We are looking for volunteers to help with our programs and services. Please contact Mary Hoch at 941-914-4717 if you are interested in helping plan a program or coordinate services.

Programs and Services is providing an opportunity for SRV resident to get Flu Shots and other vaccinations on November 4th from 11:00 AM - Noon

SRV ARTISTS & CRAFTS PEOPLE

We will be having an Art & Craft show Sunday, March 8, 2020 and are looking for SRV Artists and Craftspeople to exhibit their work.

Exhibit space is free for SRV Residents (space is limited). Please contact Mary Hoch at 941-914-4717 to reserve a space.

Do you volunteer for a local non-profit organization?

We will be presenting an Educational Forum about volunteering on Tuesday, January 14, 2020.

If you do volunteer work, please contact Mary Hoch at 941-914-4717 to sign-up to give a short pitch about your volunteer service and how to get involved in your organization.

Respectfully submitted,

Mary Hoch, Chairperson

Social Programs & Services



October/November, 2019

ELLIE BARR and her fantastic trivia were a big hit at our latest **Lunch Bunch**. It is called Majority Trivia so there are no wrong answers; everyone enjoys playing and winning. **Jean Senninger** prepared a delicious lunch as always! Thank you Ellie & Jean.

DJ OLIVER kept the dancing going for our first Cabaret of the Season. The Cabaret's in the next few months will feature DJ's from the past, which we have all enjoyed. Thanks to **Mary** for bringing DJ Oliver into our parties.

Our first party of the new season will be **HALLOWEEN** with **LOUISE PEARSON** chairing. She has a great committee behind her and this will be her first Social Party as Chair. It is easy to do with a willing and able committee. **DJ LITTLEBIT** will be leading us in song and dance.

The party will be over as you read this; although we know that it will be a fun party. Thanks to **Louise** for taking a chance on Chairing a party.

November will bring us an in house **Horse Race Party** chaired by **Don Quitter** and **Roger Kondik**. We also will have a **Cabaret** celebrating our Veterans. **Sue Sullivan and Linda Nugent** will chair that one with **DJ Martin Dunn**. Of course we will have our **Lunch Bunch** and Sip 'N Dip.

Card games on Sunday and Thursday are fun and easy to learn, plus we teach. We also talk our way through the games and welcome new players. Sunday and Thursday at 6:30 P.M. On Monday evenings we play Rummi-kub an easy tile game, plus we teach and talk. Feel free to join us on Monday evenings at 6:30 P.M.

We wish everyone a Wonderful and Happy Thanksgiving.

Respectfully submitted,

Mary L. Hoch

Safety and Security Report



October, 2019

The Safety and Security Committee Members are: Larry Gill – Chairman, Vince Doherty, Jim Goese, Jack Needles, Bob Piper and Bob Dressler. Our meeting time is the third Wednesday of each month at 9:00 am at the clubhouse.

Residents Returning – SRV will begin to get a little busier as we move into our Fall and Winter seasons. Please follow our speed limits when driving in SRV. Drivers should yield to pedestrians and cyclists. Walkers should remember to walk facing traffic.

Remember that SRV has a “No Soliciting – No Trespassing” policy

Solicitors – SRV continues to have solicitors come through our property offering to set appointments, sell a product or sell a service. Several solicitors were asked to leave our property within the last month. Remember that SRV has a “No Soliciting – No Trespassing” policy. If you have someone come to your door soliciting any product or service, please ask them to leave SRV and/or call the Office or Safety & Security to ask them to leave.

Thefts – There have been several petty thefts this past month. A pair of shoes from a laundry room, a pair of boots and a bicycle were taken.. Also a GPS was stolen from a car. Theory is it is related to the back gate being left open during the road sealing project. Please be vigilant to keep your laundry rooms and cars locked at night. Three gentlemen were asked to leave our property recently who had no business being here and they left through the open back gate. Speculation was they were looking around for opportunities to take unattended items.

Please be vigilant to keep your laundry rooms and cars locked at night.

Parking permits help Safety & Security identify vehicles that belong on our property.

Vehicle Identification Stickers (VIS) and Guest Parking permits – Per our Rules & Regulations Vehicle Identification Stickers are mandatory for your personal vehicles parked in SRV. These stickers are to be affixed to the rear window on the driver’s side. Stickers may be picked up at the office during regular business hours and are free. Guest Parking Permits are also available at the office. These permits hang from the rearview mirror and should be used when you have overnight guest who parked their vehicles in SRV or for the restricted vehicles required to park in the clubhouse south parking lot. These Guest Parking permits are reusable and can be kept at your villa to use when needed. Both the VIS and the Guest Parking permits help Safety & Security identify vehicles that belong on our property.

Respectfully Submitted,
Larry Gill

Reminder: Election Day is Tuesday, November 5, 2019



November 2019

Sun	Mon	Tue	Wed	Thu	Fri	Sat
<p>3 Daylight Savings Time Ends</p> <p>6:30 Hand & Foot</p>	<p>4 10:00 Chair Exercise 11:00 Flu Shots 1:00 Line Dancing 4:00 Easy Aerobics 6:30 Rummi-kub 6:30 Euchre</p>	<p>5 Election Day 9:00 Qi Cong/Tai Chi 10:00 SRV Singers 6:30 Bridge</p>	<p>6 4:00 Easy Aerobics 7:00 Poker</p>	<p>7 5:00 Sip N' Dip 6:30 Pay Me & Pass the Ace</p>	<p>1 All Saints Day 10:00 Chair Exercise 4:00 Easy Aerobics 6:30 Pinochle</p>	<p>2 All Souls Day 7:00 Horse Races</p>
<p>10 6:30 Hand & Foot</p>	<p>11 Veteran's Day 10:00 Chair Exercise 1:00 Line Dancing 4:00 Easy Aerobics 7:00 Cabaret</p>	<p>12 9:00 Qi Cong/Tai Chi 10:00 SRV Singers 6:30 Bridge</p>	<p>13 4:00 Easy Aerobics 7:00 Poker</p>	<p>14 12:00 Lunch Bunch Vikki Clotti 6:30 Pay Me & Pass the Ace</p>	<p>15 10:00 Chair Exercise 4:00 Easy Aerobics 6:30 Pinochle</p>	<p>16</p>
<p>17 6:30 Hand & Foot</p>	<p>18 10:00 Chair Exercise 1:00 Line Dancing 4:00 Easy Aerobics 6:30 Rummi-kub 6:30 Euchre</p>	<p>19 9:00 Qi Cong/Tai Chi 10:00 SRV Singers 6:30 Bridge</p>	<p>20 4:00 Easy Aerobics 7:00 Poker</p>	<p>21 9:30 Board Meeting 6:30 Pay Me & Pass the Ace</p>	<p>22 10:00 Chair Exercise 4:00 Easy Aerobics 6:30 Pinochle</p>	<p>23</p>
<p>24 6:30 Hand & Foot</p>	<p>25 10:00 Chair Exercise 1:00 Line Dancing 4:00 Easy Aerobics 6:30 Rummi-kub 6:30 Euchre</p>	<p>26 9:00 Qi Cong/Tai Chi 10:00 SRV Singers 6:30 Bridge</p>	<p>27 4:00 Easy Aerobics 7:00 Poker</p>	<p>28 Thanksgiving Day</p>	<p>29 10:00 Chair Exercise 4:00 Easy Aerobics 6:30 Pinochle</p>	<p>30</p>

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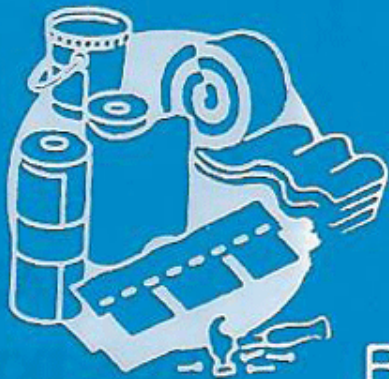
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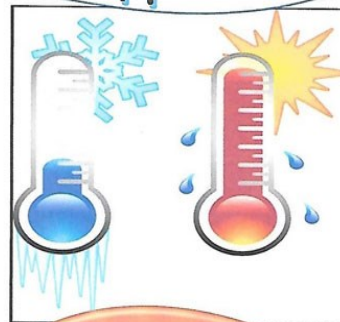
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