

Strathmore Riverside Villas Association Inc.

REGULAR MEETING OF THE BOARD OF DIRECTORS

May 22, 2025 – 9:30 A.M. SRV CLUBHOUSE

MINUTES

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

2. **PLEDGE OF ALLIANCE**

3. **ROLL CALL**

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

RULES OF ORDER: Established with Community members present.

5. **APPROVAL OF MINUTES:**

- A. Board of Directors Meeting – April 24, 2025, *Jerry McDermott motioned to approve the minutes from the April 24, 2025, Board Meeting, seconded by Larry Gill, all in favor, motion passed unanimously.*

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

7. **Vice Presidents Report:** Mitch Wyant, no report.

8. **Secretary's Report:** Arlene Johnson, no report

9. **Treasurers Report:** Jennifer Royer conducted a review of the April 2025 financial statements. During this process, Sarasota County water and sewer invoices were examined, as discrepancies were noted in the Year-to-Date figures.

Jennifer also expressed appreciation to Jerry McDermott for presenting the Assistant Treasurer's report at the prior Board Meeting.

The Board briefly addressed the pending lawsuit involving Citizens Insurance Company.

It was further noted that the Association has a pending invoice with ABC Roofing Contractors totaling \$1,000,000. Jennifer requested that the Board adhere strictly to their monthly budget allocations.

Finally, there was discussion regarding the potential transition of the Reserve Account from component budgeting to pooled budgeting.

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

11. **Building Report:** Mitch Wyant, no report.

12. **Clubhouse Report:** Roland Miles, report attached.

13. **Grounds Report:** Mike Cavallo, report attached.

14. **Safety Report:** Larry Gill, report attached.

15. **Audit Report:** Julie Micheletti, report attached.

Julie also thanked Steve Shirley and his Committee for all their hard work and commitment.

16. **New Business:**

A. Marina Project Proposals, Mitch Wyant – Report attached “ The Economics of our Marina at SRV.” Both proposals from Duncan Seawall, Dock & Boat Lift and Storm Marine were reviewed, *Mitch Wyant made a motion to accept Storm Marines proposal in the amount of \$201,513.00 to not exceed \$225,000.00 for the Marina Project, seconded by Larry Gill, all in favor, motion passed unanimously.*

B. Ricks Landscaping Proposal Drainage – Mitch Wyant

Strathmore Riverside Villas Association Inc.

Mitch Wyant made a motion to accept Ricks Landscaping proposal for drainage / foundation repair at V179 in the amount of \$3,457.00, seconded by Jerry McDermott, all in favor, motion passed unanimously.

Mitch Wyant made a motion to accept Ricks Landscaping proposal for a french drain to be installed at V111 and V112 in the amount of \$4,400.00, seconded by Jerry McDermott, all in favor, motion passed unanimously.

Both repairs are to be expensed in the General Maintenance / Ground Erosion Control account.

C. Paint Projects Proposals Mitch Wyant – **Tabled**

1. Adams Painting of Southwest Florida
2. Munyan Painting

D. Terry's Plumbing Backflow Estimates – *Mitch Wyant made a motion to except Terry's Plumbing proposal to rebuild 3, ¾" non-tracked backflows that failed during inspection in the amount of \$1,050.00, seconded by Jennifer Royer, all in favor, motion passed unanimously.*

Mitch Wyant made a motion to except Terry's Plumbing proposal to replace 1, 2" tracked backflow and rebuild ¾" tracked backflow that failed during inspection in the amount of \$1,750.00, seconded by Jennifer Royer, all in favor, motion passed unanimously.

E. Commercial Semi- Annual HVAC Membership Proposal – *Mitch Wyant made a motion to except Tri-County Air annual HVAC membership proposal in the amount of \$2,150.00, seconded by Jennifer Royer, all in favor, motion passed unanimously.*

F. Pool Lift Proposals – Arlene Johnson

1. 101 Mobility -\$9,255.00
2. 2.Sunshine Mobility - \$13,100.00

Arlene Johnson provided a brief overview of the two vendors and their respective proposals for the installation of a chair lift in the pool area. No motion or decision was made regarding the proposals at this time. This topic will be brought back for further discussion at a future meeting.

17. Owner Questions - Floor was open for owner questions.

18. Adjournment - *Marcia Drake – Lawson made a motion to adjourn meeting, all in favor, meeting adjourned 11:30 AM.*

Respectfully submitted,

Sarah Daley

May 22, 2025, President's Report

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Marcia Drake-Lawson, President

CAM Report May 05.22.25 Sarah Daley

Electronic Voting System Comparison

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

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

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

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

Respectfully Submitted,

Sarah Daley, LCAM

Clubhouse Updates: For Board Meeting 05/21/25

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

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

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

We also still need to purchase some new furniture. I'm looking for cost-effective replacements that match our current style, along with a few heavy-duty chairs.

Social Committee:

Events have slowed a bit with Horse Racing Night on May 3rd and our Cinco de Mayo celebration. Cinco de Mayo brought in \$550.00 in ticket sales and had expenses of \$602.00, a great time was had by all.

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

Current Social Budget: \$3,732.00

Submitted by,

Rolo Miles

Grounds and Landscape Committee Meeting:

There were 6 members present at the meeting.

Discussion:

Paying more attention to the front entrance of the community.

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

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

The front entrance will be mulched right after the trimming.

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

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

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

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

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

Thank you,

Mike Cavallo, Grounds Chair

May 13, 2025

Safety & Security Report May 2025

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

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

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

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

Larry Gill
Safety and Security Director

FIRST QUARTER 2025 INTERNAL AUDIT REPORT: RECREATIONAL SPORTS ACTIVITY COMMITTEE: ISSUED on May 14th, 2025.

2025 Liberty Bank statements for the Recreational Sports Activity Committee (Account ending in 1409) were examined by the SRV Audit Committee. These reviews included the months of January, February, and March of 2025.

These bank statements showed a carry-over of \$8,721.95 from year end 12/31/2024. On 03/31/2025 the balance was \$10,144.68.

The Committee Chair provided the appropriate forms with attached expense vouchers and deposit information. The Audit Committee noted that the amount of the account balance of \$10,144.68 needed to be reduced to \$8,818.73 because of an outstanding check for \$1,325.95 which had not cleared at the end of March. Therefore, the Committee shows a profit of \$96.78 on behalf of the SRV Community for the first quarter

It should be noted, however, that there were some extraordinary but needed expenses in this quarter. These included \$317.31 for an outdoor tent; \$160.48 for a cornhole board; and \$221.35 for mulch and scoreboard repairs.

The Audit Committee wishes to thank the dedicated volunteers on the Recreational Sports Activity Committee for the fun and enjoyment you provide to our community. It is deeply appreciated.

Respectfully Submitted,

Julie A Micheletti

Chairwoman, Audit Committee

FIRST QUARTER 2025 INTERNAL AUDIT REPORT: SOCIAL AND RECREATION COMMITTEE; ISSUED on May 14th, 2025.

2025 Liberty Bank statements for the social AND Recreation Committee (Account ending in 1573) were examined by the SRV Audit Committee. These reviews included the months of January, February, and March of 2025.

These bank statements showed a carry-over of \$2,875.75 from year end 12/31/2024. On 03/31/2025 the balance was \$3,580.73. So, it seemed like the profit for the quarter was \$704.88. However, it was noted that expense vouchers for \$144.22 and \$59.62 were paid for clubhouse supplies and decorations and these numbers need to be backed out and reclassified into the budget of the Clubhouse. Once this is done, the Committee will show a profit of \$908.72 for the first quarter. The Internal Audit Committee is requesting that the chairman transfer these costs quickly to the correct account so that they do not build up like they did in 2024.

The Committee members hosting events submitted Forms 1 and 2 correctly. If properly followed, these two forms work out well. Form 3, which is the responsibility of the Committee Chair still needs some modifications and the Audit Committee is working on that.

The Audit Committee wishes to thank the dedicated volunteers on the Social and Recreation Committee for the fun and enjoyment you provide to our community. It is deeply appreciated.

Respectfully Submitted,

Julie A Micheletti

Chairwoman, Audit Committee