

Strathmore Riverside Villas Association Inc.

REGULAR MEETING OF THE BOARD OF DIRECTORS

January 25, 2024 – 9:30 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:** 9:30 AM by President Bob Martucci

2. **PLEDGE OF ALLIGIANCE**

3. **ROLL CALL**

4. **DETERMINATION OF QUORUM**

Bob Martucci, Mary Hoch, John Calia, Carl Shepherd, Roy Lawson, Roland Miles and Karen Conine were present. A quorum was established. Also present was Sarah Daley, CAM representing RealManage of Sarasota, Inc.

5. **APPROVAL OF MINUTES**

A motion was made by John Calia and seconded by Mary Hoch to approve the board meeting minutes of November 9, 2023, as written. All in favor, motion passed. A motion was made by Bob Martucci, seconded by Mary Hoch to table the November 16, 2023 as the minutes were unavailable. *All in favor, motion passed.*

6. **Guest Speaker Brian Febbo - RealManage Vendor Services**

Brian Febbo was present but unable to provide the Community with information regarding Vendor Services or answer any questions due to having technical difficulties with our Zoom application. Brian Febbo was still present throughout the meeting.

7. **President's Report**

No report given.

8. **Vice President's Report**

A brief update on the roofing project was given by John Calia. Expected completion date for roofing project, end of March.

Waiting for a response from Citizens Insurance on the supplemental list for roofs that have been reinspected.

Breckenridge Builders have started the installation of gutters.

Deductibles will be due once each phase is completed. Deductibles will be due within thirty (30) days of invoicing.

9. **Secretary's Report and PR & Information**

February News and Views will be distributed / emailed at the beginning of February.

New office hours will be set in place beginning February 1, 2024.

Community Directory will be updated for 2024. Owners will have to fill out a consent form to be included in the directory for Strathmore Riverside Villas to publish name, address, and email address. Consent forms were available for owners at the meeting and are available at the office. Owners were informed to drop off or email consent forms to the office.

Doris Nyce will be ordering name tags for owners who would like to purchase one. Forms are located in the clubhouse or at the SRV office.

10. **Treasurer's Report**

Strathmore Riverside Villas Association Inc.

November 2023 financial report recap was reported and discussed. December financial reports were too incomplete to discuss, should be available by the end of next week. Delinquent accounts have been reviewed carefully. Five (5) accounts need to be sent to Becker and Poliakoff to start collection action. A few accounts had been incorrectly charged late fees and interest after the monthly assessment had been paid. The delinquency list needs to be cleaned up.

11. Community Manager Report

No report given.

12. Building Report

No report given. Reported under Vice Presidents report.

13. Clubhouse Report

Clubhouse/ Social Committee meeting tomorrow, 12:00 pm, January 26, 2024. All are welcome.

TV has been donated by Roland Miles to be placed by pool for outside viewing.

14. Grounds Report

Working with Yellowstone Landscaping Company on performance goals, weeding, keyhole clean out, sod replacement, trimming and dead plant removal.

15. Safety Report

Boat slip #5, fishing poles stolen from boat.

The Board of Directors discussed outside villa lights should be left on during nighttime hours. Also discussed, new reflective villa numbers and upgrade to security system.

16. Audit and Insurance

An audit was performed by Roy Lawson on the Social Committee bank account with funds currently held with First Horizon.

17. Recreational Committee - Dewayne Moore

No report given.

18. Old Business

A. Amendment Votes

Proposed amendments to possibly be voted on at the end of March. In the process of working with Attorneys.

19. New Business

A. Approval of 2024 Committee Members

Bob Martucci made a motion to approve the 2024 Committee Members, seconded by Roland Miles.

All in favor, motion passed.

Some committees still require committee members.

B. Sales & Lease - Adoption of Policy & Procedures and Application Forms

Mary Hoch updated the Sales and Lease forms and Policies and Procedures. Forms were reviewed by the Board of Directors. Bob Martucci made a motion to approve the updated Sales and Lease forms and Policies and Procedures, seconded by Carl Shepherd. ***All in favor, motion passed.***

C. Architectural Review Request to Modify - Villa 252

Strathmore Riverside Villas Association Inc.

Architectural review request to remove mulch and add #38 rock in between villas to help with drainage issues needs to be researched, possible alternative to #38 rock. A motion was made by John Calia, seconded by Mary Hoch to table ARC request to provide more time for further research. ***All in favor, motion passed.***

20. Adjournment

Motion was made by John Calia, seconded by Carl Shepherd to adjourn meeting. ***All in favor, motion carried.***

Respectfully submitted,

Sarah Daley

Sarah Daley , CAM