

Strathmore Riverside Villas Association Inc.

REGULAR MEETING OF THE BOARD OF DIRECTORS
FEBRUARY 23rd, 2023 – 9:30 A.M. SRV CLUBHOUSE

MINUTES

CALL TO ORDER: 9:33 A.M. by President Bob Martucci.

PLEDGE OF ALLIGIANCE

DETERMINATION OF QUORUM: Bob Martucci, Dan Hooks, Jean Burns, Mary Hoch, Fran Guerrero, Jean Senninger, John Calia, Carl Shepherd and Roy Lawson were present. A quorum was established. Also present was Tamara Gilman representing Argus Property Management.

RULES OF ORDER: Established with Community members present.

APPROVAL OF MINUTES: January 26, 2023 Board Meeting Minutes. *See motion sheet.*

Presidents Report – Verbal. Discussed insurance and roof replacement (contract in process of review by association attorney), payment process for milestone inspections, collection of deductible for roofs and accuracy over speed regarding roof project, Board members can not be committee chairs; only liaison, patios in common area: current are grandfathered in – no future patios with exception of those necessary to comply with Fair Housing Act,

Treasurers Report – Financials were provided late by Argus Property Management due to year end financials, finance committee meeting changed to Tuesday at 4 pm, explanation of invoice process, limit manual checks and credit card process were discussed along with contingency, carry over deficit, funding insurance premiums with two payments, clubhouse repairs, deductible, YTD expenses, insurance special assessment, bank account totals etc.

The Board will confer with the association attorney regarding when owners can comment. An owner asked where the money is coming from to pay off the insurance loan – The money is coming from the Special Assessment.

Old Business: Discussion took place on 2023 Committee Budgets, Reserve CD, Signer update, Town Hall Meeting on insurance deductible, fence project, roofing materials, restoration five months following Hurricane Ian, News & Views, and SRV website.

A.)

B.)

A.) **Reduction of Board from nine to seven** – Tabled.

B.) **ARC Approval** – for units 287 and 319 to replace patios for safety (Motion below).

C.) **Establish Recreation Checking Account** – Mary stated that the Board will establish this account with two signatures & a committee of five members.

D.) **Communications Updates & Town Hall Meeting** – March 16, 2023 at 6:30 pm.

E.) **Individual Owner Meetings** – The Board will set up these meetings.

F.) **Create RFP (Request for Proposal) Community Association Management Companies** – Motion below.

G.) **Creek House Rental Status** – Floors painted, lighting in last phases, owners were thanked for their participation for work & savings.

H.) **Review and vote on owner submitted ARC form** – Motion is below.

I.) **Interview/Sales/Lease Committee Resignation Ilene Novak/Chair** – Discussed.

J.) **Appoint Patricia Hooks to Chair of Interview/Sales/Lease Committee** - Motion below.

Owner's comments:

Adjournment – 11:42 AM

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STRATHMORE RIVERSIDE VILLA'S MOTIONS 2-23-23

Motion – To approve the 01.26-23 minutes – John Calia made a Motion to accept the minutes with a date correction seconded by Dan Hooks. **Motion carried.**

Motion – To approve an ARC for replacement of existing patio at 319. John Calia made a MOTION to approve the repair of the existing patio at unit 319 with like kind patio with paver over concrete, remove bushes. Dan Hook seconded. Mary abstained due to conflict of interest.

Motion carried.

Motion - To approve the ARC for repair of level and safety at unit 287. John Calia made a motion to approve the ARC at unit 287, seconded by Dan Hook. Discussion: repair or replacement of grandfathered patios. All in favor, Motion carried.

Motion – To approve an RFP for new management companies. John Calia made a Motion to provide RFP for new management companies, seconded by Jean Senninger. All in favor, Motion carried.

Motion – Bob Martucci made a Motion to appoint Patricia Hooks as new Chair of Interview/Sales/Lease Committee, seconded by Roy Lawson. All in favor, motion carried.

Respectfully submitted,
Tamara Gilman, LCAM
Association Manager