

Strathmore Riverside Villas Association Inc.

REGULAR MEETING OF THE BOARD OF DIRECTORS

November 16, 2023 – 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 A.M. by John Calia

2. Pledge of Allegiance

3. Roll Call

4. Determination of Quorum

Mary Hoch, Frank Guerrero, Jean Senninger, John Calia, Carl Shepherd, Roy Lawson and Jean Burns 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 Mary Hoch and seconded by Carl Shepard to table the approval of the November 9, 2024 Budget Meeting Minutes, as they could not be provided. *All in favor, motion passed.*

6. Vice Presidents Report

No report given. Dan Hooks was not in attendance.

7. Treasurers report

Verbal. Karen Conine led discussion on: Operating financial status, assessment income and Aging Receivables report from the September 2023 financial reports. After reviewing the Aging Receivables report, *Mary Hoch made a motion that owners over 90+days be turned over to Attorney to start the collection process, seconded by John Calia. All in favor, motion passed.*

8. Committee Report

Verbal. Mary Hoch discussed News & Views delivery and also updating the Rules and Regulations of Strathmore Riverside Villas.

9. Community Manager Report

Verbal. Sarah Daley led discussion on: Yellowstone Landscaping update, winter mowing schedule and keyholes. Office hours and owner portal registration.

10. Building Report, Roof Report

Verbal. John Calia led the discussion on: Roofs. A brief update was given on the roofing project. Roofs will not be discussed at monthly Board Meetings. Town Hall meetings will be set up to for this purpose with Brian Febbo, RealManage VP of Construction when available.

11. Clubhouse Report

No report to give.

12. Grounds Report

Frank Guerrero thanked Grounds Committee for all their hard work and dedication.

13. Safety Report

No report given.

14. Old Business

- a. RealManage Contract** Mary Hoch made a motion to approve the RealManage Contract seconded by John Calia. *All in favor, 5-1 motion passed.*

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- b. Yellowstone Irrigation Contract** - Frank Guerrero made a motion to approve the Quarterly Irrigation Services Contract at \$2250.00 per quarter, seconded by Carl Shepherd. ***All in favor, motion passed.***
- c. SRV Full Time Community Association Manager** - A motion was made by Mary Hoch to have a Full Time Community Association Manager on site seconded by Carl Shepherd. ***All in favor, motion passed.***

15. New Business

- a. Alteration to Roof Elevation** - John Calia lead a brief discussion on the alterations to roof elevations after meeting with ABC Roofing Company and Brian Febbo, Vice President of Construction, RealManage.
- b. Amendment Votes for February** - Updating amendments were briefly discussed. Motion was made by John Calia, seconded by Carl Shepherd to have a vote to update amendments end of March. ***All in favor. Motion carried.***
- c. Emergency Water Repair, \$1500.00 Villa 32** - John Cali made a motion to approve the \$1500.00 emergency water repair at villa 32, seconded By Mary Hoch. ***All in favor, motion passed.***
- d. John Cali made a motion to add agenda item to approve Lance Strahorn to provide handyman services onsite, seconded by Carl Shepherd. All in favor, motion passed.**

Lance Strahorn will provide handyman services / projects while onsite as requested by owners through work orders. Handyman services will be billed \$1.00 per minute till project / repair is complete. Invoices will be provided and checks will be made payable to SRV.

A motion was made by John Cali, seconded by Mary Hoch to allow Lance Strahorn to provide handyman services as requested from the owners of Strathmore Riverside Villas. ***All in favor, motion passed.***

A ***motion*** was made by John Calia to adjourn the meeting. ***Each director present voted in favor of the motion. The motion carried.*** The meeting adjourned at 11:55 pm

Respectfully submitted,

Sarah Daley

Sarah Daley , CAM