

**STRATHMORE RIVERSIDE VILLAS ASSOCIATION, INC.
A RESIDENTIAL COMMUNITY FOR PERSONS 55 YEARS OF AGE OR OLDER**

**C/O Argus Property Management, Inc.
2700 Riverbluff Parkway Sarasota, FL 34231
Phone: (941) 922-8188 Fax: (941) 927-9849**

**REGULAR MEETING OF THE BOARD OF DIRECTORS
Thursday, February 24, 2022 – 9:30 A.M. - SRV CLUBHOUSE**

- 1. Call to Order**
- 2. Pledge of Allegiance**
- 3. Roll Call**
- 4. Determination of Quorum**
- 5. Rules of Order**
 - Roberts Rules**
 - NSI of 3 minutes per speaker**
- 6. Approval of Minutes**
 - A. Board of Directors Special Meeting**
- 7. President's Report**
- 8. CAM Report**
- 9. Treasurer's Report**
- 10. Committee Reports**
 - A. Sales/Lease & Rental – Ilene Novack**
 - B. Other Committee Reports**
- 10. Old Business**
 - A. Pool Repair – Carl Shepherd**
- 11. New Business**
 - A. Villa 45 request to reduce fine**
 - B. AED grant for clubhouse – Joe Morganstern**
 - C. Symbiont compressor for pool heater – John Calia**
 - D. Pool Gate Locks – Carl Shepherd**
 - E. SRV Infrastructure Study Committee – Bob Martucci**
- 12. Owners questions**
- 13. Adjournment**

**The next regular meeting of the Board of Directors is Thursday, March 24, 2022
at 9:30 am.**

CAM Report February 2022

The Manager office has officially moved to the rear of the clubhouse, near the gym. Outside of the office, you will find all the forms, applications, booklets, rules etc. that you need from SRV.

The hours that I am available at the window are Tuesday from 9:00a.m. until 11:00a.m. and Thursday from 1:00p.m. until 3:00p.m.

During my February monthly inspections, I am still seeing multiple exterior light colors. Per the Rules and Regulations, only white colored lights are allowed. Also, as a reminder, please keep your outside light on at night, while you are in residence, so that your villa is illuminated in the event of an emergency and your villa number can be seen by emergency personnel.

Copies of the Rules and Regulations are available at the office, if you do not have a copy, please stop by and pick one up and review to be sure your villa is in compliance.

Respectfully Submitted,
Nanette Thomas
Community Association Manager

SPECIAL MEETING OF THE BOARD OF DIRECTORS
MONDAY, February 7, 2022 – 9:30 A.M. SRV CLUBHOUSE

MINUTES

The meeting was called to order at 9:30 A.M. by President Robert Martucci

Pledge of Allegiance.

Members of the Board were present and a quorum was achieved:

Robert Martucci, Carl Shepherd, Jean Burns, Robert Bender, Jerry McDermott, were present. A quorum was established.

Rules of Order were established with Community members present.

Approval of January 27, 2022 Board Meeting Minutes. *See motion*

New Business:

A.) Approval of special assessment for villa 93 – Carl advised that per Becker legal, the board needed to approve a special assessment for the \$5248.00 surveillance expense to the property of villa 93

See motion

B.) Owners comments: No comments

The next meeting – February 24, 2022

Adjournment – 09:34 A.M.

STRATHMORE RIVERSIDE VILLA'S MOTIONS 02-07-22

Motion – To approve the 01-27-22 minutes – *Motion by Jerry and seconded by Carl to approve the minutes. Motion carried.*

Motion – To approve a special assessment to the property of James Gumpert, villa 93, for the surveillance expenses of Sarasota County Sheriffs office – *Motion by Carl and seconded by Jean. Motion carried.*

TREASURER'S REPORT
Month ending Jan. 31, 2022

SRV January Balance Sheet

| | |
|------------------------------|------------------------|
| Assets | \$ 1,161,636.30 |
| Check/savings | \$ 157,339.57 |
| Reserves | \$ 569,900.63 |
| Insurance | \$ 306,262.26 |
| Assessment receivable | \$ 14,346.58 |
| Other assets | \$ 113,787.26 |
| Liabilities | \$ 740,770.96 |
| Total Equity | \$ 420,857.84 |

Total Revenue for January: \$ 175,326.89 vs. budget \$147,331.00

Total Expenses for January: \$ 149,461.58 vs. budget \$147,331.00

Main contributors were:

| | |
|--|--------------------|
| Grounds under budget by | \$ 1,214.84 |
| Bldg Maintenance under budget by | 2,514.73 |
| Rec. facilities over budget by | 1,597.82 |
| Utilities over budget by | 3,731.47 |
| (sewer over by \$3,202.39) | |
| Payroll under budget by | 2,292.15 |
| Administration over budget by | 2,823.01 |
| (Professional fees over budget \$5,183.90) | |

Net income for January is plus \$ 25,865.31

Marina slip fee over budget by \$26,960.00

Due to fees are paid for the year and most are collected in January. Budgeting would be \$3,100/month.

Thus the true net Jan. income would be a minus \$1,085.31

Delinquent accounts as of January 31, 2022

14 members in arrears for a total of \$14,346.58 vs. Dec. \$17,342.08

6 members less than 1 month for total of \$229.07

5 members less than two months for total of \$ 2,137.86

1 members in arrears for 3+ months total of \$1,644.19

1 member in foreclosure owes \$8,335.46

1 member owes fine of \$2,000.00

Legal action is in process on 2 accounts.

Reserve Balance report.

| | |
|--|------------------------|
| Deck resurfacing | \$ 7,199.34 |
| Pool structural restoration | 13,881.53 |
| Pool Heater | 3,318.56 |
| Exercise Equipment | 5,297.51 |
| Maint. Equip & bldg | 3,067.29 |
| Shuffleboard | 28.42 |
| Fence | 7,316.58 |
| Paving | 237,868.51 |
| Painting | 32,689.05 |
| AC Rec. bldg | 12,548.38 |
| Club House Roof | 27,888.13 |
| Club House Improvements | 9,297.45 |
| Clubhouse sauna/restrooms | 134.58 |
| Creek House Projects | 5,251.24 |
| Seawall & Marina retaining wall | 111,843.00 |
| Sewer/Water lines | 60,061.71 |
| Irrigation repairs & Maint | 370.33 |
| Marina / docks | 24,310.33 |
| Utility Carts | 4,796.67 |
| Reserve Interest | <u>2,732.02</u> |
| Total Reserve fund | \$ 569,900.63 |

Jerry McDermott, Treasurer

Sales & Rental Orientation Committee Report

February 2022

Sales

C. \$285,000.00

Single. \$125,000.00

Respectfully submitted

Ilene Novack, Chair

Meeting to discuss the \$2000.00 fine implemented to Villa 45 February 17, 2022 12:00p.m.

Present: Gustavo Guimaraes – owner, Jose Roberto Guimaraes – owner, Bob Martucci-President, Jerry McDermott – Treasurer, Justin Gonzalez – Argus, Nanette Thomas – CAM

Justin started the meeting and advised on the address that Argus has for the owners of Villa 45 and showed the certified letters that were sent and were returned back to Argus as undeliverable/unclaimed

The owners of villa 45 stated that they were unaware of the letters thus they did not know of the fines being implemented to their villa

It was discussed the reason of the fines which were having unauthorized tenants in their villa and also having a boat in the marina at the same time. This is not allowed.

An updated address and email address were given by the owners and records at the SRV and Argus offices will be updated.

The Board of Directors will discuss the owners request to dismiss the \$2000.00 fine at the BOD meeting on February 24, 2022. The owners will be contacted after the meeting with the decision made by the board.

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Symbiont Service Corp.
 4372 North Access Road
 Englewood, FL 34224

Phone: (941) 474-9306
 Fax: (941) 473-9306
<https://symbiontservice.com/>

Quote Date: 12/10/2021

Quote Expiration Date: 1/9/2022

Bill to
Strathmore Riverside Vill
 2700 Riverbluff Parkway
 Sarasota FL 34231

Ship to
Strathmore Riverside Vill
 2700 Riverbluff Parkway
 Sarasota FL 34231

Quote q5048

| Item | Description | Quantity | Price | Amount |
|-------------|---|----------|----------|----------|
| Notes | Unit #2 (PH090ARDSWTM / 1195830-H16): Need to return to replace parts only warranty compressor, txv, filter drier, contactor, capacitor, acid away, and 410a. *** compressors are currently on back order and have been since Nov. | 1 | \$0.00 | \$0.00 |
| CMPW3100180 | Labor to Replace Warranty Compressor - Up To 10HP (Nrr). | 1 | \$462.65 | \$462.65 |
| RCAC1120000 | Charge System With Puron R410A | 7 | \$72.09 | \$504.63 |
| MSCNLR40030 | Non-Listed Labor Only Repair (No Parts, Please Specify). | 1 | \$67.50 | \$67.50 |
| SCAVENGER | Scavenger 4oz Acid Away for 410A and R22 | 1 | \$87.75 | \$87.75 |
| WARR-P | Warranty: One year labor, parts retain original warranty | 1 | \$0.00 | \$0.00 |

Subtotal: \$1,122.53
 Tax: \$0.00
 Total: \$1,122.53

You will save \$124.73 with your Agreement if accepted.

Ad Hoc Committee to study SRV Infrastructure

Committee Members:

Robert Martucci

Bill Hallisey

Doug Spencer