

# Strathmore Riverside Villas Association Inc.

## REGULAR MEETING OF THE BOARD OF DIRECTORS

April 27, 2023 – 9:30 A.M. SRV CLUBHOUSE

### MINUTES

**CALL TO ORDER:** 9:32 AM by President Bob Martucci.

#### **PLEDGE OF ALLIGIANCE**

**DETERMINATION OF QUORUM:** Bob Martucci, Dan Hooks, , Mary Hoch, Fran Guerrero, Jean Senninger, John Calia, Carl Shepherd, Roy Lawson & Jean Burns 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:** March 23, 2023, Board Meeting Minutes. Approved.

**Presidents Report** – Verbal. Discussion on: owners contacted from Citizen’s Insurance list, working on roofing contract, coordinating scheduling with Citizens, CBIZ, & Reliant Roofing on re-inspections, loss assessment letters for owner’s personal HO6 insurance are in process. A vote will be placed on December 2023 ballot to lower the voting threshold to 66 and 2/3 of those voting (in person or by proxy) instead of 66 and 2/3 of total voting membership.

**Treasurers Report** – Verbal. Financials were provided prior to this morning’s meeting. Questions were answered, corrections made & goal is to keep three months budget in Operating account. Audited financials from the CPA should be ready next week. Owners can make a one-time payment on loss assessments by check, debit card or credit card using information found in their coupon books.

**Mary Hoch made a MOTION to refer two delinquent owners to legal counsel for 2022 assessment. Seconded by Carl Shepard. AIF, MOTION passed.**

**Old Business:** None.

#### **New Business:**

A. Adult Swim Hours:

**John Calia made a MOTION to change adult swimming hours from 7 AM to 12 NOON with open swim following 12 PM. Seconded. Discussion, all in favor, motion passed.**

B. Eliminate pool closed for maintenance on Wednesday mornings:

**John Calia made a MOTION to eliminate closing the pool on Wednesday between 9 AM and 11 AM. Seconded. Discussion, all in favor, motion passed.**

C. Emergency pool pump replacement \$2,500 (#3620):

**John Calia made a MOTION to approve the replacement of the pool pump. Seconded. Discussion, all in favor, motion passed.**

D. Emergency installation of an additional back flow preventer for irrigation:

**John Calia made a MOTION to approve the emergency installation of an additional backflow preventer for irrigation at a cost of \$700 by Terry’s Plumbing. Seconded. Discussion, all in favor, motion passed.**

E. Maintenance contract for exercise equipment:

**Jean Senninger made a MOTION to approve a maintenance contract for gym equipment with First Place Fitness Equipment, Inc. Seconded. Discussion, all in favor, motion passed.**

F. New exercise equipment for the gym:

**Jean Senninger made a MOTION to approve the purchase of new exercise equipment for the gym in the amount of \$1,712. Second, discussion, all in favor, motion passed.**

G. SRV form(s) revisions: Applications, tenants, additional occupants: **TABLED.**

# Strathmore Riverside Villas Association Inc.

*Mary Hoch made a MOTION to accept two new forms for professional event services social committees. Second, discussion, all in favor, motion passed.*

H. 2024 Budget Preparation: Committee budgets are requested by July 1, 2023.

I. Quote for upgrade of the WI FI:

*Mary Hoch made a MOTION to approve the installation of hard wiring (#7440) for the new WI FI. Second, discussion, all in favor, motion passed.*

J. Creek House rental:

*Jean Senninger made a MOTION to accept Theresa Underwood to rent the Creek House from May 15, 2023, to May 15, 2024, at a reduced rate of \$2,500. Second, discussion, all in favor, motion passed.*

K. Tree & shrub trimming: Frank is gathering quotes for Oak tree trimming (80 plus trees) and palm tree trimming.

L. Ballot question: discussed in President's report above.

*Bob Martucci made a MOTION to place lower the voting threshold from 66 2/3 of all owners to 66 & 2/3 of those voting in person or by proxy on the ballot in December 2023. Seconded, discussion, all in favor, motion passed.*

M. Hurricane lan roof replacement update: verbal.

Adjournment – 12:30 PM

Respectfully submitted,  
Tamara Gilman, LCAM  
Association Manager