

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, January 27, 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 Meeting November 18, 2021
 - B. Board of Directors Organizational Meeting December 9, 2021
 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
 11. New Business
 - A. Sarasota Sheriff Surveillance Expense V93 – Carl Shepherd
 - B. Approval of 2022 Committees and Board Meeting Dates
 - C. Clubhouse Improvement Expenses – Joe Morganstern
 - D. Committee Proposals – Joe Morganstern & Jerry McDermott
 12. Owners questions
 13. Adjournment
- The next regular meeting of the Board of Directors is Thursday, February 24, 2022 at 9:30 am.

Strathmore Riverside Villas Association Inc.

REGULAR MEETING OF THE BOARD OF DIRECTORS

THURSDAY, November 18, 2021 – 9:30 A.M. SRV CLUBHOUSE

MINUTES

The meeting was called to order at 9:30 A.M. by President Larry Gill.

Pledge of Allegiance.

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

Larry Gill, Carl Shepherd, Dan Hooks, Jean Burns, John Calia, Jerry McDermott, Robert Martucci, Joe Morganstern, Susan Knapp were present. A quorum was established.

Rules of Order were established with Community members present.

Approval of November 8, 2021 Board Meeting Minutes. *See motion sheet.*

Presidents Report – *See attached report.*

Sarasota County Representative Paul Semene presented the Dredging of the Canal presentation and took questions from the Board of Directors and Owners

Treasurers Report – *See attached report & motion sheet.*

Committee Reports

- A. Sales/Lease & Rental – No report for this month
- B. Election Committee – Linda Meyers *See motion sheet*
- C. Buildings – *See attached report.*
- D. Grounds – *See attached report.*

Old Business

- A.) Onsite duties listing for Nan - Jean Burns presented the list to the board *See motion sheet.*

New Business:

- A.) Pickleball Classes – Joe stated that he would like to provide classes in the clubhouse on how to play pickleball and would also like to hold demonstrations outside with the use of a portable net. The board determined that a vote was not needed to hold classes but any outside demonstrations or the playing of pickleball on common ground need to go to of a vote of the owners.

Owners comments: Comments were received by the membership.

The next meeting – January 27, 2022

Adjournment – 11:39 A.M.

Strathmore Riverside Villas Association Inc.

STRATHMORE RIVERSIDE VILLA'S MOTIONS 11-18-21

Motion – To approve the 11-08-21 minutes – *Motion by Jerry and seconded by Susan to approve the minutes. Motion carried.*

Motion – To approve the Election Committee Members – *Motion by Jean to approve the Election Committee Members. Motion was seconded by Jerry. Motion carried.*

Motion – *To approve the job duties of the Onsite CAM by Sue and seconded by Jerry. Motion carried.*

DRAFT

STRATHMORE RIVERSIDE VILLAS ASSOCIATION, INC

ANNUAL ORGANIZATIONAL MEETING
MONDAY, DECEMBER 9, 2021

ELECTION OF OFFICERS

PRESIDENT Bob Martucci rkmartucci@gmail.com 5478 Riverbluff Circle V-032 732-522-1821

VICE-PRESIDENT Dan Hooks Audit 5443 Riverbluff Circle, V-084 mayorhooks@yahoo.com 941-320-1790

SECRETARY JEAN BURNS Public Relations 5484 RIVERBLUFF CIRCLE V-25 jeanburns@comcast.net
941-923-3543, 941-780-1749

TREASURER Jerry McDermott, **Finance Chair** 2316 Waterbluff Place V-308 jhre1218@msn.com
941-921-3161

DIRECTOR Robert Bender Grounds Chairperson 2653 Riverbluff Parkway V-126 Asst. Treasurer
937.631.0465 Seabee59.bb@gmail.com

DIRECTOR Jean Senninger Asst. Treasurer 2729 Riverbluff Place V-054 Jeansenn2@gmail.com
616-410-5777

DIRECTOR John Calia Buildings Chairperson 2306 Canalbluff Place V-286 Calia.john@comcast.net
847-707-4757

DIRECTOR Carl Shepherd Safety & Security Chairperson 2313 Riverbluff Parkway V-252
secretsquirrelsrv@gmail.com 941-926-1995

DIRECTOR Joe Morganstern **Operations Chair** 5473 Riverbluff Circle V-038, Clubhouse,
Programs & Services, 419-564-6066

INSURANCE COMMITTEE: Stan Feldman 2222 Riverbluff Parkway, V-281, stanlimm@gmail.com
631-523-8835

ADVERTISING COMMITTEE: Louise Pearson 2569 Riverbluff Parkway, Villa 159
pearsonlouise15@gmail.com 906-362-7444

SALES & LEASE: Ilene Novak 2745 Riverbluff Place, Villa 064 queba.aliso@comcast.net 941-923-2115

LEGAL COMMITTEE: TBD *Ilene*

Bob Martucci , President announced two new additions to the SRV Organizational Chart: He explained the purpose is to have any committee submit an overview of ie: Financial information and/or Operations Information prior to a Board of Directors meeting so information can be fully reviewed prior to presentation at a Board meeting.

Finance Committee : Chairperson Jerry McDermott

Operations Committee: Chairperson Joe Morgenstern

Meeting Adjourned

CAM Report January 2022

Thank you all for your patience as I have started my new journey as your CAM here at SRV.

I am happy to tell you that the front office window will start being open on Tuesdays from 9:00 until 11:00a.m. and Thursdays, from 1:00 until 3:00p.m. If you need to see me at different time, please email me for an appt at srv2700@comcast.net. It is easier to get ahold of me via email than by phone. My office will be moving to the back of the clubhouse within the next couple of weeks. This will give me a quiet area to work and meet with people as needed.

One of my new duties as the CAM is property inspections. I have completed inspections of the entire area and I have found some things that I would like to bring to your attention. Please review the Rules and Regulations regarding the appearance of the villas.

- Many villas need their gutters cleaned. I saw a lot of gutters that have trees growing in them. The gutters are an owner responsibility and need to be kept in proper working condition.
- The carport floor may be painted according to the approved color schemes as specified in Section VI(0). of the Rules. Both sides must be painted the same color.
- The carport floor must be cleaned of car oil drippings and rust spots on a regular basis.
- Outside light fixtures are the responsibility of the homeowner and when replaced must be white. This includes all light fixtures on the villa. I saw silver, black, beige etc.

During my inspections, AZ, (our new maintenance tech) and I found a broken water pipe and an issue with our storm water drain along the Parkway. The water pipe has been repaired and the drain issue is being addressed with Sarasota County.

Respectfully Submitted,
Nanette Thomas
Community Association Manager

TREASURER'S REPORT
Month ending Dec. 31, 2021
And Year-to-date

SRV December Balance Sheet

Assets	\$ 1,131,350.64
Check/savings	\$ 85,867.47
Reserves	\$ 606,414.07
Insurance	\$ 266,892.26
Assessment receivable	\$ 17,342.08
Other assets	\$ 154,833.86
Liabilities	\$ 736,358.11
Total Equity	\$ 394,992.53

Total Revenue for December: \$ 130,881.37 vs. budget \$131,444.66

Total Expenses for December: \$ 134,220.41 vs. budget \$131,444.66

 Main contributors were:

Grounds over budget by	\$ 529.74
Bldg Maintenance under budget by	1,038.94
Rec. facilities under budget by	520.19
Utilities over budget by	3,771.26
(sewer over by \$2,218.34)	
Payroll over budget by	4,980.97
Administration under budget by	1,593.00
(Professional fees over budget \$1,190.83)	

Net income for February is minus \$ 3,339.04

Total Revenue for year to date: \$1,583,763.60 vs. budget \$1,577,336.00

Total Expenses for year to date: \$1,593,785.81 vs. budget \$1,577,336.00

 Main contributors were:

Grounds over budget by	\$ 7,694.75
Bldg Maintenance over budget by	11,091.97
Rec. Facility under budget by	4,301.26
Utilities under budget by	1,040.65

Payroll under budget by	13,751.30
Administration over budget by	14,794.30
<u>Net Income for year to date is minus \$ 10,022.01</u>	

Delinquent accounts as of December 31, 2021

11 members in arrears for a total of \$17,342.08 vs. \$18,133.83

5 members under 2 months for total of \$2,186.01

0 members are two months + in arrears

3 members in arrears for 3+ months total of \$4,666.61

1 member in foreclosure owes \$7,912.46

2 members owe fines for total of \$2,577

Legal action is in process on 2 accounts and letters sent on 2 accounts

Requesting payment before being sent to attorney for collection.

Reserve Balance report.

Deck resurfacing	\$ 7,089.01
Pool structural restoration	13,006.70
Pool Heater	3,092.81
Exercise Equipment	5,231.26
Maint. Equip & bldg	2,846.12
Fence	6,929.33
Paving	232,069.68
Painting	74,860.38
AC Rec. bldg	12,320.21
Club House Roof	27,417.38
Club House Improvements	8,903.28
Creek House Projects	5,100.99
Seawall & Marina retaining wall	119,385.02
Sewer/Water lines	58,794.96
Marina / docks	21,973.24
Utility Carts	4,673.67
Reserve Interest	<u>2,720.03</u>
Total Reserve fund	\$ 606,414.97

Jerry McDermott, Treasurer

Sales & Rental Orientation Committee Report

December 2021 thru January 2022

B. \$235,500.00

Sgle \$245,000.00

C. \$330,000.00

E. \$350,000.00

Ilene Novack

Sales & Rentals Chairperson

Sarasota Sheriff's Office
attn: Special Details, 6010 Cattleridge Blvd
Sarasota, FL 34232

ESTIMATE
Date: 01/06/2022
Due Date: 02/05/2022
Invoice #: 21-363-12

Bill To:

Strathmore Riverside Villas
Attention:
2700 Riverbluff Parkway
Sarastoa, FL 34231
Email: srv2700@comcast.net

DESCRIPTION	JOB #	QTY	RATE	TOTAL
PFT deputy - James Barley from 12/29/2021 10:00 PM to 12/30/2021 6:00 AM	45274	8.000	\$43.00	\$344.00
Guaranteed marked vehicle.	45274	8.000	\$10.00	\$80.00
PFT deputy - Cody Gaines from 1/1/2022 10:00 PM to 1/2/2022 6:00 AM	45277	8.000	\$43.00	\$344.00
Guaranteed marked vehicle.	45277	8.000	\$10.00	\$80.00
specified date for additional \$10/hr from base rate	45277	8.000	\$10.00	\$80.00
PFT deputy - Cody Gaines from 1/2/2022 10:00 PM to 1/3/2022 6:00 AM	45278	8.000	\$43.00	\$344.00
Guaranteed marked vehicle.	45278	8.000	\$10.00	\$80.00
PFT deputy - Xavier Beorlegui from 1/3/2022 10:00 PM to 1/4/2022 6:00 AM	45279	8.000	\$43.00	\$344.00
Guaranteed marked vehicle.	45279	8.000	\$10.00	\$80.00
PFT deputy - Nicholas Laterza from 1/6/2022 10:00 PM to 1/7/2022 6:00 AM	45332	8.000	\$43.00	\$344.00
Guaranteed marked vehicle.	45332	8.000	\$10.00	\$80.00
PFT deputy - James Barley from 1/7/2022 10:00 PM to 1/8/2022 6:00 AM	45333	8.000	\$43.00	\$344.00
specified date for additional \$10/hr from base rate	45333	8.000	\$10.00	\$80.00
Guaranteed marked vehicle.	45333	8.000	\$10.00	\$80.00
TOTAL:		112		\$2,704.00

Notes

please mail check payment attn:
SPECIAL DETAILS

credit card: www.GovPayNet.com
use pay location code a001wq

Includes Jobs From 12/29/2021 to 1/8/2022

Sarasota Sheriff's Office
attn: Special Details, 6010 Cattleridge Blvd
Sarasota, FL 34232

ESTIMATE
Date: 01/06/2022
Due Date: 02/05/2022
Invoice #: 21-363-1

Bill To:

Strathmore Riverside Villas
Attention:
2700 Riverbluff Parkway
Sarastoa, FL 34231
Email: srv2700@comcast.net

DESCRIPTION	JOB #	QTY	RATE	TOTAL
PFT deputy - Open 1/8/2022 10:00 PM to 1/9/2022 6:00 AM	45340	8.000	\$43.00	\$344.00
Guaranteed marked vehicle.	45340	8.000	\$10.00	\$80.00
PFT deputy - Xavier Beorlegui from 1/9/2022 10:00 PM to 1/10/2022 6:00 AM	45341	8.000	\$43.00	\$344.00
Guaranteed marked vehicle.	45341	8.000	\$10.00	\$80.00
TOTAL:		32		\$848.00

Notes

please mail check payment attn:
SPECIAL DETAILS

credit card: www.GovPayNet.com
use pay location code a001wq

Includes Jobs From 1/8/2022 to 1/9/2022

Sarasota Sheriff's Office
attn: Special Details, 6010 Cattleridge Blvd
Sarasota, FL 34232

ESTIMATE

Date: 01/18/2022
Due Date: 02/17/2022
Invoice #: 21-363-1a

Bill To:
Strathmore Riverside Villas
2700 Riverbluff Parkway
Sarastoa, FL 34231
Email: svr2700@comcast.net

DESCRIPTION	JOB #	QTY	RATE	TOTAL
PFT deputy - Shane Watson from 1/13/2022 10:00 PM to 1/14/2022 6:00 AM	45400	8.000	\$43.00	\$344.00
Guaranteed marked vehicle.	45400	8.000	\$10.00	\$80.00
PFT deputy - Kyle Collison from 1/14/2022 10:00 PM to 1/15/2022 6:00 AM	45401	8.000	\$43.00	\$344.00
Guaranteed marked vehicle.	45401	8.000	\$10.00	\$80.00
PFT deputy - Kyle Collison from 1/15/2022 10:00 PM to 1/16/2022 6:00 AM	45402	8.000	\$43.00	\$344.00
Guaranteed marked vehicle.	45402	8.000	\$10.00	\$80.00
PFT deputy - John Callahan from 1/16/2022 10:00 PM to 1/17/2022 6:00 AM	45404	8.000	\$43.00	\$344.00
Guaranteed marked vehicle.	45404	8.000	\$10.00	\$80.00
TOTAL:		64		\$1,696.00

Notes

please mail check payment attn:
SPECIAL DETAILS

credit card: www.GovPayNet.com
use pay location code a001wq

Includes Jobs From 1/13/2022 to 1/17/2022

2022 SRV Committees

OPERATIONS COMMITTEE:

Joe Morganstern * chair

Jean Burns

John Calia

Dan Hooks

FINANCE COMMITTEE:

Jerry McDermott * chair

Bob Bender

Jean Senninger

Carl Shepherd

Audit Committee:

Dan Hooks* chair

Tony Pearson

Dennis Raftery

Budget Committee:

Jerry McDermott* chair

Bob Bender

Stan Feldman

Larry Gill

Jean Senninger

Carl Shepherd

Buildings Committee:

John Calia *chair

Bob Dressler

Frank Guerrero

Bill Hallisey

Harold Hassinger

Steve Salemi

Douglas Spencer

Clubhouse Committee: (Programs & Services/Social)

Joe Morganstern * chair

MaryEllen Martucci

Karen Morganstern

John Srp

Election Committee:

Linda Meyer* chair

Tony Pearson

Lil Doherty

Jerry Stuenkel

Kay Ferguson

Diana Venter

Dottie Gustavson

Kathy Kelley

Jeane Moore

Sandy Needles

Fining Committee

Ilene Novack*chair

Vicki Marx

Linda Nugent

Grounds Committee:

Bob Bender *chair

Cele Cooper

Peggy Dunne

Kathryn Hallisey

Darlene Hassinger

Harold Hassinger

Dan Hooks

Steve Salemi

Insurance Committee:

Stan Feldman* chair

Roy Lawson

Jerry McDermott

Interview Committee:

Ilene Novack*chair

Jean Senninger

Legal Committee:

Ilene Novack*chair

Jerry McDermott

Linda Nugent

Larry Gill

Public Relations Committee

Jean Burns – Chair

Ellie Barr

Stan Feldman

Dotty Gustavson

Vicki Marx

Jerry Stuenkel

Safety and Security Committee:

Carl Shepherd *chair

Bob Dressler

Vince Doherty

Bob Piper

Jon Tell

Janet Williams

BOARD MEETING SCHEDULE FOR 2022

January 27, 2022 9:30a.m.

February 24, 2022 9:30a.m.

March 24, 2022 9:30a.m.

April 28, 2022 9:30a.m.

May 26, 2022 9:30a.m.

NO BOARD MEETING JUNE – AUGUST

September 22, 2022 9:30a.m.

October 27, 2022 9:30a.m.

November 17, 2022 9:30a.m.

December 08, 2022 9:30a.m. check-in/10:00a.m. Meeting

Clubhouse expenses
off. ex update



How doers
get more done.



How doers
get more done.

4111 CATTLEMEN ROAD
SARASOTA, FL 34233 (941) 377-1900
0255 00021 07787 01/24/22 11:33 AM
CASHIER MICHAEL
* ORIG REC: 0255 002 02804 01/20/22 TA *
885612760678 HIGHLNEARCEB -179.00
SUBTOTAL -179.00
SALES TAX 12.53
TOTAL -191.53
XXXXXXXXXXXX0972 VISA -191.53
INVOICE 3210282 TA

return

REFUND-CUSTOMER COPY

BUY ONLINE PICK-UP IN STORE
AVAILABLE NOW ON HOMEDEPOT.COM.
CONVENIENT, EASY AND MOST ORDERS
READY IN LESS THAN 2 HOURS!

DID WE NAIL IT?

Take a short survey for a chance TO WIN
A \$5,000 HOME DEPOT GIFT CARD

Opine en español

www.homedepot.com/survey

User ID: XKH 16118 15334
PASSWORD: 22074 15863

Entries must be completed within 14 days
of purchase. Entrants must be 18 or
older to enter. See complete rules on
website. No purchase necessary.

Total
\$1215.15

4111 CATTLEMEN ROAD
SARASOTA, FL 34233 (941) 377-1900

0255 00002 02804 01/20/22 07:02 AM
SALE CASHIER DEBRAH
885612760678 HIGHLNEARCEB <A>
HIGHLINE ARC 2-PC, CH EB 537.00
3@179.00
851725005555 44"CEILFANBN <A> 64.97
44" MONTGOMERY II LED BRUSH NICKL CF
058219519325 HOLDENBIB <A>
HOLDEN 3 LT MB VANITY & BATH SET
2@29.00 58.00
050134990708 KEY LOCK <A> 10.97
DEFIANT BRANDYWINE ENTRY KNOB SS
050134990715 SS LOCK <A>
DEFIANT BRANDYWINE PRIVACY KNOB SS
2@9.97 19.94
6925699951072 4" BATH FAUC <A> 31.97
GB BUILDERS 4" 2HDL BATH FAUCET BN
73651150060 66KWKSETKEY <A>
66 KEY KWKSET 5.36
2@2.68 5.36
030151125840 30X802PHCSL <A> 64.86
30"X60"1-3/8" HC 2PNL BORED SLAB
842630114535 AVERY30IN <A> 199.00
AVERY 30IN WHITE GB VANITY COMBO

SUBTOTAL 992.07
SALES TAX 69.44
TOTAL \$1,061.51

XXXXXXXXXXXX0972 VISA
AUTH CODE 020906/7022099
Chip Read
ATD A0000000031010 Visa Credit

P.O.#/JOB NAME: CLUBHOUSE

0255 01/20/22 07:02 AM



0255 02 02804 01/20/2022 0293

RETURN POLICY DEFINITIONS
POLICY ID DAYS POLICY EXPIRES ON
A 1 90 04/20/2022

DID WE NAIL IT?

Take a short survey for a chance TO WIN
A \$5,000 HOME DEPOT GIFT CARD

Opine en español

www.homedepot.com/survey

User ID: HXY 6152 5899
PASSWORD: 22070 5897

Entries must be completed within 14 days
of purchase. Entrants must be 18 or
older to enter. See complete rules on
website. No purchase necessary.



How doers get more done.

4111 CATTLEMEN ROAD
SARASOTA, FL 34233 (941) 377-1900

0255 00002 16796 01/24/22 12:15 PM
SALE CASHIER MARIA

027541001235 BOTTLE WATER <A> 7.68M
1/2 LITER WATER 24PK
203.84

885612975072 HIGHLINE10IN <A> 229.00
HIGHLINE ARC EB 10"RI COMPLETE SOLUT

038753005492 SLIP JOINT <A> 4.10
1-1/4"X12" EXTENSION TUBE SJ

078864011104 NS10 <A> 3.98
#10 EXTRA THICK WAX RING

073257005357 HUSKY 50CT <A> 29.47
HUSKY 42G CONTRACTOR BAGS 50CT

MIP Savings \$2.00

038753005379 P TRAP <A> 3.94
1-1/4" P-TRAP

070798185104 KSPWHT10.1 <A> 6.98
KWIK SEAL PLUS WHITE 10.1 OZ

049057104293 WAXFREE <A> 11.98
KORKY WAXFREE SEAL KIT

855647003613 FS AERO WH <A>
FLEX SEAL 14 OZ. AEROSOL WHITE
2012.98 25.96

SUBTOTAL 323.09
SALES TAX 22.08
TOTAL \$345.17

XXXXXXXXXXXX0972 VISA USD\$ 345.17
A
AUTH CODE 024974/3022741 TA
Chip Read
AID A0000000031010 Visa Credit

P.O. #/JOB NAME: CLUB HOUSE

0255 01/24/22 12:15 PM



0255 02 16796 01/24/2022 0278

RETURN POLICY DEFINITIONS
POLICY ID DAYS POLICY EXPIRES ON
A 1 90 04/24/2022

DID WE NAIL IT?

Take a short survey for a chance TO WIN
A \$5,000 HOME DEPOT GIFT CARD

Opine en español

www.homedepot.com/survey

User ID: HXY 34136 33883
PASSWORD: 22074 33881

must be completed within 14 days
of purchase. Entrants must be 18 or
older to enter. See complete rules on
site. No purchase necessary.



How doers get more done.

4111 CATTLEMEN ROAD
SARASOTA, FL 34233 (941) 377-1900

0255 00019 63792 01/24/22 12:42 PM
SALE CASHIER BLUE

6937353395806 MIRROR 2432S <A> 39.98
GLACIER BAY 24X32 SILVER MIRROR

RSN: 5 NEW AMT 0.01 MKDN -39.97
MAX REFUND VALUE \$0.01

SUBTOTAL 0.01
SALES TAX 0.00
TOTAL \$0.01
CASH 0.01

0255 01/24/22 12:42 PM



0255 19 63792 01/24/2022 6397

RETURN POLICY DEFINITIONS
POLICY ID DAYS POLICY EXPIRES ON
A 1 90 04/24/2022

DID WE NAIL IT?

Take a short survey for a chance TO WIN
A \$5,000 HOME DEPOT GIFT CARD

Opine en español

www.homedepot.com/survey

User ID: WCW 128128 127892
PASSWORD: 22074 127873

Entries must be completed within 14 days
of purchase. Entrants must be 18 or
older to enter. See complete rules on
website. No purchase necessary.

SRV Board Meeting

January 28, 2022

Air Conditioner Protection Surround

Proposal: Allow Homeowners to install protective lattice border surrounding the Air Conditioning Unit.

Purpose: To protect the A/C Unit from projectiles caused by mowing and blowing.

Process: The Homeowner will fill out a SRV Modification Form. This form will be delivered or mailed to the SRV C.A.M.; who will review the modification form, then give it to the Buildings Chair for review. Upon final review the Homeowner will be notified of the decision.

The Building Chair will supply the Homeowner a Spec Sheet for the project. A copy of a signed Spec Sheet will be kept in the Homeowner's file.

The cost of all necessary permitting, inspections, maintenance and construction costs are solely the Homeowners responsibility.

SRV Board Meeting

January 28, 2022

Keyhole Doorway

Proposal: Allowing homeowners to install a doorway into their keyhole

Purpose: Access to the keyhole would be A maximum 36" X 80" door or a 6' Slider may be installed. The Key Hole is the equivalent of a villa patio and also has the electrical circuitry mounted in it. This proposal allows for a safe egress into the Keyhole and access to the electrical panel.

Process: The homeowner will fill out a SRV Modification Form. This form will be delivered or mailed to the SRV C.A.M.; who will review the medication form, then give it to the Buildings Chair for review. Upon final review the Homeowner will be notified of the decision.

The Building Chair will supply the Homeowner a Spec Sheet for the project. A copy of a signed Speck Sheet will be kept in the Homeowner's file.

The cost of all necessary permitting, inspections, maintenance and construction costs are solely the Homeowners responsibility.

SRV Board Meeting

January 28, 2022

Back Doors - G Models

- Proposal: Allow villa owners to install a rear egress door.
- Purpose: Specific Villas were originally built without a rear egress, creating a safety issue. Allowing a maximum of a 36" X 80" egress door eliminates this safety concern.
- Process: The homeowner will fill out a SRV Modification Form. This form will be delivered or mailed to the SRV C.A.M.; who will review the modification form, then give it to the Buildings Chair for review. Upon final review the Homeowner will be notified of the decision.
- The Building Chair will supply the Homeowner a Spec Sheet for the project. A copy of a signed Spec Sheet will be kept in the Homeowner's file.
- The cost of all necessary permitting, inspections, maintenance and construction costs are solely the Homeowners responsibility.

SRV BOARD MEETING

JANUARY 28, 2022

Driveway

- Proposal: Allow Homeowner's to repave their villa driveway.
- Purpose: As our community ages, driveways are cracking. Allowing Homeowners to repave their villa driveway will enhance the look of the community.
- Process: The Homeowner will fill out a SRV Modification Form. This form will be delivered or mailed to the SRV C.A.M.; who will review the modification form, then give it to the Buildings Chair for review. Upon final review the Homeowner will be notified of the decision.

The only product that can be used on the driveway is Bituminous Concrete otherwise known as Asphalt. The Building Chair will supply the Homeowner a Spec Sheet for the project. A copy of a signed Spec Sheet will be kept on file in the Homeowner's file.

The cost of all necessary permitting, inspections, maintenance and construction costs are solely the Homeowners responsibility.

SRV Board Meeting

January 28, 2022

Rear Flower Bed Pavers

Proposal: Allow Homeowners to install Paver walkway in place of the existing flower/shrub bed at rear of villa. NOT TO EXCEED 36” from the exterior wall.

Purpose: Allows Homeowner to access their keyhole and rear egress safely.

Process: **The Homeowner will send a letter to the SRV C.A.M. describing their need.** They will then fill out a SRV Modification Form. This form will be delivered or mailed to the SRV C.A.M.; who will review the modification form, then give it to the Buildings Chair for review. Upon final review the Homeowner will be notified of the decision.

The Building Chair will supply the Homeowner a Spec Sheet for the project. A copy of the signed Spec Sheet will be kept on file in the Homeowner’s file.

The cost of all necessary permitting, inspections, maintenance and construction costs are solely the Homeowner’s responsibility.