

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

2700 Riverbluff Parkway Sarasota, FL 34231

Phone: (941) 922-8188 Fax: (941) 927-9849

October 17, 2024

Dear SRV Owners,

Please find enclosed the first notice of the December 19, 2024, Annual Meeting, 2025 Proposed Operating and Reserve Budget, Notice of Intent and the Important Information Document.

Due to Hurricane Milton the October 23, 2024, the Board Meeting has been changed to October 31, 2024. The 2025 Operating and Reserve Budget will be voted on at that time.

Sincerely,

Strathmore Riverside Villas Association
Board of Directors

**FIRST NOTICE OF DATE OF ANNUAL MEETING
AND BOARD ELECTION OF
STRATHMORE RIVERSIDE VILLAS ASSOCIATION, INC.
AND PROCEDURE FOR QUALIFYING FOR BOARD**

TO ALL MEMBERS:

On **Thursday, December 19, 2024 at 10:00 AM**, in **2700 Riverbluff Pkwy, Sarasota, FL 34231**, the Annual Meeting of the Association will be held for the purpose of electing Directors, and such other business as may lawfully be conducted. Subsequent to this "FIRST NOTICE" you will receive a "SECOND NOTICE OF ANNUAL MEETING" that will specify the agenda and advise of other important information concerning the Annual Meeting.

The purpose of this Notice is to advise you of the date, time and place of the Annual Meeting and Election and to inform you of the process for qualifying for the Board.

QUALIFYING FOR THE BOARD

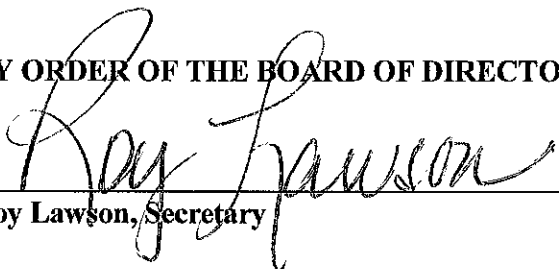
On or before **Saturday, November 9, 2024**, you must give written notice to the Association of your intent to run for the Board. The enclosed "Notice of Intent to be a Candidate for the Board" may be used for that purpose. **Please note that if the deadline to receive the Notice of Intent to be a Candidate falls on a day when the Association Office is closed, the deadline is NOT extended. The Notice of Intent to be a Candidate must be received by the Association no later than the stated deadline and it is the Candidate's responsibility to ensure timely receipt by the Association.** The notice can be sent via regular mail or hand-delivery to the Association's mailing address: **2700 Riverbluff Pkwy, Sarasota, FL 34231** or via email to: **srv2700@comcast.net** or via facsimile to: **941-927-9849**.

You may submit an Information Sheet, on only 1 side of a page no larger than 8-1/2 inches by 11 inches, containing your qualifications and/or platform for office. This information sheet must be submitted to the Association on or before **Thursday, November 14, 2024**.

The ballots and timely submitted Information Sheets will be mailed to voting members, with the Second Notice of the Annual Meeting, not less than **fourteen (14)** days prior to the date of the Annual Meeting.

Date: 10/16/2024

BY ORDER OF THE BOARD OF DIRECTORS



Roy Lawson, Secretary

STRATHMORE RIVERSIDE VILLAS
2024 APPROVED BUDGET AND 2025 PROPOSED BUDGET
 January 1, 2024 to December 31, 2024

			2024	2025	
REVENUES			APPROVED BUDGET	ESTIMATED EXPENSES	PROPOSED BUDGET
5010		Assessments	2,218,161	2,218,161	2,185,413
3500		Reserves	282,590	282,590	339,507
5030		Sales & Lease	4,000	-	4,000
5035		Advertising Income	-	-	-
5040		Other	3,800	-	3,800
5050		Interest	50,000	-	10,000
5060		Marina Slip Fee	41,664	-	41,664
5073		Creekhouse Income	30,000	-	24,000
5080		Prior Yr Carryover	50,000	-	50,000
Total Revenue			2,680,215	2,500,751	2,658,384

EXPENSES

GROUNDS					
7110		Grounds Contract	184,189	-	195,000
7115		Lawn & Grounds Supplies	4,700	-	4,800
7130		Mulch/Ground Cover	16,500	-	22,000
7135		Plants/Shrubs/Trees	4,800	-	9,000
7137		Sod Replacement	12,500	-	19,000
7140		Tree Trimming / Removal	40,000	-	48,000
7150		Irrigation System Maintenance	14,000	-	19,000
		Backflow Check	4,500	-	5,900
Total Grounds			281,189	-	322,700

BUILDING MAINTENANCE					
7210		General Maintenance	20,000	-	20,000
7220		Termite Control	-	-	-
7230		Maint. Equipment	1,000	-	1,000
7240		Backflow Non-Irrigation	-	-	3,500
7250		Creekhouse Expense	2,000	-	3,000
7280		A/C Servc/Maintenance - Quarterly	500	-	2,600
7285		Ground Erosion Control	1,500	-	8,000
7310		Pool Supplies	6,000	-	6,000
Total Bldg Maintenance			31,000	-	44,100

CLUBHOUSE					
7410		Clubhouse Utilities	15,680	-	13,000
7420		Clubhouse Pest Control	3,328	-	820
7440		Clubhouse Maint. & Supplies	6,500	-	6,500
7450		Exercise Equipment Maintenance Agreement	800	-	800
Total Clubhouse			26,308	-	21,120

UTILITIES					
7510		Water	125,705	-	130,284
7515		Sewer	240,000	-	318,084
7520		Electric	7,700	-	12,000
7525		Maint. Shed Electric	440	-	500
7530		Cable TV	190,632	-	198,258
Total Utilities			564,477	-	659,126

PAYROLL					
7710		Contract Services	60,000	-	68,500
7720		Contract Labor	52,000	-	66,980
7725		Maintenance Benefits	9,240	-	0
7730		Contract Taxes/Insurance	31,360	-	37,935
Total Payroll			152,600	-	173,415

ADMINISTRATION					
7810		Insurance - Property / D&O / Umbrella / Liab. / etc	1,096,947	-	931,024
7812		Insurance - Flood - No Flood Required	82,272	-	-
7820		Legal/Professional	30,000	-	38,000
7825		Accounting Services	5,500	-	6,500
7835		Fees, Dues, License	1,000	-	1,000
7840		Income Tax	50,000	-	15,000
7845		Real Estate Tax	5,500	-	6,325
7850		News & Views Compilation	1,575	-	1,575
7870		Management Fee	20,040	-	21,042
7871		RM Other Fees	14,000	-	10,000
7875		Telephone / TV Package	7,350	-	7,350
7880		Office Supplies, Postage, etc.	16,000	-	20,000
7885		Bank Service Charges	500	-	-

7890		Bad Debt Expense	5,000	-	15,000
7895		Maintenance Sinking Fund	1,000	-	20,000
7896		Background Check	3,000	-	3,000
7897		Directory	2,352	-	2,600
7899		Reserves Transfer	282,605	-	339,507
Total Administration			1,624,641	-	1,437,923

RESERVES

Reserves - Schedule B

282,590	282,590	339,507
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2,680,215	282,591	2,658,384
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TOTAL EXPENSES

ANTICIPATED SURPLUS/(DEFICIT)

-	2,218,160	-
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UNIT ASSESSMENT - MONTHLY		2024	2025
	MAINTENANCE	551	543
	RESERVES	71	85
	TOTAL	622	628

NUMBER OF UNITS 336
 MAINTENANCE & RESERVES PAID 12 TIMES PER YEAR
 TOTAL NUMBER OF BOAT DOCKS 31
 NUMBER OF BOAT DOCKS RENTED 31

BOAT DOCK FEE (ANNUAL)	1,344	1,344
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STRATHMORE RIVERSIDE VILLAS
 PROPOSED BUDGET FOR THE PERIOD
 January 1, 2025 - December 31, 2025
 DESIGNATED RESERVES 5%

100%
 FUNDING

GENERAL RESERVES ASSET	1 ESTIMATED LIFE EXPECTANCY	2 ESTIMATED REMAINING LIFE	3 ESTIMATED REPLACEMENT COST	4 BEGINNING BALANCE 1/1/2024	5 ASSESSMENTS COLLECTED 2024	6 ESTIMATED TRANSFERS 2024	7 ESTIMATED EXPENDITURES 2024	8 ESTIMATED BALANCE 12/31/2024	9 ADDITIONAL RESERVE REQUIREMENT	10 ANNUAL RESERVE REQUIREMENT
3610 Deck Resurfacing	20	10	27595	8413	2366			11379	16216	1622
3615 Pool Equipment Building	10	1	62457	23505	37133			60638	1819	1819
3620 Pool Heaters	15	12	53370	4574	4829		2500	6903	46467	3872
1031 Pool Well Pumps	14	4	5463	0	0			0	5463	1366
1032 Pool Equipment	10	3	11000	0	0			0	11000	3667
3625 Exercise equipment	10	3	11355	4721	1155		4590	1286	10069	3356
3630 Maint Equip/Building/Shed/Roof	20	5	6246	5500	565			6065	181	36
3635 Shurtleboard	30	19	42000	341	738			1079	40921	2154
1033 Surveillance System	10	5	6000	0	0			0	6000	1200
1034 Aluminum Fence / Handrails	35	13	9750	0	0			0	9750	750
3640 PVC Fence	25	20	155723	5572	4899		2000	8471	147252	7363
3650 Asphalt Paving	15	3	785000	301856	139957			441613	343387	114462
3660 Painting	5	5	388258	23728	58042		71820	9950	378308	76662
3670 Clubhouse HVAC	10	3	32648	15058	6429			21487	11161	3720
1038 Clubhouse Mansard	40	40	18576	0	0			0	18576	464
3680 Clubhouse Roof	20	20	103000	33056	12487		40815	4738	98262	4913
3690 Clubhouse Improvements	25	14	63820	12333	10629			22962	40858	2918
1035 Clubhouse Sauna	20	13	6556	315				315	6241	480
3695 Clubhouse Restrooms	25	9	18848	1300				1300	17548	1950
3810 Creek House/Renodel/Furnishing/Roof	20	19	47978	429	3372			3801	44177	2325
1036 Creek House Roof	20	16	25000	0	0			0	25000	1563
1037 Creek House Appliances	15	11	7000	0	0			0	7000	636
1038 Creekhous HVAC	10	10	10000	0	0			0	10000	1000
3830 Seawall	20	13	428112	135572	37127			172699	255413	19647
1039 Day Docks Along Seawall	30	24	61192	0	0			0	61192	2550
3840 Water Lines	15	10	225000	67996	47637		4131	111502	113498	11350
3845 Irrigation System	20	15	90846	2189	9330			11519	79327	6288
3860 Marina Docks	15	1	204,404	53,773	89,242			143,015	61,389	61,389
3865 Utility Carts	15	1	17034	6637	3460			9097	7937	1984
3890 Reserve Interest	10	4		2,031	27,352			29,383		
			2,924,231	707,710	489,997	-	125,856	1,079,203	1,874,411	339,507
										84,20

MARINA ONLY RESERVES

442,646 Without Interest

Reserves are computed using the Straight-Line Method

**NOTICE OF INTENT TO BE A CANDIDATE
FOR THE BOARD OF DIRECTORS
OF STRATHMORE RIVERSIDE VILLAS ASSOCIATION, INC.**

I, (print name) _____, hereby place my name in nomination as a candidate for the Board of Directors. I understand that I am responsible for the timely delivery of this Notice of Intent. I (circle one) am/am not enclosing an Information Sheet about myself. I understand that I am responsible for the accuracy of the information contained in the Information Sheet.

Unit No.: _____

Date: _____.

SIGNATURE: _____

PLEASE NOTE: UNDER THE AMENDED PROVISIONS OF THE CONDOMINIUM ACT, YOU WILL NOT BE ELIGIBLE FOR BOARD MEMBERSHIP IF ANY OF THE FOLLOWING APPLY:

- I. IN A CONDOMINIUM WITH MORE THAN 10 UNITS, IF YOU AND A CO-OWNER OF YOUR UNIT WOULD SERVE ON THE BOARD AT THE SAME TIME, UNLESS YOU OWN MORE THAN ONE UNIT OR UNLESS THERE ARE NOT ENOUGH ELIGIBLE CANDIDATES TO FILL THE VACANCIES ON THE BOARD AT THE TIME OF THE VACANCY;**
- II. YOU WERE A DIRECTOR WHO WAS SUSPENDED OR REMOVED BY THE DIVISION AND SUCH SUSPENSION OR REMOVAL TIME PERIOD IS STILL IN EFFECT ON SATURDAY, NOVEMBER 9, 2024;**
- III. ON SATURDAY, NOVEMBER 9, 2024, YOU ARE DELINQUENT IN THE PAYMENT OF ANY REGULAR OR SPECIAL ASSESSMENT OWED TO THE ASSOCIATION;**
- IV. YOU WERE CONVICTED OF A FELONY IN FLORIDA OR CONVICTED OF AN OFFENSE IN ANOTHER JURISDICTION THAT WOULD BE CONSIDERED A FELONY IN FLORIDA (UNLESS YOUR CIVIL RIGHTS HAVE BEEN RESTORED FOR AT LEAST FIVE YEARS AS OF SATURDAY, NOVEMBER 9, 2024;**
- V. YOU ARE A DIRECTOR CHARGED WITH A FELONY THEFT OR EMBEZZLEMENT OFFENSE INVOLVING THE ASSOCIATION'S FUNDS OR PROPERTY AND SUCH CRIMINAL CHARGE IS PENDING AS OF SATURDAY, NOVEMBER 9, 2024; AND/OR**
- VI. YOU HAVE A CRIMINAL CHARGE PENDING INVOLVING FORGERY OF A BALLOT ENVELOPE OR VOTING CERTIFICATE USED IN A CONDOMINIUM ASSOCIATION ELECTION, THEFT OR EMBEZZLEMENT OF FUNDS OR PROPERTY OF A CONDOMINIUM ASSOCIATION, THE DESTRUCTION OF OR REFUSAL TO ALLOW INSPECTION OR COPYING OF AN OFFICIAL RECORD THAT IS ACCESSIBLE TO OWNERS IN FURTHERANCE OF ANY CRIME, OBSTRUCTION OF JUSTICE, OR ANY OTHER CRIMINAL VIOLATION UNDER CHAPTER 718, FLORIDA STATUTES, INCLUDING, BUT NOT LIMITED TO, FRAUDULENT VOTING ACTIVITIES.**

**December 19, 2024 SRV Annual Meeting
IMPORTANT INFORMATION**

SRV's Annual Meeting will be held Thursday, **December 19, 2024** at 10:00 a.m. at the Clubhouse.

IMPORTANT NOTE: SRV has been informed that the BeckerBallot e-voting system is not available for use this year.

This is unfortunate for SRV because over half of the owners who vote have been e-voting. E-voting has been beneficial to many SRV owners. We are very disappointed that the Becker system is not available this year.

Since there is insufficient time to find a new e-voting system to meet our needs, test, implement, and train SRV owners, SRV's Board of Directors has decided that **all voting this year will be by paper ballot.**

Important Dates:

- 1st Notice of Annual Meeting – scheduled to be mailed week of October 14, 2024
 - Information about how to run for the SRV Board of Directors
 - Deadlines for submitting the Notice of Intent to be a Candidate for Board of Directors form and Candidate Information Sheet and photo – these items must be received in SRV Office by the deadlines specified in the 1st Notice
- 2nd Notice Annual Meeting Voting Packet will be mailed the second week of November
 - Includes Ballots and instructions for voting
- All owners will receive the 1st Notice and 2nd Notice/Voting Packet via USPS
- Owners who have provided their e-mail address to SRV will also receive a copy of the 1st and 2nd Notices via e-mail

Has your mailing address or E-mail address changed?

- If **yes**, please submit your current mailing address and/or e-mail address changes to the SRV Office **ASAP to ensure you receive your Annual Meeting Notices at the correct address**
 - E-mail your changes to SRV2700@comcast.net or call the Office at 941-922-8188
 - If you have registered on ciranet.com, please remember to log in to their system and update your mailing address and/or e-mail address

Board of Directors Openings

In December of 2024, we will have **8** openings on the Board. A full board is nine members. The term is for two years. The committees that are chaired by a Board member are: Audit, Building, Grounds, Clubhouse, Programs & Services, Public Relations and Information, and Safety and Security. Committees that do not require a Board Member as chair are Social, Elections, Legal, Insurance, Sales & Rentals but they must be approved by the Board.

Please consider becoming a candidate for the Board this year.

Linda Meyer, Election Committee Chair & Project Manager-Electronic Voting