

Strathmore Riverside Villas Association Inc.

REGULAR MEETING OF THE BOARD OF DIRECTORS

May 25, 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

CALL TO ORDER: 9:30 AM by President Bob Martucci.

PLEDGE OF ALLIGIANCE

DETERMINATION OF QUORUM: Bob Martucci, Dan Hooks, Mary Hoch, Frank 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: April 27, 2023 Minutes were tabled.

Bob Martucci made an emergency **MOTION** to add Insurance presentation with CBIZ to the Agenda. Carl Shephard seconded. All in favor, **MOTION** passed.

CBIZ Presentation on Association Insurance Renewal: Matt Mercier and Tyler discussed the following: issues that have driven renewal rates to increase such as inflated claims, litigation, and recent hurricanes plus costs of re-insurance (what insurance carriers pay) passed on to associations. Discussion on finance charges of installment plan.

Dan Hooks made a MOTION to pay the insurance premium in the best interest of the Association.

Frank Guerrero seconded the motion. Discussion on financing continued. The previous carrier paid insurance and the Association reimbursed the loan company. Roy Lawson recommended semi-annual payment change to Quarterly if necessary.

Discussion. **Vote 8-1.** Yes: Bob Martucci, Dan Hooks, Frank Guerrero, Jean Senninger, John Calia, Carl Shepherd, Roy Lawson & Jean Burns. No: Mary Hoch. Motion carried.

Roy Lawson made a MOTION to select a semi-annual payment for renewal of the Association property insurance policy. Dan Hooks seconded. Discussion, all in favor, MOTION passed.

Mary Hoch made a MOTION to approve payment provided by CBIZ due May 31, 2023. Bob Martucci seconded.

Presidents Report – Verbal. Discussion on: ABC Roofing work in section 1, 2, & 3 with schedule weather permitting. More discussion regarding warranty on wind speed of 55 mph on no name storms.

Treasurers Report – Verbal. Financials were provided prior to this morning's meeting in the afternoon of May 24, 2023. Association manager Tamara Gilman asked that all Board members be provided with a copy of the April 31, 2023 financials. Mary said no financials will be given to the full Board until a review of the document takes place concerning the errors. Further discussion took place regarding issues Mary discussed regarding the Board of Directors.

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Following Mary's report, Bob, John, and Dan discussed the issues presented by Mary. Following this discussion Mary Hoch verbally resigned and will provide written notice to the Board of Directors later in the day.

Old Business:

- a. SocoTech proposal for construction oversight on roof replacement project: Discussion took place on necessity of professional management. It was decided that the proposal would be reviewed following replacement of the first four roofs.
- b. Update on proposals for the community association management companies: Six property management companies were contacted for proposals including Argus PropertyManagement/Real Manage. One company was with Real Manage, three companies refused to bid, and the final company backed out.

A Board member spoke out regarding the previous issues discussed by the Treasurer and provided an explanation for actions taken earlier in the year regarding a closed bank account.

- c. Common area safety issues – tabled.
- d. Trees & Palm trimming proposals: Frank provide three proposals:
 1. Sam - \$18K to trim 44 Oak trees & 140 palm trees
 2. FL Landscape & Property - \$19K for 78 Oak trees and 89 palms
 3. Clean Cut - \$21,675 for 55 Oak trees & 180 palmsDiscussion followed; Frank recommended FL Landscape & Property's ability to trim up close with equipment the other companies did not use.

Frank made a MOTION to accept FL Landscape & Property's proposal not to exceed \$21K. Jean S seconded. All in favor, MOTION passed.

- e. Irrigation backflow preventer inspections: Discussion regarding SRQ Board of Health requirements for yearly backflow inspections and repairs to prevent health issues. Discussion of ten backflows which failed in 2022. Five plumbers were contacted, only one quote was provided by Terry's Plumbing.

Frank made a MOTION to accept Terry's Plumbing proposal to inspect and repair at a cost not to exceed \$6K. Dan seconded. All in favor, MOTION passed.

- f. Shrub replacement: The following motions were made:

Frank made a MOTION to replace the shrubs lost due to the storm & not near the villas undergoing roof replacement by Yellowstone Landscaping not to exceed 3K. Roy seconded. All in favor, MOTION passed.

Frank made a MOTION to have Yellowstone Landscaping inspect the irrigation timers once a year not to exceed \$2,200. Jean S seconded. All in favor, MOTION passed.

New Business:

Violation(s): Pick-up truck violation – Owner of unit has been sent violation notices with no response/compliance.

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Carl made a MOTION to send the pick-up truck violation to the Hearing Committee for fine. Dan seconded. All in favor, Motion passed.

The possibility of changing the Association fiscal year from June 1st through May 31st to better serve the community with respect to the operating budget was discussed.

It was noted that Mary Hoch's resignation would need to be presented to the Board in writing.

Adjournment – 12:30 PM

Respectfully submitted,
Tamara Gilman, LCAM
Association Manager