

Strathmore Riverside Villas Association Inc.

REGULAR MEETING OF THE BOARD OF DIRECTORS
THURSDAY, JANUARY 26th, 2023 – 9:30 A.M. SRV CLUBHOUSE
MINUTES

CALL TO ORDER: 9:30 A.M. by President Bob Martucci.

PLEDGE OF ALLIGIANCE

DETERMINATION OF QUORUM: Bob Martucci, Dan Hooks, Jean Burns, Mary Hoch, Fran Guerrero, Jean Senninger, John Calia, Carl Shepherd and Roy Lawson were present. A quorum was established. Also present was Tamara Gilman and Loryn Hawkins representing Argus Property Management.

RULES OF ORDER: Established with Community members present.

APPROVAL OF MINUTES: January 3, 2023 Board Meeting Minutes. *See motion sheet.*

Presidents Report – See attached report.

Treasurers Report – Web financials are not to be posted until corrections are made. First goal is to use Best Practices for financial management. Financials will be available to all owners, detailed analysis of last reserve study, capital improvement strategic plan for reserves and bank accounts. Operating balance: \$113,201. Reserve balance: 702,137.93. Hurricane Ian expense 2022: \$51,762.76. Discussion of uncovered hurricane damages, fence, debris removal. CD rates: Board approved to open a CD at Liberty Savings Bank, splitting 200K between two (2) CDs at 4.25%. The Budget & Finance Committee recommended an additional \$228K from reserves to be put in a short term 11-13 month CD. \$280,058 is liquid. Currently \$7,763.00 in delinquencies (eight owners, not in litigation).

The Board will confer with the association attorney regarding when owners can comment. An owner asked where the money is coming from to pay off the insurance loan – The money is coming from the Special Assessment.

Old Business:

- A.) **CBIZ Risk Control Report Update-** Carl Shepherd: Discussed: Insurance quote, lower premiums proactive replacement. Strathmore Association must be made appealing in order to write the policy to a lower premium. All owners were emailed to hold off on roof repairs/do not sign contracts for now. Risk control manager is Michael Gentry. Objective: identify & eliminate potential sources of problems and reduce insurance claims to avoid litigation (12 items to reduce accident or injury).
- B.) **Canal dredging Update –** Carl Shepherd: County closed dredging as the number of required signatures was not achieved. Out of 410 properties, 336/74 split. Each had to receive 67% notarized petitions – result: 189/56%. Of 74 across the water, only 14 signatures received/19%.

New Business:

New employees: Michelle Landry is new office manager, Lance ____ is new maintenance manager and Tamara Gilman from Argus Property Management was introduced as SRV's portfolio LCAM. Loryn Hawkins was thanked for her time spent in office to train Michelle. Office hours are Monday through Friday 9A-3P. Previous office manager Nan has departed to a new position as has the previous maintenance technician. Both were thanked by the Board.

A.) **Boat Slip Leases –** Bill Hallisey: 33 Boat slips and 29 are leased. \$250 fee for the boat list & members asked to get on the list. Kayak owners were told to make sure they're paid up and turn in leases. Must have a signed lease agreement and certificate of insurance naming Strathmore Riverside Villas as an added insured. Repairs to slips to be made next month.

B.) **Purchase of Flammable Storage Cabinet –** Discussion on storage of 30 gas containers.

Strathmore Riverside Villas Association Inc.

C.) **Safety & Security Committee** – Carl Shepherd: Motion made below in Motions.

D.) **Garbage Disposal** – John Calia – No plastic garbage bags are to be put at the curb. Motion made below.

E.) **Investment of Reserve Funds** – Mary Hoch: Discussed above in treasurer report & Motion made below.

F.) **Best Practices “Budget & Finance Management** – Mary Hoch: Discussed in treasurer report.

G.) **Argus Software Application** – Mary Hoch: Discussion on demo of Senearthco for streamlining communications.

H.) **Appointment of Assistant Treasurer** – Mary Hoch: Motion made below on appointment of Karen Conine.

I.) **Approval of Clubhouse Committee Members** – Jean Senninger: March calendar is filling up so submit reports now to News & Views. No meeting in January; Clubhouse Social Committee meets the 3rd Monday of the month at 9:30 AM.

Names of Committee Members: Jean Burns, Vicki Marks, Jerry S, Joan Stout, Georgine S.
Motion made below.

J.) Appointment of New Sales & Rentals Committee – Jean Burns: Motion made below.

Owner’s comments:

- Publish a checklist on risk management needs.
- An owner thanked the Board for taking care of issue at Villa 93 (see attachment regarding Villa 93 which was briefly discussed.
- Can llc be prevented from purchasing unit?

The next meeting – February 23, 2023

Adjournment – 12:20 PM

STRATHMORE RIVERSIDE VILLA’S MOTIONS 1-26-23

Motion – To approve the 1-03-23 minutes – Jean Burns made a Motion to accept the minutes with a date correction **seconded** by Jean Senninger. **Motion carried.**

Motion – To approve to approve the transfer from Money Market Reserves of \$222,800 into an additional CD – Mary Hoch made the Motion **seconded** by Bob Martucci. Discussion: Board knows where the money is in all accounts/appropriated; basis is accrual accounting. **Motion carried.**

Motion – To approve the payoff of the total balance owed on the insurance loan. Mary Hoch made a **Motion** that the Association pay the total balance owed on the insurance loan in the amount of \$121,058.64 **seconded** by Bob Martucci. **Motion carried.**

Motion – To approve hard containers only for garbage. John Calia made a **Motion** that garbage should be placed in hard containers seconded by Carl Shepard. Discussion: Jean Senninger volunteered the Social Committee’s money. **Motion carried.**

Motion – To approve the purchase of a metal gas storage cabinet. Carl Shepard made the **Motion** to purchase a metal gas storage cabinet not to exceed \$1,200 **seconded** by Jean Senninger. Discussion. **Motion carried.**

Motion – Carl Shepherd made a Motion to appoint the 2023 Safety and Security Committee seconded by Jean Senninger. **Motion carried.**

(Get names) C Coop, J, Tell, B Hesler, B Heiber & J Williams

Strathmore Riverside Villas Association Inc.

Motion – To approve an assistant treasurer. Mary Hoch made a **Motion** to appoint Karen Conine as assistant treasurer **seconded** by Jean Burns. *Motion carried.*

Motion – To approve Clubhouse Committee Members. Jean Senninger made a **Motion** to approve the Clubhouse Committee Members **seconded** by Carl Shepherd. *Motion carried.*

Motion – To appoint New Sales & Rentals Committee. Jean Burns made a **Motion** to nominate Elieen Novak seconded. *Motion carried.*

Motion – Carl Shepherd mad a **Motion** to authorize the attorney letter approved as written regarding applications seconded. Motion carried.