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, September 24, 2020 – 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 of Board of Directors Meeting, August 27, 2020
7. President's Report
8. Treasurer's Report
9. Committee Reports –
   - A. Sales/Lease & Rental – Lil Dougherty
10. Report from Argus Management – Justin Gonzalez
11. Old Business
    - A. Updates V-247, Creekhouse kitchen, East Fence, Canal Holes – Sue & Don
    - B. Electronic Voting and Mailings for Annual Meeting – Mary Hoch
    - C. V251 Resident back area slab repair request – Don Puls
    - D. Multi-purpose Recreation Courts, approval for ballot – Mary Hoch
12. New Business:
    - A. 2021 Budget – Steve Zimmerman
    - B. Halloween Pet Parade – Jean Burns
    - C. Annual Vaccinations – Mary Hoch
    - D. Insurance Coverage for volunteers – Sue Knapp
    - E. Appreciation letter from resident – Sue Knapp
    - F Personnel (Closed session)
13. Owner Questions
14. Adjournment

The next regular meeting of the Board of Directors is Thursday, October 22, 2020 at 9:30 am.

Strathmore Riverside Villas Association Inc.

REGULAR MEETING OF THE BOARD OF DIRECTORS

THURSDAY, August 27th, 2020 – 9:30 A.M. SRV CLUBHOUSE

MINUTES

The meeting was called to order at 9:30 A.M. by President Su Harley.

Pledge of Allegiance.

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

Steve Zimmerman, Larry Gill, Mary Hoch, Don Puls, Dan Hook, Jean Burns, and Susan Knapp were present. A quorum was established. Also present was Justin Gonzalez representing Argus Property Management.

Rules of Order were established with Community members present.

Approval of June 25th, 2020 Board Meeting Minutes. ***See motion sheet.***

Presidents Report – No report.

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

Old Business:

A.) Engineering Report behind Villa - 247 – Susan stated the drainage report has been received. Susan stated there are many issues contributing to this problem. Susan reviewed the engineering report including grading, drains, slope, discharge outlets, and other influencing factors. ***See attached report.***

B.) East Fence/Landscaping Project – Susan reviewed the east fence request from owners. Susan noted this will include tree trimming. Susan reviewed the vegetation that must be removed. ***See attached report.***

C.) V-251 Resident Back Area Slab Repair Request – Larry noted the Board has requested additional information from the owner.

D.) Creek House Kitchen Repairs – Sue noted the Creekhouse kitchen is not in working form and in need of remodeling. Susan reviewed each contractor's proposals. Larry explained this is an income producing property for the Association. Steve reviewed year-to-date expenses for this property. Steve expressed his opinion for possibly selling the property. ***See motion sheet.***

E.) Electronic Voting & Training – Mary stated 142 forms have been received. Mary noted communication has been sent to owners from Becker Ballot for registration. Mary noted there are some owners in which the Association does not have an email.

New Business:

A.) Water Leak Update – Sue noted 32 water leaks were found during the inspection. Notices were sent to these owners. Sue mentioned the county has been contacted for a refund. Susan has proposed to start a committee for further review.

B.) Final Report V-108/109 – Sue reviewed the villas and noted the additions made to cure any water issues, including guttering, sod, removed roots, and moving of soil in the front yard.

C.) V-32 Request for Walkway Accommodation – Don noted a request was made due to the owner's disability. Don reviewed the request for walkway. ***See motion sheet.***

D.) Proposed Ballot Question Regarding Door/Window at Keyhole – Jean stated a committee has recommended a proposed ballot question to be placed on the ballot to allow a door/window at the keyhole. Jean reviewed possible "verbiage" for the Buildings Committee to use in the event this was passed. ***See attached report & motion sheet.***

E.) Water Main Break Section One (1) – Sue stated the water break was discover on August 18th. Badger Bobs repaired the leak. An adjustment will be requested from the county once received. $5,150 was expenses to Badger Bobs for this repair. Sue noted the Frontier pipe was also cut.

F.) Holes Along Canal – Don stated there are holes along the seawall that were to be included in the past dock work. Don reviewed a proposal to repair these areas. ***See motion sheet.***

Owner's comments – Owners commented on agenda items.

The next meeting – September 24th, 2020

Adjournment – 12:26 P.M.

STRATHMORE RIVERSIDE VILLA'S MOTIONS 8-27-20

Motion – To approve the 6-25-20 minutes – ***Motion by Don Puls to approve the minutes with advised corrections. Motion carried.***

Motion – To approve the financial report for audit – ***Motion by Mary Hoch to approve the financial report to file for audit. Motion carried.***

Motion – ***To approve $5,710 for the landscaping improvement by Susan Knapp in the common element near V- 247 by Ricky Morales. Motion carried.***

Motion – ***To approve $10,300 for fence installation from Sarasota Fence Company, Clean Cut Tree for $6,800 + $700 for removal of Ligustrum, and $3,000 for installations of Viburnum by Susan Knapp for a total of $20,100. Motion carried 5-1.*** *Mary Hoch voted against this motion.*

Motion – ***To approve Bill Miller Construction contract for $16,570 to renovate the Creek House kitchen with an additional $2,000 for appliances. Motion carried.***

Motion – ***To approve a walkway from the carport to the kitchen window (based on plans provided) for V- 32 for a disability accommodation by Don Puls. Motion carried.***

Motion – ***To approve the proposed wording for a ballot question for installation of a door/window at the keyhole to be sent to counsel for review to be included on the Annual Meeting ballot. Motion carried.***

Motion – ***To approve $1,800 to fix the erosion holes near the seawall by Don Puls. Motion carried.***

President's Report

October 2020

There is no doubt about it – this has been one tough year. SRV, as a fifty five and older community has been very fortunate these last six months. However, as we have been aging in our community so has our infrastructure. Roofs have been replaced, several villas have had their electrical systems upgraded and many more have had their plumbing lines scoped and re-lined. These are our responsibilities as villa owners. Don Puls and his Buildings Committee have been working tirelessly with residents wishing to upgrade their villas. Sue Knapp and her Grounds Committee, in addition to several planned projects, have dealt with flooding issues and a couple of serious water main breaks. As I said before – this has been a tough year.

Electronic voting will be a first for us this year, thanks to Mary Hoch and Linda Myers. Steve Zimmerman and the Budget Committee have been preparing our Budget for next year and dealing with some very hard questions. All Board members have been working diligently to keep SRV operating smoothly regardless if it is part of their "responsibility" or not.

Looking at the calendar, we anticipate the return of our "snowbirds". We welcome you back with elbow bumps and smiles, behind our masks! Please remember that Masks are still required in the clubhouse and that social distancing should be practiced. In keeping with CDC guidelines, organized social activities have not resumed. Don't become complacent. Flu and pneumonia shots will again be available at the Clubhouse. Please check for dates. Stay safe and remember, I am smiling at you behind my mask

Respectfully submitted,

Su Harley

TREASURER'S REPORT

Month Ending August 31, 2020
And
Year-to-date (YTD) January 1, 2020 through August 31, 2020

Balance Sheet

SRV's Balance Sheet for August reflected Total Assets of $1,019,179.18 vs. Liabilities of $618,952.07 resulting in an Equity position of $400,227.11 vs. $381,094.55 at the end of July 2020.

Total Revenue for August of **$125,763.56** was on target with the budget.

Total Expenses for August of **$106,758.75** was under budget by **$16,853.16**

Main contributors were:

- Grounds was under budget overall by $6,054.38
- Contract labor was under budget by $7,578.53 due to ongoing employment issues surrounding our maintenance person.
- Administrative expenses were under budget by $2,864.60
- Water & Sewer expenses ran slightly over budget by $1,425.87

Net Income for August was a positive **$19,004.81**

Revenue Year-to-date (YTD) of **$985,892.45** is on track as per budget.

Expenses Year-to-date (YTD) of **$986,702.09** are under budget by **$2,193.19**

Net Income Year-to-date (YTD) stands at a negative **$809.64**

Delinquent accounts as of August 31 increased to 29 vs 27 in July

- Total arrearage for those 29 Members stands at **$23,922.15**
- 19 members are two months or less past due for a total of **$3,059.33**
- 10 members are past due a total of **$20,862.82**

    - Collection letters have been issued on 17 accounts.
    - Legal action is in process on 5 accounts
    - Legal action to be started on 4 accounts

In August we received a checked for $4,500 which was payment in full for the V233 delinquent account.

Strathmore Riverside Villas Assoc., Inc.
Bank Account Balances as of August 31, 2020

1010 · Operating Accounts	
1011 · Centennial Bank Oper**6315	123,510.22
1012 · Centennial Bank Oper ICS*315	0.48
1016 · Due to Insurance Sinking Fund	(91,586.30)
1019 · Due (to)/from Reserves	80,895.03
Total 1010 · Operating Accounts	112,819.43
1020 · Reserve Accounts	
1021 · Centennial Bank Res MM** 6323	100,983.69
1022 · Cadence Res MM**8117	15,621.87
1023 · Bank Ozarks Res MM**5582	151,094.35
1025 · Iberia Bank RES MM Acct**8969	99,461.32
1027 · Iberia Bank Res CD*6858	252,823.74
1029 · Due (to)/from Operating	(80,895.03)
Total 1020 · Reserve Accounts	539,089.94
1030 · Insurance Account	
1017 · Insurance Sinking Fund	91,586.30
Total 1030 · Insurance Account	91,586.30
TOTAL	743,495.67

September 2020 Sales and Rentals Report

A $110,000

$120,000

C not listed

E $136,000

$140,000

Small $135,000

$135,000

Single $176,000

Additional resident 1

Lillian Doherty

UPDATED 9.22.20 - Project Management - Annual Meeting Dec. 14, 2020 -10:00 AM

GOAL: 2/3 owners of Owners with email (184) consent to e-voting (151 consents as of 9/22/20 - 82% of Goal)

Prepared by Linda Meyer & Mary Hoch

Project		Deadline	Date Completed	Task	Project Manager	Person(s) Responsible
Ballot Questions	Ammendments	09/24/20		Approval of Amendments to include on Ballot	BOD	BOD
	Wording	09/29/20		Submit Amendments to Attorney for Final Wording	BOD	BOD, Attorneys
	Wording	10/16/20		Attorneys submit final wording of proposed amendments to BOD for final approval	Linda	BOD, Attorneys, Justin
	Approval	10/22/20		BOD approves wording of Amendments	BOD	Justin
Project		**Deadline**	**Date Completed**	**Task**	**Project Manager**	**Person(s) Responsible**
1st Notice	Communication - BOD Meeting	09/24/20		Announce at BOD Meeting - Update Mailing Addresses, Electronic Voting	Linda	Mary
	Communication - Clubhouse	09/24/20		Post Flyer - Important Dates	Linda	Nan, Mary
	Communication - CC	10/01/20		Email Owners (no consent form) - Update mailing address , Electronic Voting, Information Session, Dates of 1st & 2nd Mailings	Linda	Mary
	Communication - CC	10/01/20		Email Owners (Electronic Voting) - Register BB, 1st & 2nd Mailing Dates	Linda	Mary
	Communication - One Call	10/01/20		Reminder- update address, sign--up electronic voting, date of 1st Mailing		
	Databases - Update	Daily		Update databases (SRV Master, BB System, CC)	Nan	Nan
	Communciation - BB	?		BB emails reminder to Register with BB	Linda	BB
	Communication - N&V	October Issue		Include Flyer - Important Dates, Electronic Voting, Update Mailing addresses, Candidate Deadlines	Stan	Stan, Mary, Nan
	Information - Prep	10/07/20		Preparation of Information for mailing	BOD	Attorneys, Justin
	Mailing - Prep	10/07/20		Owners provide mailing addresses to Office & Nan updates Database	Nan	Owners, Nan
	Information _ Prep	10/08/20		Attorney provides 1st Notice Information to SRV for review	BOD	Attorneys, Justin

Project		Deadline	Date Completed	Task	Project Manager	Person(s) Responsible
	Information - Approval	10/09/20		Review and Approve 1st Notice Information	Linda	BOD, Election Committee, Justin
	Mailing - Approval	10/09/20		Review and Approve Mailing Addresses	Linda	Linda, Nan
	Information - BB	10/10/20		Email 1st Notice Information to BB	Linda	Linda
	Communication - Training	10/10/20		Information Session at Clubhouse	Linda	Mary
	Information - Mailing Prep	10/12/20		Send to Sir Speedy - 1st Notice - Does Nan efile data/labels to Sir Speedy or print?	Linda	Justin, Nan
	Communication - CC	10/14/20		Email Owners (Electronic Voting) - look for email with 1st Notice Information	Linda	Mary
	Information - BB	10/14/20		BB uploads 1st Notice into BB system? - test system	Linda	Linda, BB
	Information - Mailing Prep	10/15/20		Mailing - envelops stuffed with packets and labels	Linda	Linda, Nan, Justin
	Communication - Mail Hard Copy	10/16/20		Mail 1st Notice - include statement option of electronic voting or paper voting, include option to Revoke Consent form ---- process BB Email, hard copy ?	BOD	Justin, Nan, Linda
	Communication - Electronic Voters BB or CC?	10/16/20		Send 1st Notice via BB System or CC email?	Linda	Linda, BB, Justin
	Communication - One Call	10/16/20		Look for Mailing or email	Linda	Nan
Project		**Deadline**	**Date Completed**	**Task**	**Project Manager**	**Person(s) Responsible**
2nd Notice	Databases - Update	Daily		Update databases (SRV Master, BB System, CC)	Nan	Nan
	Communication - Clubhouse	10/19/20		Post Flyer - Important Dates (Annual Meeting, Candidate Deadlines)	Linda	Nan, Mary
	Communication - CC	10/19/20		Email Owners (Electronic Voting) - Important Dates (Annual Meeting, Candidate Deadlines)	Linda	Mary
	Communication - CC	10/19/20		Email Owners (No Consent Form) - Reminder to Sign-Up, Important Dates (Annual Meeting, Candidate Deadlines)	Linda	Mary

Project		Deadline	Date Completed	Task	Project Manager	Person(s) Responsible
	Communication - One Call	10/20/10		Reminder - Candidate Deadline, Sign-Up Electronic Voting	Linda	Nan
	Candidates - BOD	11/05/20		Candidates submit form to SRV Office "Intent to run for BOD"	Linda	Candidates, Nan
	Candidates - BOD	11/10/20		Candidates submit bios & photo	Nan	Candidates
	Candidates - BOD	11/10/20		SRV available to take photos at Clubhouse	Linda	Linda, ?, Candidates
	Communication - CC & BB	11/10/20		Email Owners (Electronic Voting) - Reminder to Register BB System	Linda	BB , Mary
	Information - Prep	11/10/20		Annual Meeting Packet to Election Committee for Review	Justin	Justin, Nan, Linda
	Databases - Update	11/11/20		Update & Verify all Owners voting electronically are correct and in the BB System	Linda - Election Chair	Nan, Election Committee
	Information - Prep & Approval	11/11/20		Final Annual Meeting Packet Changes & Approval no later than 3:00 PM	Linda - Election Chair	Election Committee, Justin, Nan, BOD
	Information - Prep BB	11/11/20		Submit to BB -- final proxy, proposal wording, candidate info, etc. No later than 5:00 PM	Linda	Nan, Linda, Justin
	Information - Mailing Prep	11/11/20		Annual Meeting Packet to Sir Speedy no later than 5:00 PM	Justin	Justin, Nan, Linda
	Information - Mailing Prep	11/13/20		Pick-Up postage stamped mailing packets from Sir Speedy & delivery to SRV Office - no later than 4:00 PM	Justin	Justin, Nan, Linda
	Information - Mailing Prep	11/13/20		Print packet mailing labels	Nan	Nan
	Information - Prep BB	11/13/20		BB System Testing	Linda	BB, Linda, Mary
	Information - Mailing Prep	11/14/20		Apply mailing labels to packets & double check to Owner Database	Linda - Election Chair	Linda, Volunteers
	Information - Mailing	11/16/20		Deliver Annual Meeting Packets to post office - no later than Noon	Linda	Election Committee
Project		**Deadline**	**Date Completed**	**Task**	**Project Manager**	**Person(s) Responsible**

Project		Deadline	Date Completed	Task	Project Manager	Person(s) Responsible
Annual Meeting	Communication - BB	11/16/20		Email re: voting is now Open - Same day as mailing	BB	BB
	Communication - Clubhouse	11/16/20		Post Annual Meeting Notice	Linda - Election Chair	Linda, Nan, BOD
	Communication - CC	11/18/20		Email Owners (No Consent) - Reminder to look for Annual Meeting Packet in the mail		
	Voting - Monitoring	12/03/20		Monitor number of voting packets received and communicate reminders to owners to return their ballots	Linda	Election Committee, Nan, Justin
	Communication - CC, One-Call	12/04/20		Reminders to Vote	Linda - Election Chair	Nan, Mary, BB
	Communication - BB	12/11/20		Reminder emails to vote	BB	BB
	Voting - Monitoring	12/11/20		Election Committee meeting with Justin - assignments for election day; begin sorting, verifying signatures, etc.	Linda	Mtg is at 10:00; room is reserved
	Communication - CC, One-Call	12/11/20		Reminder notices to those not yet voted -- email, One Call, etc.	Linda	Election Committee,
	Communication - BB	12/13/20		Email reminder to vote sent to all e-voters	Linda, BB	BB
	Annual Meeting	12/14/20		Annual Meeting 10:00 AM - Tally Votes	Linda, BB	Election Committee, BB

srv2700@comcast.net

From:	Mike <gunz@charter.net>
Sent:	Monday, September 21, 2020 5:02 PM
To:	'ljg126@aol.com'; 'chiefsu1@aol.com'; 'srv2700@comcast.net'; 'donald_puls@comcast.com'
Subject:	V-251 Patio
Attachments:	2318 patio.pdf

trathmore Board,
I've attached medical documentation and sketch for the proposed patio renovation at V-251. As a reminder I'm asking for an approval to repair the existing concrete pad making it level and slightly larger to allow for safe access and use by my disabled wife, Jan Kyle. I believe our request is reasonable and very similar to the change that was approved at V-236. The existing pad is very narrow considering the space taken by the hurricane shutters when open, the out swing door and the railing. Jan uses a cane and at times a walker making passage very difficult. Something has to be done with the existing concrete as it is very slanted, on a steep hill headed towards the canal. Maintenance of the patios is the responsibility of the unit owners, with your assistance we are stepping up to get this done. Please let me know if you have any questions.
Thanks for your time and consideration,

Mike Gunning and Jan Kyle

FLORIDA DEPARTMENT OF REVENUE

PHYSICIAN'S CERTIFICATION OF TOTAL AND PERMANENT DISABILITY

0086031007

DR-416
R. 11/12
Rule 12D-16.002
Florida Administrative Code
Effective 11/12

I, Eric Buttle MD, a physician licensed pursuant to Chapter 458 or Chapter 459,
Physician's name
Florida Statutes, hereby certify that ☐ Mr. ☒ Mrs. ☐ Miss ☐ Ms. Janice Kyle
Name of totally and permanently disabled person
Social Security Number* 487-62-2866 is totally and permanently disabled as of January 1, 2018 due to the following mental or physical condition(s):

☐ Quadriplegia ☐ Paraplegia ☐ Hemiplegia ☐ Legal blindness

☐ Other total and permanent disability requiring use of a wheelchair for mobility

☒ Check here if patient is totally or permanently disabled but does not require a wheelchair for mobility.

It is my professional belief the above condition(s) render ☐ Mr. ☒ Mrs. ☐ Miss ☐ Ms. Janice Kyle totally and permanently disabled and the foregoing statements are true, correct, and complete to the best of my knowledge and professional belief.

Signature _____ Date 1-30-2018

Address: (print) AFC Urgent Care
2901 S. Tamiami Trail
Sarasota, FL 34239
Ph: (941) 364-4379 Fax: (941) 364-4371
www.afcurgentcaresarasota.com

Street _____ City _____ State _____ Zip _____

Florida Board of Florida Board of Medicine or Osteopathic Medicine license number ME 70066

Issued on 1/30/2018

NOTICE TO TAXPAYER: Each Florida resident applying for a total and permanent disability exemption must present to the county property appraiser, on or before March 1 of each year, a copy of this form or a letter from the United States Department of Veterans Affairs or its predecessor. Each form is to be completed by a licensed Florida physician.

NOTICE TO TAXPAYER AND PHYSICIAN: Section 196.131(2), Florida Statutes, provides that any person who knowingly and willfully gives false information for the purpose of claiming homestead exemption commits a misdemeanor of the first degree, punishable by a term of imprisonment not exceeding 1 year or a fine not exceeding $5,000, or both.

*Disclosure of your social security number is mandatory. It is required by sections 196.011(1) and 196.101(5), Florida Statutes. The social security number will be used to verify taxpayer identity information and homestead exemption information submitted to property appraisers.

SSMHealth
Physical Therapy

Kirkwood - Downtown
201 S. Kirkwood Road
Kirkwood, MO 63122
314.984.9220
314.984.9225
ssmphysicaltherapy.com

09/14/2020

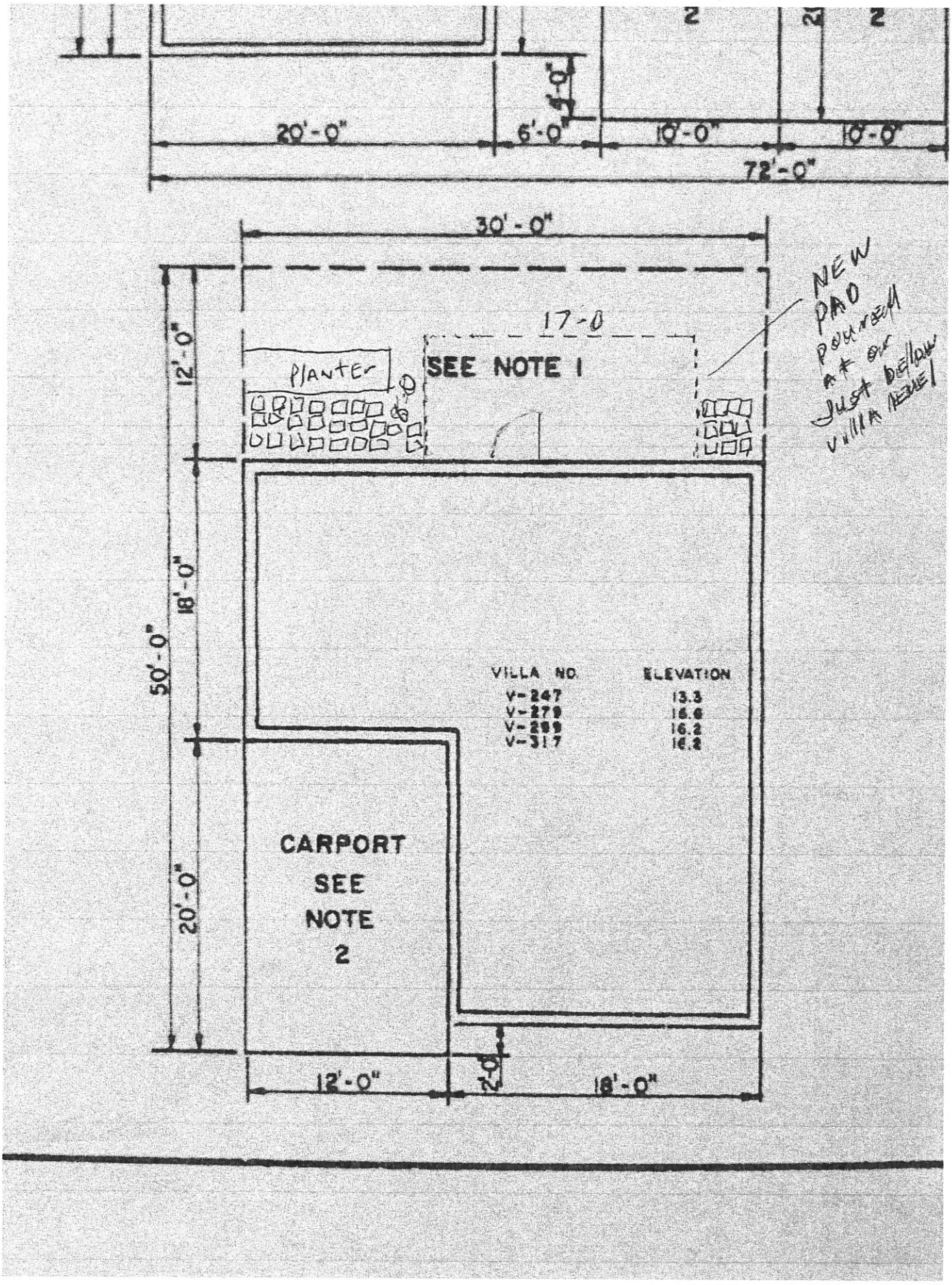
To Whom It May Concern,

Janice Kyle is a patient under my care for balance, sight and mobility issues that require environmental modifications for her safety. She needs a flat, level surface free from obstruction for ambulation with her cane or walker. In addition, stairs are very difficult for her and an adequate railing should be provided and deemed essential.

Mrs. Kyle's conditions are chronic and she will likely require continued assistance in the future and ongoing physical therapy. Thank you for your participation in her care and keeping her safe.

Sincerely,

Joelle R. Podgorny, PT, MSPT
Center Manager


20'-0"
6'-0"
4'-0"
10'-0"
10'-0"
72'-0"
30'-0"
12'-0"
17-0
PLANTER
SEE NOTE 1
NEW PAD POURED AT OR JUST BELOW VILLA LEVEL
18'-0"
50'-0"
VILLA NO.
ELEVATION
V-247 13.3
V-279 16.6
V-299 16.2
V-317 16.2
CARPORT SEE NOTE 2
20'-0"
12'-0"
2'-0"
18'-0"

Mike <gunz@charter.net>

8/24/2020 12:10 PM

V-251

To chiefsu1@aol.com <chiefsu1@aol.com> • ljg126@aol.com <ljg126@aol.com> • donald_puls@comcast.net <donald_puls@comcast.net> • srv2700@comcast.net <srv2700@comcast.net>

Strathmore Board,
Please table the discussion and vote on the repairs to the patio on V-251 until the September meeting. Between now and then I'll provide a doctors letter regarding my wife Jan's requirements and a diagram of the proposal.
Thanks, Mike Gunning V-251

Strathmore Riverside Villas Association, Inc.
2700 Riverbluff Pkwy, Sarasota, Fl. 34231

May 28, 2020

Strathmore Board and Building Committee

Dear Members,

The patio behind our condo has become unsafe to use in its present form. My wife Jan Kyle a diabetic of fifty years and cancer survivor has mobility issues. She suffers from impaired balance, complicated by neuropathy, Charcot foot syndrome, severe arthritis and bad knees. She has had knee surgery, back surgery and a hip replacement. She uses a cane now but has used a walker in the past. Unfortunately, it is likely to get worse. We would like to have a contractor install an 8 by 17 patio that would be a small step down from our rear door, level and deeper to allow a safe transition from the villa to the patio. Without this improvement it has become increasingly unsafe for Jan to use the patio. It is also our second egress and our only access to our keyhole allowing us to get to our water shutoff and electrical panel.

I have a call into Lumsden who did a similar project at v-236 and did work for Doug Spenser. I will be getting a bid from them and hopefully one or two others to do this work next October.

Hopefully, the board will approve our request and we can make this dangerous situation safer for everyone.

Thanks for your consideration and please let me know if you need any further information. Your discretion and respect for my wife's privacy will also be very much appreciated.

Sincerely,

Mike Gunning

Mike Gunning 2318 Riverbluff Pkwy V-251

Sarasota, Fl. 34231

STRATHMORE RIVERSIDE VILLAS ASSOCIATION, INC.

A Residential Community for Persons 55 Years of Age or Older

2700 Riverbluff Parkway
Sarasota, FL 34231
Srv2700@comcast.net
Fax: 941-927-9849

Having submitted the attached to modify the subject Condominium property, I/We will abide by the following policies set forth by the Board of Directors.

1. Prior approval by the BOARD for all interior and exterior structural alterations or changes MUST BE SUBMITTED TO THE Building Committee & Board for approval, in advance of the work. I understand that no work will begin until such approval is received. If required a permit MUST be secured from the Sarasota County Building Department. I further understand that any alteration or change made by a contractor, sub-contractor, owner, without prior approval must be returned to its original construction.

   Since all of the villas of SRV and the common elements of SRV are the responsibility of the Association, ALL vehicles and contractors doing work in SRV either internally or externally, shall notify the SRV office and supply the SRV office with a Certificate of Insurance with minimum liability coverage of $500,000, bodily injury and property damage and coverage for workers compensation.

2. It is preferred that all work be done by licensed contractors, however, whether done by licensed or unlicensed contractors item #1 above MUST be followed.

3. In addition it is YOUR responsibility to notify the SRV office when the contractor is on the premises. At this time it is also your responsibility to provide the permit number if one is required.

4. If approved, the owner, with submission of "Request to Modify" releases the Association from any responsibility or liability relating to the alteration or change.

5. Upon approval I will receive a copy of attached request and agree to notify the Building Committee of the alteration or change when completed.

Michael Gunning V-251 5/25 ,201~~_~~. 2020
Signature of Owner Date

You are herby notified that the Board of Directors has approved the proposed alteration or change requested by you on _____, 201____. This approval is limited strictly to the alteration or change described in the plans and specifications submitted by you and must be performed by the contractor shown on your "Request to Modify Condominium Property".

The above approval has been granted provided the following changes are adhered to during construction:

_____

_____

By Order of the Board of Directors:
Authorized committee member _____ _____201__

Building Committee Inspection on Completion: _____

STRATHMORE RIVERSIDE VILLAS ASSOCIATION, INC.

A Residential Community for Persons 55 Years of Age or Older

2700 Riverbluff Parkway
Sarasota, FL 34231
Srv2700@comcast.net
Fax: 941-927-9849

REQUEST TO MODIFY CONDOMINIUM PROPERTY

The undersigned requests permission to modify the condominium property V-____ and submits the following true and correct information in support of the request:

IMPORTANT NOTE: You are required to attach a drawing/drawings of the proposed modification. Please submit any additional information supporting this request. **I/We have read and signed the attached Board of Directors policy statement and request.**

BRIEF DESCRIPTION OF PROPOSED MODIFICATION:

REMOVE AND REPLACE EXISTING CONCRETE SLAB AND REPLACE IT WITH A LARGER, LEVEL, AND HIGHER SLAB

DOES THE MODIFICATION CHANGE THE EXTERIOR COLOR OR APEARANCE OF THE CONDOMINIUM UNIT? No

DOES THE MODIFICATION INVOLVE ANY INTERIOR OR EXTERIOR STRUCTURAL CHANGES TO THE CONDOMINIUM UNIT PROPERTY? Yes

NAME & ADDRESS OF PERSON/S DESIGNING PROPOSED AND/OR PERFORMING THE WORK: To be determined

CONTRACTOR ADDRESS: _____

CONTRACTOR LICENSE #_____
CONTRACTOR PERMIT #_____

CONTRACTOR MUST SEND PROOF OF INSURANCE

ESTIMATED COST $_____ COMPLETION DATE: Oct 2020

Respectfully submitted this _____ day of 5/26, ~~201~~ 2020

UNIT # V- 251 PHONE # 314 250-1365

Signature of Owner

071816

Reply to letter sent to BOD 5/25/

DONALD PULS <donald_puls@comcast.net> 8/13/2020 2:32 PM

Mike Gunning Request to the SRV Board to Improve and Expand the Patio of V-251

To gunz@charter.net <gunz@charter.net> • chiefsu1@aol.com <chiefsu1@aol.com> • Larry Gill <ljg126@aol.com> • Donald Puls <donald_puls@comcast.net> • srv2700@comcast.net <srv2700@comcast.net>

Mike Gunning Request to the SRV Board to Improve and Expand the Patio of V-251

Hello Mike Gunning,

Thank you very much for your letter of 5/25/20 concerning your patio. We understand the concerns you have for the safety of your wife and her mobility issues. I will be putting your request on the agenda at the next SRV Board meeting for their consideration and suggestions

Unfortunately, in a Strathmore Board of Directors (SRV) Meeting 4/04/2014 your patio was "grandfathered" with all other SRV patios as they were identified on May 26, 2005. (See the Letter to SRV Owners, May 16, 2014 and the Resolution Dated April 24, 2014) available in the SRV Office.

This Resolution does not approve or authorize any improvements to the "grandfathered" patios. It allows the owner of the patio to maintain and repair the patio as long as the repairs are consistent with the patio as originally constructed. These grandfathered patios are not permitted to expand beyond the limits of the patio when it was "grandfathered"

If you were to secure a Medical Letter stating the History of your wives mobility needs, the Board may suggest some maintenance that would allow her to enjoy the patio more safely. Any additional information you may have for the Board to consider will help the Board in reviewing your request.

If you have any question, please E-mail or call.

Donald E. Puls, SRV Building Committee Chairperson,

donald_puls@comcast.net

941-924-8474

Reply to letter sent on 8/13/20

gunz@charter.net

8/14/2020 8:10 AM

RE: Mike Gunning Request to the SRV Board to Improve and Expand the Patio of V-251

To DONALD PULS <donald_puls@comcast.net> Copy chiefsu1@aol.com <chiefsu1@aol.com> • Larry Gill <ljg126@aol.com> • srv2700@comcast.net <srv2700@comcast.net>

Mr. Puls and Stathmore Board,
I'm very disappointed by the letter I received from Donald Puls. He never contacted me to meet and go over my concerns and needs. I only asked for the very same accommodation the board made for V-236. No medical letter was asked from them. My wife is starting her second course of balance therapy. Following her surgery on her left arm. Her right arm has two rods from a previous fall. Her hip was replaced after a previous fall. She has peripheral neuropathy in her legs and feet due to fifty years of diabetes. She has Charcot foot syndrome in one foot. She's had multiple eye surgeries and limited peripheral vision. I have no problem providing said letter. Who on the board has the medical expertise to evaluate said letter? Who on the board evaluated the medical needs of V-236? Who on the board is qualified to make suggestions for maintaining safe egress for a person with compromised balance and mobility. Did you make suggestions for v-236 or did you just allow them to make the changes to keep someone safe. My wife has had a handicap license for 12 years. She went on Social Security disability at the same time. She uses a cane now and has used a walker on multiple occasions. None of these conditions are going to get better. Mr. Puls is in error when he states we are allowed to maintain our patios, we are required to maintain our patios. I apologize if I sound angry, but I was put in a position to defend my wife. If the board could give me some direction as to what it would like to see in a letter that would be very helpful.
Thanks for your consideration.
Mike Gunning v-251

From: "DONALD PULS"
To: "gunz@charter.net", "chiefsu1@aol.com", "Larry Gill", "Donald Puls", "srv2700@comcast.net"
Cc:
Sent: Thursday August 13 2020 1:32:29PM
Subject: Mike Gunning Request to the SRV Board to Improve and Expand the Patio of V-251

Mike Gunning Request to the SRV Board to Improve and Expand the Patio of V-251

Hello Mike Gunning,

Thank you very much for your letter of 5/25/20 concerning your patio. We understand the concerns you have for the safety of your wife and her mobility issues. I will be putting your request on the agenda at the next SRV Board meeting for their consideration and suggestions

Unfortunately, in a Strathmore Board of Directors (SRV) Meeting 4/04/2014 your patio was "grandfathered" with all other SRV patios as they were identified on May 26, 2005. (See the Letter to SRV Owners, May 16, 2014 and the Resolution Dated April 24, 2014) available in the SRV Office.

This Resolution does not approve or authorize any improvements to the "grandfathered" patios. It allows the owner of the patio to maintain and repair the patio as long as the repairs are consistent with the patio as originally constructed. These grandfathered patios are not permitted to expand beyond the limits of the patio when it was "grandfathered"

If you were to secure a Medical Letter stating the History of your wives mobility needs, the Board may suggest some maintenance that would allow her to enjoy the patio more safely. Any additional information you may have for the Board to consider will help the Board in reviewing your request.

If you have any question, please E-mail or call.

Donald E. Puls, SRV Building Committee Chairperson,

donald_puls@comcast.net

941-924-8474

WHAT IS THE DEFINITION OF DISABILITY UNDER THE ADA? [1]

It is important to remember that in the context of the ADA, "disability" is a legal term rather than a medical one. Because it has a legal definition, the ADA's definition of disability is different from how disability is defined under some other laws, such as for Social Security Disability related benefits.

The ADA defines a person with a disability as a person who has a physical or mental impairment that substantially limits one or more major life activity. This includes people who have a record of such an impairment, even if they do not currently have a disability. It also includes individuals who do not have a disability but are regarded as having a disability. The ADA also makes it unlawful to discriminate against a person based on that person's association with a person with a disability.

For additional information, take a look at the following resources:

FAQ: What does "regarded as" having a disability mean? [2]

FAQ: What does a "record of" having a disability mean? [3]

What is the Americans with Disabilities Act (ADA)? [4]

Source URL: https://adata.org/faq/what-definition-disability-under-ada
Links:
[1] https://adata.org/faq/what-definition-disability-under-ada
[2] https://adata.org/faq/what-does-regarded-having-disability-mean
[3] https://adata.org/faq/what-does-record-disability-mean
[4] https://adata.org/learn-about-ada

What are major life activities?

Printer-friendly version

Major life activities are those functions that are important to most people's daily lives. Examples of major life activities are breathing, walking, talking, hearing, seeing, sleeping, caring for one's self, performing manual tasks, and working. Major life activities also include major bodily functions such as immune system functions, normal cell growth, digestive, bowel, bladder, neurological, brain, respiratory, circulatory, endocrine, and reproductive functions.

For additional information, take a look at the following resources:

FAQ: What is the definition of disability under the ADA?

FAQ: What does "regarded as" having a disability mean?

Accessibility

The website was last updated June, 2020

Grandfathered Documents

STRATHMORE RIVERSIDE CONDOMINIUM ASSOCIATION, INC.
2700 Riverbluff Pkwy.
Sarasota, FL 34231
Phone: 941-922-8188 Fax: 941- 927-9849

May 16, 2014

Dear SRV Owner:

Enclosed is an amendment to the Strathmore Riverside Villas Declaration of Condominium Article 8.3 approved by two-thirds (2/3) of the Owners at a Special Membership Meeting on April 4, 2014. The amendment allows the Association to rent a total of up to five (5) delinquent units in Sections 1, 2, 3 if the owner gives their permission or SRV forecloses on the unit. Please insert this in your white SRV document notebook.

Also enclosed is a Resolution approved by the Board of Directors at the Board meeting held April 24, 2014 regarding the "grandfathered" patios that were identified on May 26, 2005 & what may be on the those patios. The Resolution does not approve or authorize any other improvements to the "grandfathered" patios or any other portion of the common elements. However, this allows the owner of the patio to maintain and repair the patio as long as the repairs are consistent with the patio as originally constructed The installation of patios or sidewalks or any other improvement to the common areas is strictly prohibited. A list of the "grandfathered" patios in your Section is enclosed & identified in Attachment "A". Please read and put in your white document notebook.

The Association has photos of all the patios as they appeared in 2005 and have taken new photos for comparison. If there has been any enlargement or alteration of "grandfathered" patios or sidewalks or installation of new patios etc., the current owners will be required to return them to the 2005 footprint.

Please contact Jane Pinciotti at Argus Property Management, 941-927-6464 x 118, if you have any questions regarding either of the above or would like a photo of your patio area as it appeared in 2005.

Sincerely,

Susan Harley

Susan Harley
President, SRV

Encl:

RESOLUTION BY THE
STRATHMORE RIVERSIDE VILLAS ASSOCIATION, INC

WHEREAS, certain and specific patios have been constructed over the years on common property;

WHEREAS, the Strathmore Riverside Villas Association Inc. ("Association"), at a regular Meeting of the Board of Directors on May 26, 2005, previously identified those patios and "grandfathered" them in, it would have been unfair to require the removal of these patios after many years;

WHEREAS, those "grandfathered" patios have been identified and a list of those "grandfathered" patios are attached hereto as Attachment "A";

WHEREAS, these "grandfathered" patios are not permitted to expand beyond the limits of the patio when it was "grandfathered":

NOW THEREFORE, the Board of Directors adopts the following rule in regard to the use, repair and maintenance of these "grandfathered" patios. The owners have the right to the reasonable use of these patios. This would include having personal items including chairs, tables and umbrellas located upon these patios. No awnings or sunshades are permitted with the exception one pre-existing at V-205. These personal items must be temporary and are not to be permanently affixed to the patio. They need not be taken in except when severe weather is expected or no one is in residence. The Association will not approve any expansion or permanent structural improvement. However, this does allow the owner of the patio to maintain and repair the patio as long as the repairs are consistent with the patio as originally constructed.

This resolution does not approve or authorize any other improvement on any other portion of the common element. The Resolution only addresses policies in regard to the use of the previously "grandfathered" patios as identified on Attachment "A"

This Resolution was approved and adopted by the Board on 24th of April, 2014 and becomes effective thirty (30) days after it is furnished to each unit owner as required by Section 17 of the Strathmore Riverside Villas Association By Laws.

WITNESSES to President's signature:

Print Name CARL A. GALVIN

Print Name: GERARD B VAN WART

STRATHMORE RIVRSIDE VILLAS ASSOCIATION, INC.

BY: Susan Hanlon

as its President

STATE OF FLORIDA
COUNTY OF SARASOTA

The foregoing instrument was acknowledged before me this 24 day of Apr. 1, 2014, By Susan Hanlon, President on behalf of Strathmore Riverside Villas Association, Inc.

He/She is personally known to me or has produced _____ as identification

Nanette Thomas

Notary Public, State of Florida

NANETTE THOMAS
Commission # FF 1060064
Expires March 24, 2018
Bonded Thru Troy Fain-Insurance 800-385-7019

V-251 Patio
with proposed
change to 8'X17'

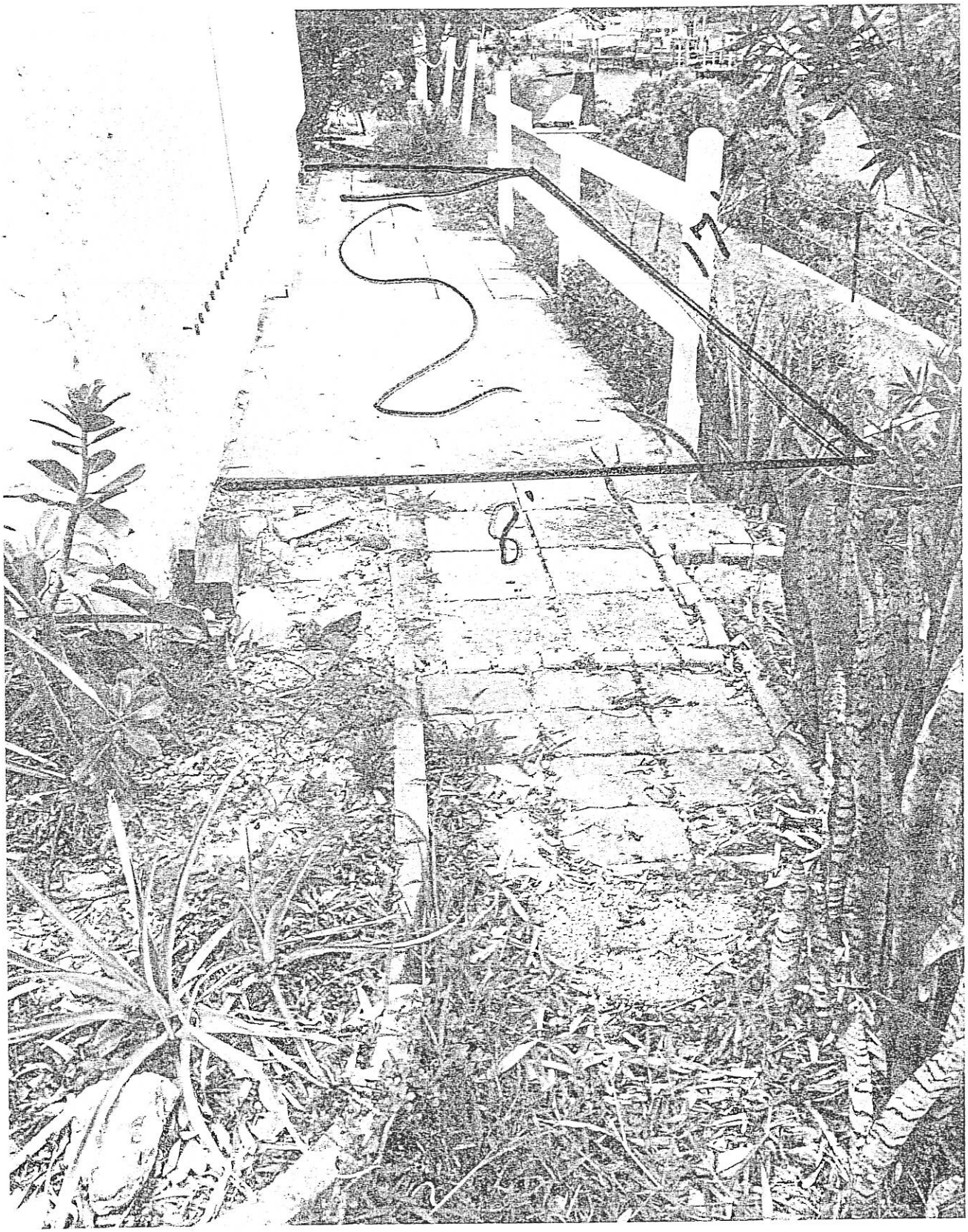
Donald E Puls <dcpuls@juno.com>

8/14/2020 7:08 AM

V-251

To donald_puls@comcast.net

Sent from my iPhone



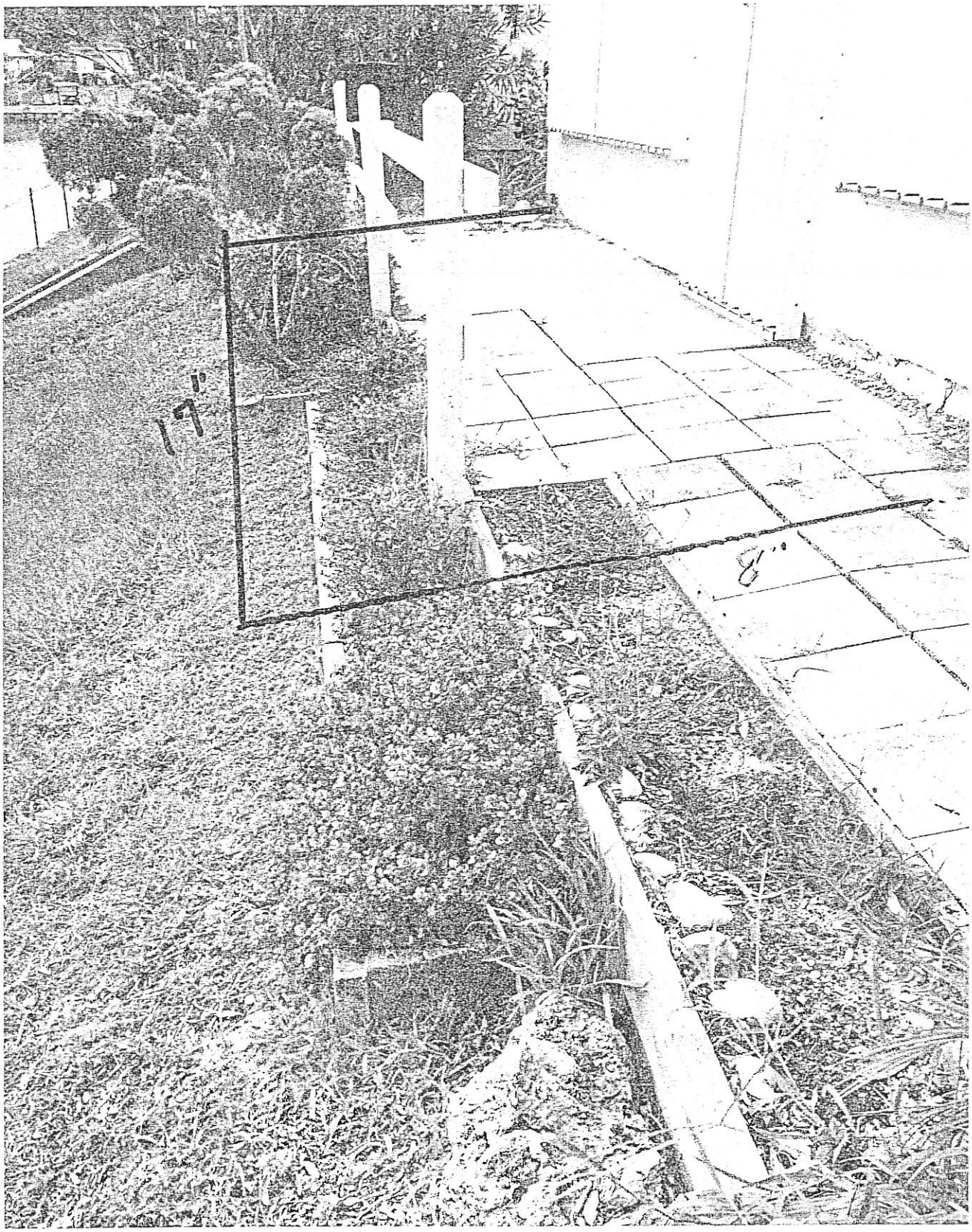
Donald E Puls <dcpuls@juno.com>

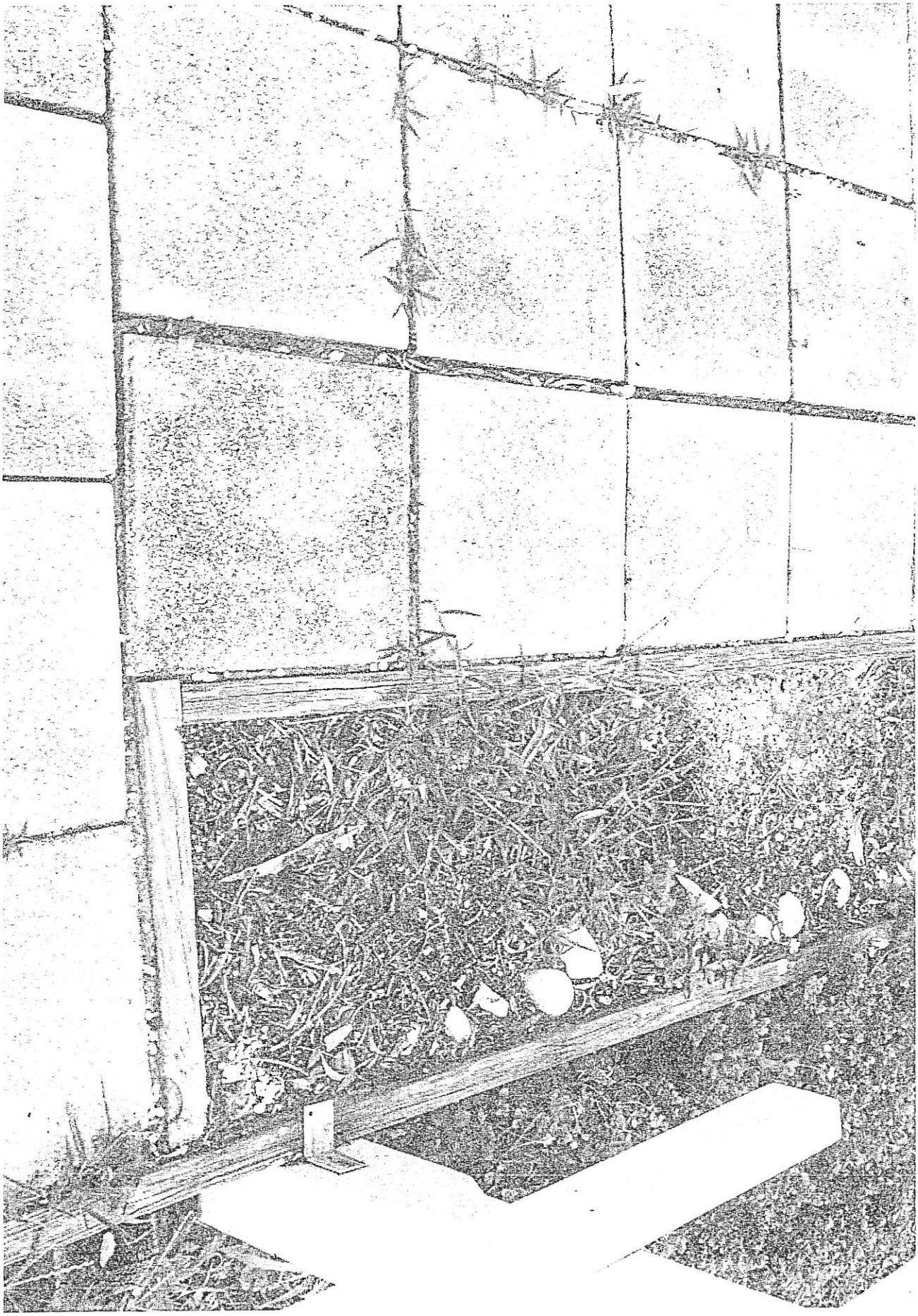
8/14/2020 7:05 AM

V~251

To donald_puls@comcast.net

Sent from my iPhone





Donald E Puls <dcpuls@juno.com>

8/14/2020 7:22 AM

V-251

To donald_puls@comcast.net

Sent from my iPhone

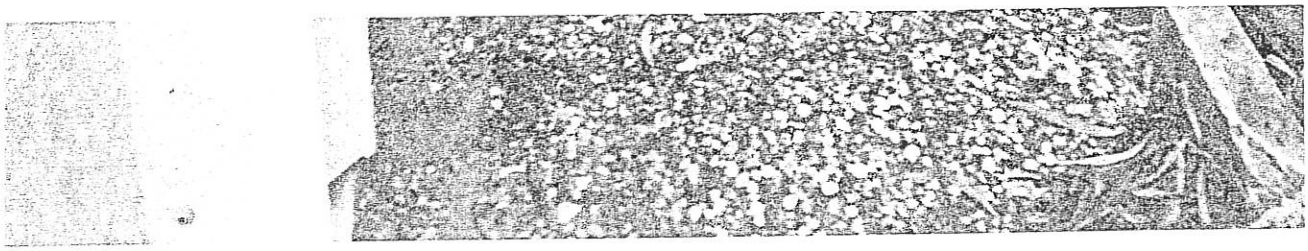
Donald E Puls <dcpuls@juno.com>

8/14/2020 7:35 AM

V-251

To donald_puls@comcast.net

Sent from my iPhone



- IMG_3168.JPG (1004 KB)

Strathmore Riverside Villas

From: chiefsu1 [chiefsu1@aol.com]
Sent: Monday, June 22, 2020 8:20 AM
To: Office Riverside Strathmore
Subject: FW: Strathmore Riverside Villas/ Recreational Area

Nan, please copy for me and file.
Su

Sent from my Verizon, Samsung Galaxy Tablet

-------- Original message --------
From: "Horan, Jennifer" <JHoran@beckerlawyers.com>
Date: 6/21/20 8:24 PM (GMT-05:00)
To: chiefsu1 <chiefsu1@aol.com>
Cc: justin@argusmgmt.com, "Brown, Michele" <MBrown@beckerlawyers.com>
Subject: Strathmore Riverside Villas/ Recreational Area

Su:

You asked for my opinion about using the area around Creek House for recreational use. You advised that this area was originally intended by the Developer to be used for residential purposes. However, it is now the Association's rental property. You advised that several residents are requesting to have the area around Creek House designated (or repurposed) for multipurpose recreational use (e.g. pickleball, bocce ball, etc.). The Board would like to know if changing the area around Creek House to a recreational area is permitted under the Association's Governing Documents and what steps, if any, must the Board take to properly effectuate the change.

According to the Plat recorded in 1970, the area around Creek House was intended to be a recreational area. Notwithstanding he same, the area is not currently used as a recreational area but instead rental property. Changing the "rental" area to a recreational area is a material alteration that requires a vote of the Owners.

MATERIAL ALTERATIONS

A change to the common elements is considered a material alteration or addition if the project will "palpably and perceptively vary or change the form, shape, elements or specifications... from its

original plan or design or existing condition, in such a manner as to appreciably affect or influence its function, use or appearance." Sterling Village Condominium, Inc. v. Breitenbach, 251 So.2d 685 (Fla. 4th DCA 1971). Despite the Court's seemingly clear definition of material alteration, the distinction between maintenance, which usually requires only Board approval, and alterations, which typically requires membership approval, requires an intensive analysis on a case-by-case basis.

Section 718.113(2)(a), Florida Statutes, states the following regarding material alterations (emphasis added):

> **Except as otherwise provided in this section, there shall be no material alteration or substantial additions to the common elements or to real property which is association property, except in a manner provided in the declaration as originally recorded or as amended under the procedures provided therein. If the declaration as originally recorded or as amended under the procedures provided therein does not specify the procedure for approval of material alterations or substantial additions, 75 percent of the total voting interests of the association must approve the alterations or additions before the material alterations or substantial additions are commenced. This paragraph is intended to clarify existing law and applies to associations existing on July 1, 2018.**

Based on the foregoing, we must evaluate the authority contained in the governing documents.

GOVERNING DOCUMENTS

The area around Creek House that is currently being used as rental property is part of the common elements, per Sections 2.8 and 4.2(A) of the Declaration of Condominium. Pursuant to Sections 2.9 and 6.1(A) of the Declaration, the maintenance and operation of the common elements is the responsibility of the Association and is a proper common expense.

Section 6.1(B) of the Declaration, as amended in 2008, states the following regarding alterations and improvements to the common elements and limited common elements:

> **6.1(B) Alteration and Improvement: After the completion of the improvements included in the Common Elements and Limited Common Elements which are set forth in this Declaration, there shall be no alterations or further improvement in the Common Elements or Limited Common Elements without prior approval in writing of not less than two-thirds (2/3) of the total voting interests.**

Based on the foregoing, changing the area around the Creek House from a rental area to a recreational area is an alteration that requires no less than two-thirds of the total voting interest to approve.

If the Board would like move forward with an owner vote to approve changing the area to a recreational area, please let us know. We would be happy to prepare a special membership meeting package for the Board's review, if requested.

Please let me know if you would like to discuss.

Best,

Jennifer

NOTE: This e-mail is a confidential, attorney-client privileged communication. As such, this e-mail should only be distributed to members of the Board of Directors (or other authorized representatives).

Jennifer Horan
Shareholder
Board Certified in Condominium and Planned Development Law

Becker & Poliakoff
Northern Trust Building
4001 Tamiami Trail N. Suite 270
Naples, FL 34103

239.552.3203
239.263.1633
JHoran@beckerlawyers.com
www.beckerlawyers.com
Connect with me on LinkedIn

Budget Memo

September 17th, 2020

To: SRV Board of Directors

From: Stephen Zimmerman, Treasurer
Budget Committee Chairperson

Regarding: SRV 2021 Proposed Budget

Dear Board members:

There are two main factors driving this year's budget proposals:

- We are an aging community, almost 50 years old, and our maintenance expenses are rising.
- We enjoy a community that is met with great reviews from those that visit or are seeking to purchase a condo. We need to maintain our community.

The attached four (4) Budget proformas were developed over the last two months based upon a review of all financial information, input received from the community members, and keeping in mind the two main driving forces mentioned above.

The committee consists of the following members.

- Stephen Zimmerman, SRV Treasurer and Chairperson
- Su Harley, SRV President
- Jerry McDermott, SRV Assistant Treasurer
- Tony Pearson, Owner/Resident member at large

The committee members were chosen based upon their intimate knowledge of the current and historical financial workings of SRV.

Additional input was sought directly from the following key committee chairpersons:

- Susan Knapp, Board member and Grounds Chairperson
- Donald Puls, Board member and Buildings Chairperson
- Bill Hallisey, Dock Master
- Stan Feldman, Insurance Chairperson

Additional constructive input was received from many residents who attended the Budget meetings.

A recap of our current and historical Equity and cash positions was developed and presented by chairperson Zimmerman at the August 17th meeting of the committee. Steve highlighted the reasons behind our decreasing Equity and cash position. That chart is also attached hereto and will be discussed at the September 24th BOD meeting.

Over the last four years we have collected $486,834 (rounded) in Reserve assessments but have incurred $1,058,344 in expenses. A difference of $571,510. That difference was covered from our Operating Equity and Reserve Interest.

Reserve Budget

The Reserve Budget is developed with the aid of an independent appraiser. Basically, each item for which we have chosen to establish a Reserve fund is assigned an estimated cost and estimated remaining life. The cost is then amortized over that time frame. The attached chart clearly shows that we have been faced with paying for expenses ahead of our collecting funds to cover such expenses.

We can only make an educated guess as to whether, or not, this trend will continue.

The committee feels strongly that reductions need to be made to the "Remaining Life" time frames for several of our Reserve categories to more accurately anticipate the expenses associated with each.

Towards that end a Budget with such adjustments is being presented for consideration along with a Budget using the currently established amortization timeframes.

Contract Labor Services

Another area of much discussion was whether, or not, we should go to a part-time (P/T) maintenance person rather than continue with a full-time (F/T) person. Pros and cons were about equally divided on this topic. Hence, we are presenting two budgets, one with a F/T Maintenance person on board and one with only a P/T person hired.

Insurance $416,826 (2021) vs. $391,407 (2020)

Based upon much input from our current agent we are facing the scenario that the insurance premiums are rising throughout the industry and we will be facing an increase of approximately $26,000, a 6% rise over 2020's premium.

Water & Sewer $271,000 (2021) vs. $281,000 (2020)

Water and Sewer charges have been rising since 2018 at SRV. Efforts are underway to try and determine the reasons for the large increases. We were also informed that the County is proposing large rate increases for 2021 on ward to help pay for updates to the sewage treatment plants.

The Budget Committee hereby respectfully offers the following budget scenarios for you to consider:

	Monthly Assessment
Operating Budget With F/T Maintenance Person	$338.00
Operating Budget With P/T Maintenance Person	$331.00
Reserve Budget W/O any Adjustments to the Amortization Tables	$41.00
Reserve Budget with Adjustments to the Amortization Tables	$55.00

Using the figures from the chart would give us these possible scenarios:

F/T

1. $338 + $41 = $379/mo.
2. $338 + $55 = $393/mo.

P/T

3. $331 + $41 = $372/mo.
4. $331 + $55 = $386/mo.

Respectfully submitted,

Stephen Zimmerman

	Dec-16	Dec-17	+/- from Prev Yr	Dec-18	+/- from Prev Yr	Dec-19	+/- from Prev Yr	Difference Over 4 yrs.
Operating Fund	$ 572,753	$ 518,329	$ 54,424	$ 383,627	$ 134,702	$ 337,123	$ 46,504	$ 235,630
Equity	$ 654,925	$ 585,417	$ 69,508	$ 448,065	$ 137,352	$ 401,084	$ 46,981	$ 253,841

Funded from Equity:	2016	2017	2018	2019
Pool Heater	$ 13,500			
Maintenance Equipment	$ 8,000			
Clubhouse Roof	$ 44,500			
Clubhouse Improvements	$ 69,000	$ 15,376	$ 31,181	$ 500
Creek House	$ 10,000			
Seawall			$ 33,000	
Marina / Docks	$ 6,510		$ 37,962	
	$ 151,510			
Fence		$ 96,169	$ 17,000	
Painting		$ 123,386		$ 22,465
		$ 234,931		$ 6,000
Exercise Equipment			$ 8,100	
A/C Equipment			$ 3,000	
Utility Carts (Gator)			$ 17,000	
			$ 147,243	$ 28,965
Less Reserve Interest Used	$ 27,000	$ 10,232	$ 1,920	$ 1,311
	$ 124,510	**$ 224,699**	$ 145,323	$ 27,654

Reserve Allocations Received	$ 107,000	$ 124,852		$ 113,836		$ 141,146	$	486,834
Reserve Expenses	$ 257,472	$ 508,292		$ 142,961		$ 149,619	$	1,058,344
Difference	$ (150,472.00)	$ (383,440.29)		$ (29,124.54)		$ (8,473.08)	$	(571,509.91)

Special Note: Seawall	$ 229,971

Strathmore Riverside Villas
2021 PROPOSED BUDGET
January 1, 2021 to December 31, 2021

		2020 APPROVED BUDGET	2020 Est. FYE Revenue & Exp.	2021 PROPOSED BUDGET	
REVENUES					
5010	Assessments	1,284,805	1,289,301	1,332,215	
3500	Reserves	142,059	142,059	164,002	
5030	Sales & Lease	4,000	4,565	4,000	
5035	Advertising Income	4,500	5,627	4,800	
5040	Other	1,500	2,574	2,500	
5050	Interest	500	511	500	
5060	Marina/Docks	6,966	10,671	7,300	
5073	Creekhouse Income	14,400	14,400	15,600	
5080	Prior Yr Carryover	10,000	-	-	
	Total Revenue	1,483,343	1,469,708	1,530,918	
EXPENSES					
GROUNDS					
7110	Grounds Contract	162,600	164,550	162,600	
7115	Lawn & Grounds Supplies	3,000	6,417	5,000	
7130	Mulch/Ground Cover	25,000	25,000	20,000	
7135	Plants/Shrubs/Trees	12,000	6,332	8,000	
7137	Sod Replacement	3,500	1,752	2,000	
7140	Tree Trimming / Removal	32,000	18,522	20,000	
NEW	Irrigation System Maintenance	25,800	29,073	27,000	
7195	Maint. Equipment	1,000	755	1,000	Move to Bldg Maintenance
	Total Grounds	264,900	252,401	245,600	
BLDG MAINTENANCE					
7210	General Maintenance	10,000	8,162	25,000	
7220	Termite Control	3,000	2,884	3,200	
7250	Creekhouse Expense	500	1,233	1,000	
7280	A/C Servc/Maintenance	1,000	415	1,000	
7310	Pool Contract/Repairs/Supplies	7,000	5,473	6,000	
	Total Bldg Maintenance	21,500	18,167	36,200	
REC FACILITIES					
7410	Rec Utilities	12,000	10,972	12,000	
7420	Pest Control	1,600	1,162	1,400	
7440	Rec Facility Maint. & Supplies	5,000	7,086	5,000	
7445	Exercise Equipment Lease	-	-	-	
7450	Exercise Equipment Maintenance Agreement	520	727	520	
	Total Rec Facilities	19,120	19,947	18,920	
UTILITIES					
7510	Water	90,000	101,901	105,000	
7515	Sewer	140,000	169,755	166,000	
7520	Electric	6,700	6,142	6,500	
7120	Maint. Shed Electric	500	422	500	
7530	Cable TV	167,000	166,265	173,680	4% scheduled increased
	Total Utilities	404,200	444,485	451,680	
PAYROLL					
7710	Contract Services	$50,080	48,004	$50,091	
7720	Contract Labor	$70,580	49,894	$26,500	P/T Maintenance
7730	Contract Taxes/Insurance	$ 27,108	29,679	17,452	
	Total Payroll	147,768	127,577	94,043	
ADMINISTRATION					
7810	Insurance - Property / D&O / Umbrella / Liab. / e	371,007	371,297	395,508	As per Dave McMahon letter dated 8-11-20
7812	Insurance - Flood	19,827	20,110	21,318	
7820	Legal/Professional	25,000	26,787	25,000	
7835	Fees, Dues, License	2,000	2,640	3,000	
7840	Income Tax	300	125	150	
7848	Real Estate Tax	3,000	3,100	3,100	
7850	News & Views Compilation	1,600	1,925	-	Nan does N&Vs
7870	Management Fee	33,396	33,696	33,396	
7875	Telephone	6,000	6,472	7,000	Includes Mobile phone for Maintenance Person
7880	Office Supplies, Postage, etc.	13,500	10,203	13,500	
7885	Bank Service Charges	200	131	200	
7890	Bad Debt Expense	-	5,109	10,000	
7895	Contingency	1,000	1,000	1,000	
	Total Administration	476,830	482,595	513,172	
TRANSFER					
7935	Transfer Marina/Docks	6,966	11,019	7,300	
RESERVES					
	Reserves - Schedule B	142,059	142,059	164,002	
TOTAL EXPENSES		**1,483,343**	**1,498,250**	**1,530,918**	
	ANTICIPATED SURPLUS/(DEFICIT)	-	*(28,542)*	-	

UNIT ASSESSMENT - MONTHLY	2020		2021
MAINTENANCE	319		331
RESERVES	36		41
TOTAL	**355**		**372**

NUMBER OF UNITS	336		
MAINTENANCE & RESERVES PAID	12 TIMES PER YEAR		
TOTAL NUMBER OF BOAT DOCKS	33		
NUMBER OF BOAT DOCKS RENTED	25		
BOAT DOCK FEE (ANNUAL)		210	292

SCHEDULE B

Strathmore Riverside Villas
PROPOSED BUDGET FOR THE PERIOD
January 1, 2021 - December 31, 2021
DESIGNATED RESERVES

100%
FUNDING

		1	2	3	4	5	6	7	8	9	10
		ESTIMATED	ESTIMATED	ESTIMATED	BEGINNING	ASSESSMENTS	ESTIMATED	ESTIMATED	ESTIMATED	ADDITIONAL	ANNUAL
GENERAL RESERVES		LIFE	REMAINING	REPLACEMENT	BALANCE	COLLECTED	TRANSFERS	EXPENDITURES	BALANCE	RESERVE	RESERVE
ACCT#	**ASSET**	EXPECTANCY	LIFE	COST	1/1/2020	2020	2020	2020	12/31/2020	REQUIREMENT	REQUIREMENT
3610	Deck Resurfacing	20	14	24300	4982	783	0	0	5765	18535	1324
3615	Pool Structural Res	10	7	35000	9380	3828	0	5700	7508	27492	3828
3620	Pool Heater	15	10	37500	13198	2209	0	198	15209	22291	2229
3625	Exercise equipment	10	7	10000	2892	888	0	933	2848	7152	1022
3630	Maint Equip/Building/Shed	30	27	10000	1058	0	0	850	208	9792	363
3640	Fence	35	32	127250	9616	3543	0	10300	2860	124390	3887
3650	Paving	15	12	510000	176385	25685	0	882	201189	308811	25734
3660	Painting	5	4	358894	11059	79000	0	75038	15021	343874	85968
3670	AC - Rec Bldg	10	7	28750	5633	2855	0	0	8488	20262	2895
3680	Clubhouse Roof	30	27	71800	22486	1761	0	0	24248	47552	1761
3690	Clubhouse Imp	25	15	41200	3898	1841	0	1091	4649	36551	2437
3810	Creek House	10	2	15000	8492	4169	7000	33544	-13883	28883	14441
3830	Seawall / Satellite Docks (Common Area)	25	22	360000	130984	9957	0	6300	134641	225359	10244
3840	Water Lines	10	7	100000	63356	4038	0	12155	55239	44761	6394
3865	Utilty Carts	10	8	15000	1980	1500	0	281	3199	11801	1475
3890	Reserve Interest				6,718	700	(7,000)		418		
				1,744,694	**472,119**	**142,759**	**-**	**147,272**	**467,606**	**1,277,506**	**164,002**
											40.68
MARINA ONLY RESERVES											
3860	Marina Docks /	35	24	180,000	7,026	7,766		10,000	4,792	175,208	7,300
										ANNUAL	*292.01*

Reserves are computed using the Straight-Line Method

Marina Ne Header replacement
Docks are "concaving"
A few pilings need replacement
$5k-$10k

	Current Yr. Pay Ra	Raise		
Nan	$46,680	1.5%	$47,380	
		Hrs.	Wks,	Total
P/T Maintenance Person	$20.00	25	52	$ 26,000

Taxes @23% of Salaries & Bonuses
SEP IRA 1.5% For Nan
$2,000 bonus for Nan
$500 bonus for P/T Maintenance Person

	Nan	Shawn		
Base Pay	$47,380			$47,380
Base Pay		$ 26,000		$26,000
SEPP	$711	$0		$711
Bonuses	$2,000	$500		$2,500
	$50,091	**$26,500**		$76,591
		Payroll Taxes		$ 17,452
		Total Contract Labor		**$94,043**

Note						

Strathmore Riverside Villas
2020 ESTIMATED EXPENSES AND APPROVED BUDGET
PROPOSED BUDGET FOR THE PERIOD
January 1, 2021 to December 31, 2021

		2020 APPROVED BUDGET	2020 Est. FYE Revenue & Exp.	2021 PROPOSED BUDGET	
REVENUES					
5010	Assessments	1,284,805	1,289,301	1,360,197	
3500	Reserves	142,059	142,059	164,002	
5030	Sales & Lease	4,000	4,565	4,000	
5035	Advertising Income	4,500	5,627	4,800	
5040	Other	1,500	2,574	2,500	
5050	Interest	500	511	500	
5060	Marina/Docks	6,966	10,671	7,300	
5073	Creekhouse Income	14,400	14,400	15,600	
5080	Prior Yr Carryover	10,000	-	-	
	Total Revenue	1,483,343	1,469,708	1,558,900	
EXPENSES					
GROUNDS					
7110	Grounds Contract	162,600	164,550	162,600	
7115	Lawn & Grounds Supplies	3,000	6,417	5,000	
7130	Mulch/Ground Cover	25,000	25,000	20,000	
7135	Plants/Shrubs/Trees	12,000	6,332	8,000	
7137	Sod Replacement	3,500	1,752	2,000	
7140	Tree Trimming / Removal	32,000	18,522	20,000	
NEW	Irrigation System Maintenance	25,800	29,073	27,000	
7195	Maint. Equipment	1,000	755	1,000	Move to Bldg Maintenance
	Total Grounds	264,900	252,401	245,600	
BLDG MAINTENANCE					
7210	General Maintenance	10,000	8,162	25,000	
7220	Termite Control	3,000	2,884	3,200	
7250	Creekhouse Expense	500	1,233	1,000	
7280	A/C Servc/Maintenance	1,000	415	1,000	
7310	Pool Contract/Repairs/Supplies	7,000	5,473	6,000	
	Total Bldg Maintenance	21,500	18,167	36,200	
REC FACILITIES					
7410	Rec Utilities	12,000	10,972	12,000	
7420	Pest Control	1,600	1,162	1,400	
7440	Rec Facility Maint. & Supplies	5,000	7,086	5,000	
7445	Exercise Equipment Lease	-	-	-	
7450	Exercise Equipment Maintenance Agreement	520	727	520	
	Total Rec Facilities	19,120	19,947	18,920	
UTILITIES					
7510	Water	90,000	101,901	105,000	
7515	Sewer	140,000	169,755	166,000	
7520	Electric	6,700	6,142	6,500	
7120	Maint. Shed Electric	500	422	500	
7530	Cable TV	167,000	166,265	173,680	4% scheduled increased
	Total Utilities	404,200	444,485	451,680	
PAYROLL					
7710	Contract Services	$50,080	48,004	$50,091	
7720	Contract Labor	$70,580	49,894	$49,380	F/T Maintenance Person
7730	Contract Taxes/Insurance	$ 27,108	29,679	22,554	
	Total Payroll	147,768	127,577	122,025	
ADMINISTRATION					
7810	Insurance - Property / D&O / Umbrella / Liab. / e	371,007	371,297	395,508	As per Dave McMahon letter dated 8-11-20
7812	Insurance - Flood	19,827	20,110	21,318	
7820	Legal/Professional	25,000	26,787	25,000	
7835	Fees, Dues, License	2,000	2,640	3,000	
7840	Income Tax	300	125	150	
7848	Real Estate Tax	3,000	3,100	3,100	
7850	News & Views Compilation	1,600	1,925	-	Nan does N&Vs
7870	Management Fee	33,396	33,696	33,396	
7875	Telephone	6,000	6,472	7,000	Includes Mobile phone for Maintenance Person
7880	Office Supplies, Postage, etc.	13,500	10,203	13,500	
7885	Bank Service Charges	200	131	200	
7890	Bad Debt Expense	-	5,109	10,000	
7895	Contingency	1,000	1,000	1,000	
	Total Administration	476,830	482,595	513,172	
TRANSFER					
7935	Transfer Marina/Docks	6,966	11,019	7,300	
RESERVES					
	Reserves - Schedule B	142,059	142,059	164,002	
TOTAL EXPENSES		**1,483,343**	**1,498,250**	**1,558,900**	
	ANTICIPATED SURPLUS/(DEFICIT)	-	*(28,542)*	-	

UNIT ASSESSMENT - MONTHLY	2020		2021
MAINTENANCE	319		338
RESERVES	36		41
TOTAL	**355**		**379**

NUMBER OF UNITS	336		
MAINTENANCE & RESERVES PAID	12 TIMES PER YEAR		
TOTAL NUMBER OF BOAT DOCKS	33		
NUMBER OF BOAT DOCKS RENTED	25		
BOAT DOCK FEE (ANNUAL)		210	292

SCHEDULE B

Strathmore Riverside Villas
PROPOSED BUDGET FOR THE PERIOD
January 1, 2021 - December 31, 2021
DESIGNATED RESERVES

100%
FUNDING

		1	2	3	4	5	6	7	8	9	10
		ESTIMATED	ESTIMATED	ESTIMATED	BEGINNING	ASSESSMENTS	ESTIMATED	ESTIMATED	ESTIMATED	ADDITIONAL	ANNUAL
GENERAL RESERVES		LIFE	REMAINING	REPLACEMENT	BALANCE	COLLECTED	TRANSFERS	EXPENDITURES	BALANCE	RESERVE	RESERVE
ACCT#	**ASSET**	EXPECTANCY	LIFE	COST	1/1/2020	2020	2020	2020	12/31/2020	REQUIREMENT	REQUIREMENT
3610	Deck Resurfacing	20	14	24300	4982	783	0	0	5765	18535	1324
3615	Pool Structural Res	10	7	35000	9380	3828	0	5700	7508	27492	3828
3620	Pool Heater	15	10	37500	13198	2209	0	198	15209	22291	2229
3625	Exercise equipment	10	7	10000	2892	888	0	933	2848	7152	1022
3630	Maint Equip/Building/Shed	30	27	10000	1058	0	0	850	208	9792	363
3640	Fence	35	32	127250	9616	3543	0	10300	2860	124390	3887
3650	Paving	15	12	510000	176385	25685	0	882	201189	308811	25734
3660	Painting	5	4	358894	11059	79000	0	75038	15021	343874	85968
3670	AC - Rec Bldg	10	7	28750	5633	2855	0	0	8488	20262	2895
3680	Clubhouse Roof	30	27	71800	22486	1761	0	0	24248	47552	1761
3690	Clubhouse Imp	25	15	41200	3898	1841	0	1091	4649	36551	2437
3810	Creek House	10	2	15000	8492	4169	7000	33544	-13883	28883	14441
3830	Seawall / Satellite Docks (Common Area)	25	22	360000	130984	9957	0	6300	134641	225359	10244
3840	Water Lines	10	7	100000	63356	4038	0	12155	55239	44761	6394
3865	Utilty Carts	10	8	15000	1980	1500	0	281	3199	11801	1475
3890	Reserve Interest				6,718	700	(7,000)		418		
				1,744,694	**472,119**	**142,759**	**-**	**147,272**	**467,606**	**1,277,506**	**164,002**
											40.68
MARINA ONLY RESERVES											
3860	Marina Docks /	35	24	180,000	7,026	7,766		10,000	4,792	175,208	7,300
										ANNUAL	*292.01*

Reserves are computed using the Straight-Line Method

Marina Ne Header replacement
Docks are "concaving"
A few pilings need replacement
$5k-$10k

	Current Yr. Pay Rate	Raise	Total
Nan	$46,680	1.5%	$47,380

F/T Maintenance Person	$46,680	0%	$ 46,680

Taxes @23% of Salaries & Bonuses
SEP IRA 1.5% of Base Pay for F/T Personnel
$2,000 bonus each for F/T Personnel

	Nan	Shawn		
Base Pay	$47,380			$47,380
Base Pay		$ 46,680		$46,680
SEPP	$711	$700		$1,411
Bonuses	$2,000	$2,000		$4,000
	$50,091	**$49,380**		$99,471
		Payroll Taxes		$ 22,554
		Total Contract Labor		**$122,025**

Strathmore Riverside Villas
32021 PROPOSED BUDGET
January 1, 2021 to December 31, 2021

		2020 APPROVED BUDGET	2020 Est. FYE Revenue & Exp.	2021 PROPOSED BUDGET	
REVENUES					
5010	Assessments	1,284,805	1,289,301	1,332,215	
3500	Reserves	142,059	142,059	218,607	
5030	Sales & Lease	4,000	4,565	4,000	
5035	Advertising Income	4,500	5,627	4,800	
5040	Other	1,500	2,574	2,500	
5050	Interest	500	511	500	
5060	Marina/Docks	6,966	10,671	7,300	
5073	Creekhouse Income	14,400	14,400	15,600	
5080	Prior Yr Carryover	10,000	-	-	
	Total Revenue	1,483,343	1,469,708	1,585,523	
EXPENSES					
GROUNDS					
7110	Grounds Contract	162,600	164,550	162,600	
7115	Lawn & Grounds Supplies	3,000	6,417	5,000	
7130	Mulch/Ground Cover	25,000	25,000	20,000	
7135	Plants/Shrubs/Trees	12,000	6,332	8,000	
7137	Sod Replacement	3,500	1,752	2,000	
7140	Tree Trimming / Removal	32,000	18,522	20,000	
NEW	Irrigation System Maintenance	25,800	29,073	27,000	
7195	Maint. Equipment	1,000	755	1,000	Move to Bldg Maintenance
	Total Grounds	264,900	252,401	245,600	
BLDG MAINTENANCE					
7210	General Maintenance	10,000	8,162	25,000	$15k for grading
7220	Termite Control	3,000	2,884	3,200	
7250	Creekhouse Expense	500	1,233	1,000	
7280	A/C Servc/Maintenance	1,000	415	1,000	
7310	Pool Contract/Repairs/Supplies	7,000	5,473	6,000	
	Total Bldg Maintenance	21,500	18,167	36,200	
REC FACILITIES					
7410	Rec Utilities	12,000	10,972	12,000	
7420	Pest Control	1,600	1,162	1,400	
7440	Rec Facility Maint. & Supplies	5,000	7,086	5,000	
7445	Exercise Equipment Lease	-	-	-	
7450	Exercise Equipment Maintenance Agreement	520	727	520	
	Total Rec Facilities	19,120	19,947	18,920	
UTILITIES					
7510	Water	90,000	101,901	105,000	
7515	Sewer	140,000	169,755	166,000	
7520	Electric	6,700	6,142	6,500	
7120	Maint. Shed Electric	500	422	500	
7530	Cable TV	167,000	166,265	173,680	4% scheduled increased
	Total Utilities	404,200	444,485	451,680	
PAYROLL					
7710	Contract Services	$50,080	48,004	$50,091	
7720	Contract Labor	$70,580	49,894	$26,500	P/T Maintenance
7730	Contract Taxes/Insurance	$ 27,108	29,679	17,452	
	Total Payroll	147,768	127,577	94,043	
ADMINISTRATION					
7810	Insurance - Property / D&O / Umbrella / Liab. / e	371,007	371,297	395,508	As per Dave McMahon letter dated 8-11-20
7812	Insurance - Flood	19,827	20,110	21,318	
7820	Legal/Professional	25,000	26,787	25,000	
7835	Fees, Dues, License	2,000	2,640	3,000	
7840	Income Tax	300	125	150	
7848	Real Estate Tax	3,000	3,100	3,100	
7850	News & Views Compilation	1,600	1,925	-	Nan does N&Vs
7870	Management Fee	33,396	33,696	33,396	
7875	Telephone	6,000	6,472	7,000	Includes Mobile phone for Maintenance Person
7880	Office Supplies, Postage, etc.	13,500	10,203	13,500	
7885	Bank Service Charges	200	131	200	
7890	Bad Debt Expense	-	5,109	10,000	
7895	Contingency	1,000	1,000	1,000	
	Total Administration	476,830	482,595	513,172	
TRANSFER					
7935	Transfer Marina/Docks	6,966	11,019	7,300	
RESERVES					
	Reserves - Schedule B	142,059	142,059	218,607	
TOTAL EXPENSES		**1,483,343**	**1,498,250**	**1,585,523**	
	ANTICIPATED SURPLUS/(DEFICIT)	-	*(28,542)*	-	

UNIT ASSESSMENT - MONTHLY	2020		2021
MAINTENANCE	319		331
RESERVES	36		55
TOTAL	**355**		**386**

NUMBER OF UNITS	336		
MAINTENANCE & RESERVES PAID	12 TIMES PER YEAR		
TOTAL NUMBER OF BOAT DOCKS	33		
NUMBER OF BOAT DOCKS RENTED	25		
BOAT DOCK FEE (ANNUAL)		210	292

SCHEDULE B

Strathmore Riverside Villas
PROPOSED BUDGET FOR THE PERIOD
January 1, 2021 - December 31, 2021
DESIGNATED RESERVES

100%
FUNDING

		1	2	3	4	5	6	7	8	9	10
		ESTIMATED	ESTIMATED	ESTIMATED	BEGINNING	ASSESSMENTS	ESTIMATED	ESTIMATED	ESTIMATED	ADDITIONAL	ANNUAL
GENERAL RESERVES		LIFE	REMAINING	REPLACEMENT	BALANCE	COLLECTED	TRANSFERS	EXPENDITURES	BALANCE	RESERVE	RESERVE
ACCT#	**ASSET**	EXPECTANCY	LIFE	COST	1/1/2020	2020	2020	2020	12/31/2020	REQUIREMENT	REQUIREMENT
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3625	Exercise equipment	10	3	10000	2892	888	0	933	2848	7152	2384
3630	Maint Equip/Building/Shed	30	13	10000	1058	0	0	850	208	9792	753
3640	Fence	35	10	127250	9616	3543	0	10300	2860	124390	12439
3650	Paving	15	6	510000	176385	25685	0	882	201189	308811	51469
3660	Painting	5	4	358894	11059	79000	0	75038	15021	343874	85968
3670	AC - Rec Bldg	10	3	28750	5633	2855	0	0	8488	20262	6754
3680	Clubhouse Roof	30	15	71800	22486	1761	0	0	24248	47552	3170
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3865	Utilty Carts	10	8	15000	1980	1500	0	281	3199	11801	1475
3890	Reserve Interest				6,718	700	(7,000)		418		
				1,744,694	**472,119**	**142,759**	**-**	**147,272**	**467,606**	**1,277,506**	**218,607**
											54.22
MARINA ONLY RESERVES											
3860	Marina Docks /	35	24	180,000	7,026	7,766		10,000	4,792	175,208	7,300
										ANNUAL	*292.01*

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$5k-$10k

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	Hrly. Rate	Hrs.	Wks,	Total
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Taxes @23% of Salaries & Bonuses
SEP IRA 1.5% For Nan
$2,000 bonus Nan
$500 for P/T Maintenance Person

	Nan	Shawn		
Base Pay	$47,380			$47,380
Base Pay		$ 26,000		$26,000
SEPP	$711	$0		$711
Bonuses	$2,000	$500		$2,500
	$50,091	**$26,500**		$76,591
		Payroll Taxes		$ 17,452
		Total Contract Labor		**$94,043**

Note					

Strathmore Riverside Villas
2021 PROPOSED BUDGET
January 1, 2021 to December 31, 2021

		2020 APPROVED BUDGET	2020 Est. FYE Revenue & Exp.	2021 PROPOSED BUDGET	
REVENUES					
5010	Assessments	1,284,805	1,289,301	1,360,197	
3500	Reserves	142,059	142,059	218,607	
5030	Sales & Lease	4,000	4,565	4,000	
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5080	Prior Yr Carryover	10,000	-	-	
	Total Revenue	1,483,343	1,469,708	1,613,504	
EXPENSES					
GROUNDS					
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7130	Mulch/Ground Cover	25,000	25,000	20,000	
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7140	Tree Trimming / Removal	32,000	18,522	20,000	
NEW	Irrigation System Maintenance	25,800	29,073	27,000	
7195	Maint. Equipment	1,000	755	1,000	Move to Bldg Maintenance
	Total Grounds	264,900	252,401	245,600	
BLDG MAINTENANCE					
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7220	Termite Control	3,000	2,884	3,200	
7250	Creekhouse Expense	500	1,233	1,000	
7280	A/C Servc/Maintenance	1,000	415	1,000	
7310	Pool Contract/Repairs/Supplies	7,000	5,473	6,000	
	Total Bldg Maintenance	21,500	18,167	36,200	
REC FACILITIES					
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7440	Rec Facility Maint. & Supplies	5,000	7,086	5,000	
7445	Exercise Equipment Lease	-	-	-	
7450	Exercise Equipment Maintenance Agreement	520	727	520	
	Total Rec Facilities	19,120	19,947	18,920	
UTILITIES					
7510	Water	90,000	101,901	105,000	
7515	Sewer	140,000	169,755	166,000	
7520	Electric	6,700	6,142	6,500	
7120	Maint. Shed Electric	500	422	500	
7530	Cable TV	167,000	166,265	173,680	4% scheduled increased
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7730	Contract Taxes/Insurance	$ 27,108	29,679	22,554	
	Total Payroll	147,768	127,577	122,025	
ADMINISTRATION					
7810	Insurance - Property / D&O / Umbrella / Liab. / e	371,007	371,297	395,508	As per Dave McMahon letter dated 8-11-20
7812	Insurance - Flood	19,827	20,110	21,318	
7820	Legal/Professional	25,000	26,787	25,000	
7835	Fees, Dues, License	2,000	2,640	3,000	
7840	Income Tax	300	125	150	
7848	Real Estate Tax	3,000	3,100	3,100	
7850	News & Views Compilation	1,600	1,925	-	Nan does N&Vs
7870	Management Fee	33,396	33,696	33,396	
7875	Telephone	6,000	6,472	7,000	Includes Mobile phone for Maintenance Person
7880	Office Supplies, Postage, etc.	13,500	10,203	13,500	
7885	Bank Service Charges	200	131	200	
7890	Bad Debt Expense	-	5,109	10,000	
7895	Contingency	1,000	1,000	1,000	
	Total Administration	476,830	482,595	513,172	
TRANSFER					
7935	Transfer Marina/Docks	6,966	11,019	7,300	
RESERVES					
	Reserves - Schedule B	142,059	142,059	218,607	
TOTAL EXPENSES		**1,483,343**	**1,498,250**	**1,613,504**	
	ANTICIPATED SURPLUS/(DEFICIT)	-	*(28,542)*	-	

UNIT ASSESSMENT - MONTHLY	2020		2021
MAINTENANCE	319		338
RESERVES	36		55
TOTAL	**355**		**393**

NUMBER OF UNITS	336		
MAINTENANCE & RESERVES PAID	12 TIMES PER YEAR		
TOTAL NUMBER OF BOAT DOCKS	33		
NUMBER OF BOAT DOCKS RENTED	25		
BOAT DOCK FEE (ANNUAL)		210	292

SCHEDULE B

Strathmore Riverside Villas
PROPOSED BUDGET FOR THE PERIOD
January 1, 2021 - December 31, 2021
DESIGNATED RESERVES

100%
FUNDING

		1	2	3	4	5	6	7	8	9	10
GENERAL RESERVES		ESTIMATED LIFE	ESTIMATED REMAINING	ESTIMATED REPLACEMENT	BEGINNING BALANCE	ASSESSMENTS COLLECTED	ESTIMATED TRANSFERS	ESTIMATED EXPENDITURES	ESTIMATED BALANCE	ADDITIONAL RESERVE	ANNUAL RESERVE
ACCT#	**ASSET**	EXPECTANCY	LIFE	COST	1/1/2020	2020	2020	2020	12/31/2020	REQUIREMENT	REQUIREMENT
3610	Deck Resurfacing	20	7	24300	4982	783	0	0	5765	18535	2648
3615	Pool Structural Res	10	3	35000	9380	3828	0	5700	7508	27492	3828
3620	Pool Heater	15	5	37500	13198	2209	0	198	15209	22291	4458
3625	Exercise equipment	10	3	10000	2892	888	0	933	2848	7152	2384
3630	Maint Equip/Building/Shed	30	13	10000	1058	0	0	850	208	9792	753
3640	Fence	35	10	127250	9616	3543	0	10300	2860	124390	12439
3650	Paving	15	6	510000	176385	25685	0	882	201189	308811	51469
3660	Painting	5	4	358894	11059	79000	0	75038	15021	343874	85968
3670	AC - Rec Bldg	10	3	28750	5633	2855	0	0	8488	20262	6754
3680	Clubhouse Roof	30	15	71800	22486	1761	0	0	24248	47552	3170
3690	Clubhouse Imp	25	10	41200	3898	1841	0	1091	4649	36551	3655
3810	Creek House	10	2	15000	8492	4169	7000	33544	-13883	28883	14441
3830	Seawall / Satellite Docks (Common Area)	25	22	360000	130984	9957	0	6300	134641	225359	10244
3840	Water Lines	10	3	100000	63356	4038	0	12155	55239	44761	14920
3865	Utilty Carts	10	8	15000	1980	1500	0	281	3199	11801	1475
3890	Reserve Interest				6,718	700	(7,000)		418		
				1,744,694	**472,119**	**142,759**	**-**	**147,272**	**467,606**	**1,277,506**	**218,607**
											54.22
MARINA ONLY RESERVES											
3860	Marina Docks /	35	24	180,000	7,026	7,766		10,000	4,792	175,208	7,300
										ANNUAL	*292.01*

Reserves are computed using the Straight-Line Method

Marina Ne Header replacement
Docks are "concaving"
A few pilings need replacement
$5k-$10k

	Current Yr. Pay Rate	Raise %		
Nan	$46,680	1.5%	$ 47,380	
	Hrly. Rate			Total
F/T Maintenance	$46,680.00	0.0%	$ 46,680	

Taxes @23% of Salaries & Bonuses
SEP IRA 1.5% of Base pay for F/T Employees
$2,000 possible bonus each for F/T Employees

	Nan	Shawn		
Base Pay	$47,380	$ 46,680		$94,060
SEPP	$711	$700		$1,411
Bonuses	$2,000	$2,000		$4,000
	$50,091	**$ 49,380**		$99,471
		Payroll Taxes		$22,554
		Total Contract Labor		**$122,025**

VACCINATIONS - SRV CLUBHOUSE

Flu, Shingles, Pneumonia, Hepatitis A, Tdap, MMR, B12 & B12 Lipo

TUESDAY, NOVEMBER 10,10:00 AM – 12:00 PM

Masks & Social Distancing Required

Please contact SRV Office for appointment Oct. 1, 2020 - Nov. 5, 2020

Bring completed forms to your appointment - available at the SRV Clubhouse by the Office Door

VAXONSITE ACCEPTS THE FOLLOWING INSURANCE

MEDICARE OR PRIMARY INSURANCE (HMO OR PPO)

In-Network with CIGNA, Aetna & Tri-Care East

NO MEDICAID

Vaxonsite is a mobile clinic not a pharmacy and it is the patient's responsibility to know if their insurance has out-of-network coverage, deductible, copayment, co-insurance, usual and customary limit, prior authorization requirements or any other type of benefit limitation for the services they receive. Patient's will be responsible for payment in full to Vaxonsite, LLC for any limitations described. We can be identified by your insurance company with the following information - Vaxonsite, LLC NPI # 1982152054 & Tax ID 473884880

CASH/CREDIT PAYORS: Senior Flu Shot $75, Flu Shot $45

Any questions, contact Lynda Nugent at 513-509-8157

THANK YOU TO LYNDA NUGENT FOR COORDINATING THIS EVENT!

888-385-4555 info@vaxonsite.com PO BOX 1166 Odessa, FL 33556

NPI # 1982152054

Authorization Consent Form for Vaccinations

Name *(please print)* _____ Birth Date _____
Exactly as shown on Ins. Card *Month/Date/Year*

Address _____

_____ _____
City *State* *Zip Code*

Phone _____ ○ Male ○ Female Community Name_____

Medicare Number (new 11 digits) ___ ___ ___ ___ ___ ___ ___ ___ ___ ___ ___

Primary or Medicare Advantage Program Ins. Co. Name _____

MEMBER ID # _____ **GROUP #**_____ **Phone # on back** _____-_____-_____

Place an X in the circle for the vaccine(s) you want to receive. We will discuss all vaccinations prior to administration.

○ **FLU 65+** ○ **FLU** ○ **PNEUMONIA (Pneumovax23)** ○ **PNEUMONIA (Prevnar13)**

○ **SHINGRIX** ○ **Tdap** ○ **Hep A** ○ **B12 $20.** ○ **B12 LIPO $25.**

CONSENT FOR SERVICES, MEDICAL RECORDS and HIPAA PRIVACY INFORMATION

I have been provided with the Vaccine Information Sheet corresponding to the vaccine(s) that I am receiving. I have read or have been explained the information provided about the vaccine I am to receive. I have had the chance to ask questions that were answered to my satisfaction. I understand the benefits and risks of the vaccination and I voluntarily assume full responsibility for any reactions that may result. I request that the vaccine be given to me or to the person named above for whom I am authorized to make this request. I voluntarily authorize and direct my health care provider at Vaxonsite to use or disclose my health information during the term of this Authorization to the physician responsible for this protocol of specific health information of people vaccinated by Vaxonsite, my Primary Care Physician (PCP), my insurance plan and/or state or federal registries, where required, for purposes of treatment, payment or other health care operations (such as administration or quality assurance). This authorization permits Vaxonsite to disclose the following medical records: only documents related to the vaccination(s) received today. This Authorization will remain in effect until my health care provider discloses my health information to the recipient identified above; my health care provider cannot guarantee that the recipient will not re-disclose my health information to a third party. The third party may not be required to abide by this Authorization or applicable federal and state law governing the use and disclosure of my health information. I understand that I may refuse to sign or may revoke (at any time) this Authorization for any reason and that such a refusal or revocation will not affect the commencement, continuation or quality of my treatment by my health care provider. I understand that this Authorization will remain in effect until the term of this Authorization expires or I provide a written notice of revocation to my health care provider. The revocation will be effective immediately upon my health care provider's receipt of my written notice, except that the revocation will not have any effect on any action taken by my health care provider in reliance on this Authorization before it received my written notice of revocation. I acknowledge that I have received the Vaxonsite Notice of Privacy Practices, which is provided at www.vaxonsite.com and at the clinic. Medicare Billing: I do hereby authorize Vaxonsite to release information and request payment. I certify that the information given by me in applying for payment under Medicare is correct. I authorize release of all records to act on this request. I request that payment of authorized benefits be made on my behalf.

Vaxonsite, LLC cannot accept Medicaid. Those insured by Medicaid must see their PCP

I understand and agree that it is my responsibility to know if my insurance has any deductible, copayment, co-insurance, out-of-network, mobile clinic, usual and customary limit, prior authorization requirements or any other type of benefit limitation for the services I receive and I agree that I am responsible for payment in full to Vaxonsite, LLC for any limitations described.

PATIENT SIGNATURE / POA_____ DATE _____

This section to be completed by Vaxonsite RN or Physician:

Date_____ Product_____ Site_____ Lot #_____ _____Exp. Date_____

Date_____ Product_____ Site_____ Lot #_____ _____Exp. Date_____

Administering Immunizer Name & Title _____

ADVERTISING COMMITTEE REPORT

September, 2020

Another Season is upon us!! Let's hope that things will be looking up in our crazy world!! I hope this finds you all well.

I have one new advertiser to introduce you to. Please welcome Dr. Virginia Thornley of Elite Neurology located on Sawyer Road in Sarasota. Check out her ad!!

As usual, I ask that if you have any business person or vendor that you are happy with to please recommend advertising in News & Views. Just give them my name, email or phone number and I will set them up.

Thank you for supporting our advertisers!!

Regards,
Jerry Stuenkel
Advertising Rep. for News & Views
248-425-3918
jkstue@gmail.com

Building Committee Report

Sept. 19, 2020

The Building Committee Meeting scheduled for Sept, 2020 was not held. The Committee consist of Bob Dressler, Doug Spencer, Ron Quattro, Bill Hallisey, Andrew Nyce and myself. Items residents still need to pay attention to are listed below.

Villa Alterations And Repairs: **Please Remember** Even though SRV is operating in a limited mode, in order for the SRV Board of Directors to approve any alterations or repairs to your villa, a **"Request to Modify Condominium Property"** form must be completed and submitted to the office with a copy of the **Sarasota County Building Permit**, and copies of the **Contractor License and proof of Liability Insurance.**

Approved "Request to Modify": From June 1 to date, we have had 12 "Request to Modify" approved with the required documents submitted.

Water Breaks: We have had two major water brakes in the last month. Thanks to everyone for their patience and cooperation while repairs were being made.

Water Usage Is Up, We are asking ALL residence to check their toilets to make sure they are not leaking, Be sure to check the toilet you don't use that often. Also check your outside shut-off valve to see if it is dripping.

Cast Iron Pipe Restoration Continues : As of August 20, 16 Villas have had their cast iron pipes cleaned and lined. Andrew Nyce V-142 has been working diligently with PRS Pipe Restoration Solutions on volume discount pricing on Cleaning, Lining and Replacing sewer lines here in Strathmore. Andrew has previously put out information in an E-mail to residences about PRS pricing and contact information.

Pool Pavers Warning, Please be careful in the pool shower area. **Please** do not use soap or shampoo at the pool shower. Since the pavers have weathered, other areas are much better.

Building Committee Chairman
Donald E. Puls

PROGRAMS & SERVICES COMMITTEE – REPORT SEPTEMBER 2020

Thank you to all the fabulous residents who have helped neighbors with shopping, errands, making masks, and more during this pandemic.

- If you are willing to volunteer to help residents, please contact Nan at the Office 941-922-8188

Updates on Programs & Services:

- Annual Meeting Electronic Voting– Mary Hoch and Lynda Meyer, Chairpersons
  - 150+ Owners have signed up for Electronic Voting
  - Two Information & Training sessions were held during September
    - Next Session – Saturday, October 10, 9:30 AM - Clubhouse
  - If you want to sign-up for Electronic Voting, contact Nan at the SRV Office for a Consent Form
  - Thank you Nan and Justin for your help!
- Vaccinations – Linda Nugent, Chairperson
  - Tuesday, November 10, 10:00 AM – 12:00 PM
  - Schedule appointment with Nan at the Office 941-922-8188 starting October 1, 2020
- Louise Pearson recommended to find a place in the Clubhouse for Medical Devices to be shared with residents as needed --- unfortunately there is no room in the Clubhouse
- Multi-Purpose Recreation Courts Committee – Mary Hoch & Joe Morganstern, Chairpersons
  - Requested the BOD include additions of Multi-Purpose Courts on the Annual Meeting Ballot
  - Received quotes from vendors for the installation and maintenance of courts
  - Developing Educational Flyers and planning a Town Hall for November pending COVID 19 restrictions
- Exercise Classes, Water Aerobics, Educational Seminars, Lunch Bunch, Art Fair, Food Truck Event and more!
  - All classes and events are on hold based on COVID 19 restrictions

Please stay safe! If you would like to join our committee, please contact Mary Hoch at 941-914-4717.

Respectively submitted,

Mary Hoch, Chairperson
Committee Members: Heather Kleimeyer, Lynda Nugent, Louise Pearson, Mary Pietsch

SOCIAL PROGRAMS – JEAN BURNS

Social Programs will continue to be cancelled until the end of October when we open up with a **HOWLING HALLOWEEN POOCH PARADE** on October 31, 2020 at 10:00 A.M. We're opening up with a fun party for everyone, whether you have a dog or not, please join the festivities.

Dress your dogs in costumes or bring them as they are; you may dress up like your dog or come any way you wish. We had a Pooch Parade 6 years ago and all the dogs and owners had lots of fun. We'll have some Awards for dog costumes and special dog traits. If your dog wins an award, you will receive a certificate that is suitable for framing.

Bring your completed Reservation Slip with $2 to Nan at the SRV Clubhouse or to Harriet's Villa 224 on Parkway H by 10/24/2020 or earlier. The sooner the better! Please bring correct change.

The Judges: JoAnn Stout, Lynda Nugent and Don Quitter. The judges do not own a dog.
The Committee: Harriet Marek, Jerry Stuenkel, Ellie Barr & Sue Sullivan

Every dog will leave with a prize or gift, maybe even new friends.

We're going to try for a ***SIP N' DIP*** on November 5th, the first Thursday of the month. Unlike previous years we will require a head count as to know how many are coming. We must continue to practice social distancing as much as possible. Call the office or Jean Burns if you are coming. You might try just bringing food for yourself or your table instead of supplying a dish to share with everyone. It is your call. WE WILL BE DINING OUTSIDE NOT INSIDE; BUT WE STILL NEED A HEAD COUNT. As the days go by and we get closer to November, maybe they'll be some good news about COVID-19.

CABARET is scheduled for November 16th with ***COUNTRY ROSE BAND.*** Lead singer Jan Gray is one of our own. Weather permitting we may have it outside. Everything is really still up in the air depending on COVID. Reservations will be required because we must follow all health guidelines.

LUNCH BUNCH is on hold for the time being because of COVID 19.

Hope you all are staying safe and well. Remember to keep wearing masks; they along with the Grace of God are keeping us safe.