

News & Views

NOVEMBER, 2018 NEWSLETTER

2700 RIVERBLUFF PKWY, SARASOTA FL 34231

Strathmore Riverside Villas A 55+ Community



President's Report:

Results of the October meeting of the Board of Directors.

Linda Meyer was appointed Chair of the Election Committee.

Don and Margaret Quitter have held this position in the past but have other commitments this December and needed to resign from the Chairmanship. The Board accepted their resignation and thanks them for their past service to SRV.

The Board approved the SRV 2019 budget. The monthly fee per villa starting January 1, 2019 will be \$351.00. This includes both the Operating and Reserve Budgets.

The Board approved minor changes to the Rules & Regulations. All owners will receive the new pages to be inserted into your documents. The new Rules and Regulations go into effect Nov. 25, 2018.

Board approved the purchase of one additional security camera for the office area. Also four Motorola two way radios for better and faster communications, when needed, between the office, maintenance personnel and Safety and Security Committee.

Board approved having Sarasota Document provide a locked 95 gal. tote container for SRV residents to insert documents that they wish to have shredded. The plan is to have this available for a two week period once in the fall and once in the spring. There is NO cost to those taking advantage of this service. The cost to the association is \$50.00 for each two week period.

Reminder to all that the next Board Meeting will be November 15th not November 22nd because of Thanksgiving.

Jerry McDermott, President



Jerry McDermott

President's Report

Board Members

President	Jerry McDermott (2019 TL*)
Vice President	Karl F.W. Zuber (2018)
Secretary	Stan Feldman (2019)
Treasurer	Stephen Zimmerman (2018)
	Roberta Chandley (2018)
	Larry Gill (2019)
	Ron Quattro (2018 TL*)
	Jean Senninger (2018)
	Carl Shepherd (2019)

Note: Executive Committee is listed in bold.
*TL denotes "Term Limit"

Committees

Advertising Sales	Jerry Stuenkel
Audit	Karl F.W. Zuber
Budget	Stephen Zimmerman
Building	Ron Quattro
Calendar	Jean Burns
CIO	Stan Feldman
Clubhouse	Jean Senninger
Communication	Stan Feldman
Docs Committee	Linda Meyer
Dock Master	Bill Hallisey
Elections Committee	Linda Meyer
Grounds	Carl Shepherd
Insurance	Stan Feldman
Legal Committee	Marty Risacher
Library	Harriet McDermott
Newsletter Editor	Carol Maccio
News & Views	Stan Feldman
Phone Book	Nan Thomas
Programs / Services	Roberta Chandley
Property Manager	Justin Gonzalez (Wed.) Justin@ArgusMgmt.com
Public Relations	Roberta Chandley
Sales, Lease & Rental	Lillian Doherty
Safety & Security	Larry Gill
Social Committee	Jean Burns
Website	Stephen Zimmerman
Office - (922-8188)	Nan Thomas (Mon - Fri, 9:00 am-3:00 pm)

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TREASURER'S REPORT

Month Ending September 30, 2018

And

Year-to-date (YTD) January 1, 2018 through September 30, 2018

Balance Sheet

SRV's Balance Sheet for September reflects Total Assets of \$1,091,198.93 vs. Liabilities of \$640,204.92 resulting in an Equity position of \$450,994.01

Total Revenue for September of \$117,146.51 was slightly below budget by \$64.24

Total Expenses for September of \$125,981.48 was over budget by \$8,770.74

The main contributors to the overage were:

- 7440 · Rec Facility over budget by \$5,570.78 (bathroom updates)
- 7810 Insurance expense over budget by \$15,637.93

Most all other categories were under budget by approx. \$12,000 thereby offsetting the items listed above.

Net Income for September was a negative \$8,834.97

Revenue Year-to-date (YTD) of \$1,066,055.58 has exceeded budget by \$5,908.83

Expenses Year-to-date (YTD) of \$1,070,748.15 are ahead of budget by \$10,601.40

Net Income Year-to-date (YTD) is a negative \$4,692.57

Bank Account Balances as of 9/30/2018:

Operating Accounts	\$198,499.51
Insurance Sinking Fund	120,986.35
Reserve Accounts	<u>547,681.96</u>
Balance	\$867,167.82

Reserve Account balances	
Deck Resurfacing	\$11,483.05
Pool Interior	\$5,900.64
Pool Heater	\$10,540.19
Exercise Equipment	\$1,361.06
Maintenance Equip. & Building	\$9,668.93
Fence	\$6,846.72
Paving	\$176,908.86
Painting	\$55,511.90
AC Rec. Bldg.	205.60
Club House roof	\$20,269.34
Club House Improvements	12,237.74
Creek House Projects	\$3,938.00
Seawall / Marina Retaining Wall	\$113,430.60
Sewer/water Lines	\$66,568.70
Marina/Docks	\$51,916.36
Reserve Interest	\$723.75
Total Reserves	\$547,511.44

2018 Total Reserve Expenses to Date: \$82,137.97

Delinquent Assessment Report:

As of October 15th, 2018 there are 32 Members delinquent in their monthly assessments vs. 23 in August.

- Total arrearage for those 32 Members has increased to \$21,185.39 vs \$19,930.21 in August
- 27 members are two months, or less, past due for a total of \$7,227.04
- 5 members are past due a total of \$13,958.35

Respectfully Submitted,

Stephen Zimmerman
Treasurer



SRV AUDIT REPORT

The Audit Committee was held October 18, 2018. Present were, Celia Cooper, Vince Doherty, Gloria Zuber and Karl Zuber.

We audited the SRV Checking account, Program and Services account and Petty Cash account. Everything was in order except Petty Cash, which was minus \$3.35.

Two signatures are required on every check, but we found that one check was cashed with only one signature. Also, one check was missing in numerical order. We contacted Argus and they confirmed that it was a skipped number. I spoke with our treasurer, Steve Zimmerman, and he confirmed the checking account was in balance.

I want to thank both Jean Burns and Nan Thomas for their cooperation and excellent bookkeeping.

Respectfully Submitted,
Karl F. W. Zuber

Sales & Rentals Orientation Committee Report



October, 2018

Rentals

There was 1 rental (E) \$1,500 (Y)

There were 2 Sales

C \$185,000

E \$155,000

There were 3 orientations for Sales since our last meeting.

Contact Nan at the office if you are interested in renting your villa. She'll let you know if there is availability, or if you will be added to the wait list.

Prior to renting you'll need to submit a Request-To-Lease form to the office for approval. This procedure also applies to owners to Exempt villas. Forms can be picked up at the office. Please see Nan with any questions.

Respectfully submitted,
Lillian Doherty, Chair

Directory Changes for October, 2018

Villa #	Delete	Add	Telephone	E-Mail
V-038		Joseph & Karen Morgenstern 5473 Riverbluff Circle	419-564-6066 419-565-0877	Joemorgan61255@gmail.com
V-075		Taylor, Paul 2727 Riverbluff Way	941-914-4366	paulrtaylor@gmail.com
V-078		Joe & Janet Shannon	917-991-7715 Janet 917-885-4215 Joe	

DEATHS

Villa #	Name	Date Died
V-47	Nancy Rosenblum	



Notes from the Office Office Hours: Monday-Friday 9:00 a.m. - 3:00 p.m.

Welcome back to our snowbirds! Don't forget to stop in and let me know that you are here so that mailings can be sent to your correct address.

Nan Thomas

MEET THE CANDIDATES

IT IS THAT TIME OF THE YEAR AND WE ARE LOOKING AT OUR OWN SRV ELECTIONS. THIS YEAR BEING THE ODD YEAR, WE WILL HAVE FIVE (5) OPENINGS AND WE ARE LOOKING AT SEVEN (7) POTENTIAL CANDIDATES.

YOU WILL HAVE THE OPPORTUNITY TO MEET THEM AND ASK QUESTIONS ON:



TUESDAY
NOVEMBER 13, 2018
2:00 PM
CLUBHOUSE

Maintenance



October, 2018

Painting of the scheduled villas has begun. A map of the scheduled villas is available on the large bulletin board at the clubhouse. If your villa is scheduled to be pressure washed and painted, please prepare your villa by removing wall hangings, furniture etc. We have been sending messages via phone with our most up to date timeline. Please be patient, as this is a work in progress and will take time to complete all of the scheduled 66 villas.

As our snowbirds are returning, this is a good time to review the Rules and Regulations.

As a reminder, parking on the grass and on the roadways, is prohibited. We have had multiple sprinkler heads broken and complaints from Waste Management regarding blocked roadways when trying to pick up garbage and recycle. Please be mindful of where your guests/contractors are parking and be sure that they are parked in a designated parking spot.

Modification forms are required for any work being performed in your villa. The forms are available at the office and require board approval before the commencement of work.

The dock work has started and will last for the next few months. Please be patient and stay away from the work area.

The Sarasota County school kids need your help again! If you have box tops or Campbell Soup labels, please drop them off at the office.

Thank you,

Shawn Gubody, Maintenance Supervisor

Programs & Services / Social Programs



October, 2018

We had a very well attended Sip'Dip as many of our snow birds have returned. I had music playing through our new audio system but as there was so much updating going on as to what everyone had been doing during the summer it was drowned out by happy talk.

A representative from Mote Laboratories gave us a very interesting presentation on Mote's endeavors to rebuild our coral reefs. They have discovered a way to accelerate the growth of coral in the lab and then attach it to an ailing reef and thus repair the reef and bring it back to good health. We were also happy to hear that Mote is doing extensive research on red tide. The accelerated blooming of the tide bacteria is the big problem they are trying to understand and stop. It seems red tide has been around for a couple of hundred years but recently the blooming of the bacteria has increased dramatically.

We are looking forward to our Halloween party. We have sold a lot of tickets so be on the outlook for lots of witches and ghosts on October 31.

Roberta Chandley,
Chair

Advertising Sales Committee Report



October, 2018

This month I have attached a list of vendors or contractors that are presently advertising in *News & Views*. I have categorized them by specific services. I hope this is helpful.

As always, please let me know if you have a contractor or provider that you are particularly pleased with their service. Perhaps they will advertise with us.

Have a great month!!

Jerry Stuenkel

Sales Representative for Advertising in *News & Views*

248-425-3918

jkstue@gmail.com

CONTRACTOR CATEGORIES

ACCOUNTING SERVICES

Kim A. Kildahl, CPA, CVA

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Heat Buster's Heat & Air

Wentzel Heating & Air

Veteran Air

- APPLIANCES, ELECTRIC, PLUMBING

Badger Bob's Appliances

Lighthouse Electric

Professional Plumbing, PPD

BEAUTY AND HAIR

Susan--Salon Michele

Valerie--Hairstylist

CAR WASH

BIG Finish \$5 Car Wash

CARPET CLEANING

Gulf Coast Carpet Cleaning

John the Butler Carpet Cleaning

CHIROPRACTIC SERVICES

Paisley Chiropractic

COMPUTER SERVICES

TU BE COMPUTER SERVICE

HOME DECORATING

Creation's Flooring

Eurostiles

HOME IMPROVEMENT & REMODEL

Gulf Coast Disaster Service

Paul Davis Restoration

West Florida Contractors

HOME SERVICES

Bill's Window Cleaning

Bizzy Beez Cleaning Service

McDougall Locksmith

MARINE SERVICES

Central Marine

PEST CONTROL

Coastal Pest Control

PestShield Termite & Pest Srv.

REALTORS

Jean Burns, Waterside Realty

Julie LaLande, LaLande Properties

Pat Reid, Horizon Realty Int.

ROOFING

Ocean Roofing

Rasmussen Roofing

SUNDRIES AND SWEET TREATS

Abel's Ice Cream

Clubhouse Committee Report



October, 2018

The Committee held its first meeting after the summer break on September 18, 2018 (the third Thursday of the month) at 9:30 AM. In attendance were Ellie Barr, Kathy Kelley, Linda Rorick, Jerry Stuenkel and Jean Senninger.

Two very good things happened this summer concerning the clubhouse. All the patio furniture was re-webbed. And an elliptical machine and a new treadmill were added to the exercise room.

At this time, the bathrooms inside the clubhouse near the pool exit are being remodeled and the outdoor workman bathroom has had an extensive renovation.

Now that we are back from the summer hiatus, the clubhouse committee will be meeting the third Thursday of every month. If you have concerns or ideas for the clubhouse, please join us.

Respectfully Submitted
Jean Senninger
Clubhouse Chair

Grounds Report



November, 2018

Let's begin with reflection & contemplation.

The grounds team met on October 8, 2018. Present were: Celia Cooper, Kathryn Hallisey, Peggy Dunne, Steve Salemi, Roberta Chandley and Marita Spencer.

Joining us for our play-in-the dirt activity were Frank and Diane Wilson. Legacy team member Sue Zimmerman was away on a much deserved vacation, but with us in spirit.

This outstanding team of individuals have accomplished much these past ten (10) months. This list of accomplishments are many, as reported in our S.R.V. news letters in 2018. Your many calls and heart felt complements on how beautiful the grounds are being transformed are truly appreciated. Thank You.

At the January 2019 Board meeting a Request For Proposal (RFP) document will be presented to the Board for review, discussion, and approval. This document will be offered to selected contractors to bid on our total landscape requirements, beginning on October 22, 2019. This is the date our existing contract with Bloomings Landscape Company ends. The Grounds Committee will offer the Request For Proposal (RFP) to 4-5 vetted vendors. Note that Bloomings Landscape Company will indeed be offered this opportunity in light of their long-term relationship with S.R.V. Your Grounds Committee views this task as one of the most important endeavors we have undertaken.

Last word...for several months, members of the "play-in-the-dirt" landscape team has met every Monday for two (2) hours, between 7:00 a.m.-9:00 a.m. to work on enhancing and beautifying our lovely property. We have enhanced many, many areas throughout S.R.V. and it shows. Would you like to join us? We would love your help, if you desire and feel you can do this work. Two (2) hours, every Monday, weather permitting. Meet at the clubhouse parking lot, at 7:00 a.m. sharp. Bring gloves, pruning shears, rakes, etc. A cooler of ice-cold bottled water is always available.

Carl Shepherd
Chairman

Safety and Security Report



October, 2018

The Safety and Security Committee Members are: Larry Gill – Chairman, Vince Doherty, Jim Goese, Jack Needles, Bob Piper and Bob Dressler. Our meeting time is the third Wednesday of each month at 9:00am at the clubhouse. Please bring any comment or questions to discuss to our next meeting or write them down and put them in the “Suggestion and Idea Box” or contact a committee member. Your ideas, comments, and suggestions are always welcome.

Solicitors, non-residents on property – The end of September Safety and Security asked four people to leave our property. One was a political worker going door-to-door promoting their candidate, one was a homeless woman who was using our contractor’s bathroom at the clubhouse and two teenage boys dropped off by their mother to fish in the marina. All left peacefully, although the homeless woman had a few colorful words while departing. Please report any solicitors to the office or Safety & Security.

Threatening Behavior by Owner – During the first weeks of October, on two occasions, a SRV owner exhibited threatening behavior towards our Maintenance Supervisor Shawn and our Office Manager Nan and a verbal threat against our Property Manager Justin. On the first occasion this person told Shawn he had a pocket of rocks he would throw at him, and on a second occasion displayed a Taser, which he activated in an aggressive movement, threatening Nan, saying this was for Justin. This person on Monday the 15th parked his vehicle with a camera aimed at and watching the front door of our clubhouse in what is believed to be for watching when Shawn or Nan came or went or when one or the other was alone in the clubhouse. The Sarasota County Sheriff’s office was called twice, but has been unable to make contact with this individual as of this report. The case is still open. The theory is this person was upset with the association due to his roof mansard had a leak that he believed the association should be responsible to repair. He was told that the roof maintenance is the owner’s responsibility and that all repairs had to be consistent with SRV’s rules for paint color and material, apparently upsetting him. This threatening, aggressive behavior has made it necessary for SRV to add an additional security camera to our security system, purchase two-way radios for our office and maintenance staff to always be in contact with each other and added security personnel at the clubhouse when Nan is alone.

Speed limits and responsible driving – As more of our seasonal residents return to SRV, our streets are fuller with cars, bike riders and people walking the community. Please slow down, look both ways for cars, bike riders or people out for a walk, especially when backing out of your carport. Safety & Security received a report recently of a couple almost being hit by a car backing out from the carport. Please remember to ride your bike on the right side of the road riding with traffic and walk on the left side of the road facing traffic. Obeying the speed limit and stop signs are recurring problems in SRV, please be a responsible driver and slow down. Also remember to park your vehicle or your guest’s vehicle in the carport or a designated parking space. Do not park on the side of the roadway.

Respectfully Submitted,
Larry Gill



HURRICANE SAFETY AND PREPAREDNESS:

Hurricane Michael made landfall near Mexico Beach, Florida as an unprecedented Category 4 hurricane, with winds of up to 155 miles per hour Wednesday afternoon.

“Hurricane Michael is the worst storm that the Florida Panhandle has ever seen, and one of the worst power storms to ever make landfall in the United States,” Florida Gov. Rick Scott said at a press conference Wednesday night. Just three major hurricanes have hit the Panhandle since 1950.

The following pages show just some of the activities that residents of the SRV Community performed to provide aid to those devastated by this horrific storm.

The Library Corner



Harriet McDermott
Library Keeper

If the Library Return Box is any indicator of the Snowbirds returning, from October 1 to October 19; 416 books, magazines and DVDs were returned to the Library. I think that is a record for a 19 day period.

We may fail to mention the large collection of DVDs, Audio Books and Puzzles that are located in the room south of the book section. Do take a look. Lots of good entertainment is available.

NEW ARRIVALS

HARD BACKS

<u>Copyright</u>	<u>Author</u>	<u>Title</u>
2018	Stuart Woods	The Money Shot
2018	James Patterson	The Games
2018	Chloe Benjamin	The Jersey Brothers
2017	James Patterson	Haunted

PAPERBACKS

2018	Fern Michaels	Truth or Dare
2018	James Patterson	Home Sweet Murder
2018	Christine Feehan	Judgment Road
2018	Lynsay Sands	Twice Bitten



Thank you to all that helped fill the truck with needed items for the victims of Hurricane Michael.

Shawn filled his truck and delivered the donations to the American Red Cross on Friday.





Thank you to those that helped sort and box the items.

SRV is a community that cares!



November 2018

Sun	Mon	Tue	Wed	Thu	Fri	Sat
NANCY ROSEBLUM CELEBRATION OF LIFE SERVICE AT: ST ANDREW UNIT- ED CHURCH OF CHRIST AT 6908 BE- NEVA ROAD, 34238	AT 1:30 P.M. FOLLOWED BY RECEPTION AT SRV CLUBHOUSE FROM 3 - 5 P.M. SATURDAY NOV 10TH	Every Tuesday 8:30 A.M. into to benefits of Qi Gong/Tai Chi 9 A.M. - 10 A.M. Morning stretch - Qi Gong/Tai Chi		1 5:00 Sip N' Dip 6:30 Pay Me & Pass the Ace	2 10:00 Chair Exercise 4:00 Easy Aerobics 6:30 Pinochle	3 70's - 80's Ticket Sale 10:00 - 11:00
4 DAYLIGHT SAVINGS TIME ENDS 6:30 Hand & Foot	5 10:00 Chair Exercise 1:00 Line Dancing 4:00 Easy Aerobics 6:30 Rummi-kub 6:30 Euchre	6 ELECTION DAY 9:00 Qi Gong/Tai Chi 10:00 SRV Singers 6:30 Bridge	7 4:00 Easy Aerobics 7:00 Poker	8 12:00 Lunch Bunch Trivia 50/50 Drawing - Piano 6:30 Pay Me & Pass the Ace	9 10:00 Chair Exercise 4:00 Easy Aerobics 6:30 Pinochle	10 NANCY ROSEBLUM'S CELEBRATION OF LIFE. SEE TOP OF CALENDAR FOR DETAILS.
11 VETERAN'S DAY 6:30 Hand & Foot	12 10:00 Chair Exercise 1:00 Line Dancing 4:00 Easy Aerobics 6:00 60's, 70's & 80's Party	13 9:00 Qi Gong/Tai Chi 10:00 SRV Singers 2:00 Meet the Candi- dates for the Board 6:30 Bridge	14 11:00 Book Club 4:00 Easy Aerobics 7:00 Poker	15 9:30 Board Meeting 6:30 Pay Me & Pass the Ace	16 10:00 Chair Exercise 4:00 Easy Aerobics 6:30 Pinochle	17
18 6:30 Hand & Foot	19 10:00 Chair Exercise 1:00 Line Dancing 4:00 Easy Aerobics 6:30 Rummi-kub 6:30 Euchre	20 9:00 Qi Gong/Tai Chi 10:00 SRV Singers 6:30 Bridge	21 4:00 Easy Aerobics 7:00 Poker	22 THANKSGIVING	23 10:00 Chair Exercise 4:00 Easy Aerobics 6:30 Pinochle	24 Decorate Clubhouse Inside & Out 10:00 until finished
25 6:30 Hand & Foot	26 10:00 Chair Exercise 1:00 Line Dancing 4:00 Easy Aerobics 6:30 Rummi-kub 6:30 Euchre	27 9:00 Qi Gong/Tai Chi 10:00 SRV Singers 6:30 Bridge	28 4:00 Easy Aerobics 7:00 Poker	29 6:30 Pay Me & Pass the Ace	30 10:00 Chair Exercise 4:00 Easy Aerobics 6:30 Pinochle	

Advertisement

Disclaimer: SRV News & Views advertising provides residents with options when choosing a service provider. We do not endorse any of these advertisers. It is up to each individual home owner to check references, the Better Business Bureau and the Florida Licensing Board when hiring any contractor or business person.



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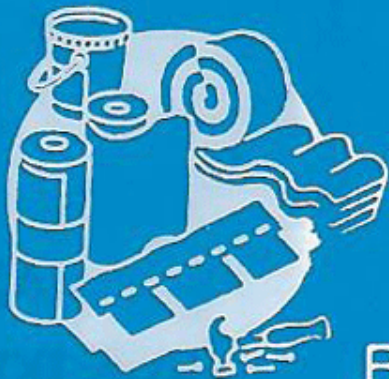
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- Kitchen & Bath Remodeling
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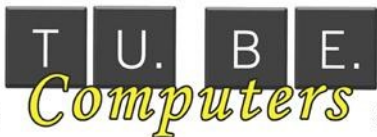
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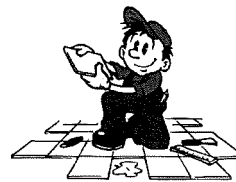
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STRATHMORE RIVERSIDE VILLAS ASSOCIATION, INC.

SRV BOARD MOTIONS – October 28, 2018

Motion – To approve the 9-27-18 minutes – ***Motion carried.***

Motion – To approve Linda Meyer as new chair of the Election Committee – ***Motion carried.***

Motion – To approve the financial report – ***Motion carried.***

Motion – To approve the Sales and Rental report – ***Motion carried.***

Motion – To approve the 2019 Operating and Reserve Budget – ***Motion carried.***

Motion – To approve the R&R's section V-M amendment as attached – ***Motion carried.***

Motion - To approve the R&R's section V-II-1 amendment as attached – ***Motion carried.***

Motion - To approve the R&R's section V-III E amendment as attached – ***Motion carried***

Motion - To approve the R&R's section V-III F amendment as attached – ***Motion carried***

Motion - To approve new security camera for \$879.81 – ***Motion carried.***

Motion – To approve a commercial grade two-way radio for the office and maintenance team at \$1,601.79 – ***Motion carried.***

Motion – To approve a paper shredding service twice a year at \$50 per pickup – ***Motion carried.***



Strathmore Riverside Villas
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Sarasota, FL 34231