

News & Views

JANUARY, 2017 NEWSLETTER

2700 RIVERBLUFF PKWY, SARASOTA FL 34231

Strathmore Riverside Villas A 55+ Community



President's Report

The SRV Annual Membership Meeting was held on December 12, 2016.

The five new Board Members elected for two year terms are: Harriet Marek, Ron Quattro, Jean Senninger, Steve Zimmerman and Karl Zuber.

Many "Thanks" and "Gratitude" to the five members who completed their terms as of the Annual Meeting. Su Harley served as President the past two years, Ron Quattro served as Building Chair the last two years, Dale Leinberger served as Chair of the Audit and Doc's Committee for two years, Eileen Evans Club House Chair the last two years and to David Clarke Treasurer the past two years.

A total of 259 owners out of 336 voted.

Results of the Issues voted upon:

1. Should the Association opt out of the statutory requirement for fire sprinkler retrofitting?

A majority of each section required to pass.

Section 1. 102 Yes 24 No PASSED

Section 2. 75 Yes 43 No PASSED

Section 3. 77 Yes 15 No PASSED

2. Should the statutory reserves be reduced for the 2016 fiscal/calendar year to an amount determined by the Board of Directors?

136 voted Yes 96 voted No. PASSED

3. To avoid adverse tax consequences for the association, should the surplus funds from the 2016 fiscal/calendar year budget be applied to the budget for the 2017 fiscal/calendar year?

222 voted Yes 6 voted No. PASSED

4. Should the Association allocate reserve interest earned in 2016 to reserve accounts as determined by the board of directors?

220 voted Yes 15 voted No. PASSED

A very Big "Thank You" to the Election committee for the work and hours they put in to make this election go so smoothly. Co-chairs Margaret & Don Quitter, Bob & Theresa Dressler, Lillian & Vincent Doherty, Linda Meyer, Roger & Karen Kondik and Dottie Gustavson

Also a big "thank You" to our Argus Property Manager Michael Amerine and the Argus crew he brought in to help with the counting of all the votes.

Jerry McDermott, President



Jerry McDermott

President's Report

In This Issue

Board Members

| | |
|----------------|------------------------|
| President | Jerry McDermott |
| Vice President | Karl F.W. Zuber |
| Secretary | Jean Burns |
| Treasurer | Stephen Zimmerman |

Don Puls

Ron Quattro

Sue Knapp

Jean Senninger

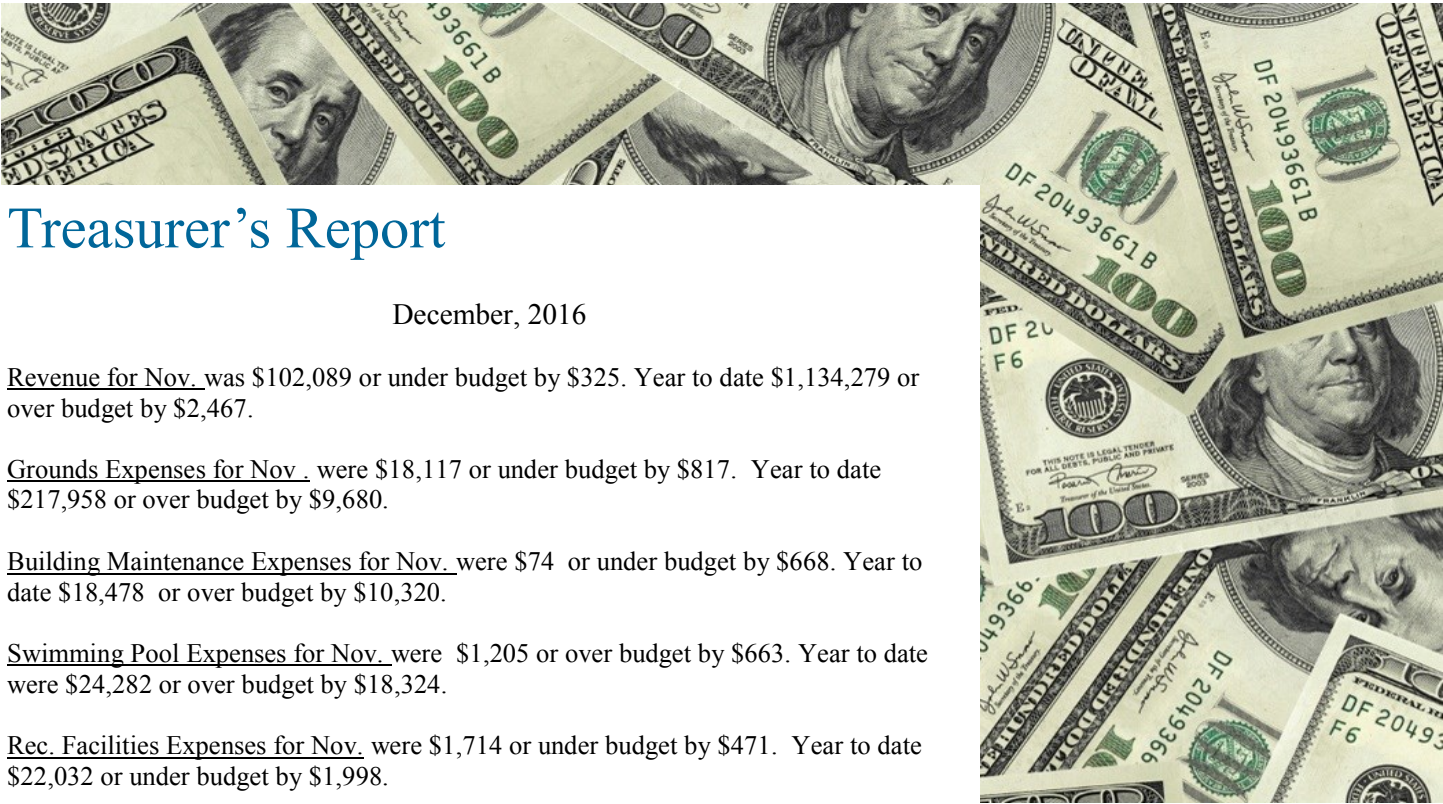
Note: Executive Committee is listed in bold.

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 | Don / Margaret Quitter |
| Grounds | Su Knapp |
| Insurance | Stan Feldman |
| Legal Committee | Marty Risacher |
| Library | Harriet McDermott |
| Newsletter Editor | Carol Maccio |
| News & Views | Stan Feldman |
| Phone Book | Nan Thomas |
| Programs / Services | Jean Burns |
| Property Manager | Michael Amerine (Wed.) Michael@ARGUSMGMT.com |
| Public Relations | |
| Sales, Lease & Rental | Lillian Doherty |
| Safety & Security | Don Puls |
| Social Committee | Kathy Kelly |
| Website | Stephen Zimmerman |
| Office - (922-8188) | Nan Thomas (Mon - Fri; 9:00 am-3:00 pm) |

| | |
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Treasurer's Report

December, 2016

Revenue for Nov. was \$102,089 or under budget by \$325. Year to date \$1,134,279 or over budget by \$2,467.

Grounds Expenses for Nov. were \$18,117 or under budget by \$817. Year to date \$217,958 or over budget by \$9,680.

Building Maintenance Expenses for Nov. were \$74 or under budget by \$668. Year to date \$18,478 or over budget by \$10,320.

Swimming Pool Expenses for Nov. were \$1,205 or over budget by \$663. Year to date were \$24,282 or over budget by \$18,324.

Rec. Facilities Expenses for Nov. were \$1,714 or under budget by \$471. Year to date \$22,032 or under budget by \$1,998.

Utility expenses for Nov. were \$26,037 or under budget by 4,280. Year to date \$332,627 or under budget by \$856.

Payroll expenses for Nov. were \$ 9,490 or over budget by \$1,732. Year to date \$105,634 or over budget by \$20,293.

Administration expenses for Oct. were \$ 42,044 or over budget by \$228. Year to date \$395,889 or under budget by \$64,087

Net Income for Nov. was positive \$3,409. Year to date is positive \$26,277.

| | |
|--|-------------|
| Cash available in the Checking/Operating Accounts: | \$567,283 |
| Total in all Reserve Accounts: | \$648,387 |
| Total Checking, Savings & Reserves: | \$1,215,670 |

Strathmore Riverside Villas Customer Balance.

(Members delinquent in their payments)

As of November 30,2016 there were 12 members in arrears for a total of \$29,005
 Two members are in foreclosure and or bankruptcy for a total of \$27,053
 One member is in arrears two months plus penalties for a total of \$768
 Three member are in arrears one month plus penalties for a total of \$1,060.
 Six members owe for late fees for a total of \$125

David Clarke, Treasurer



| Reserve Account Balances | |
|---------------------------------|--------------|
| AC Rec. Bldg | \$9,206.00 |
| Clubhouse Improvements | \$8,180.00 |
| Clubhouse Roof | \$17,046.00 |
| Pool Heater | (\$3,649.00) |
| Pool Interior | \$3,875.00 |
| Seawall / Marina Retaining Wall | \$283,117.00 |
| Sewer/water Lines | \$66,502.00 |
| Fence | \$9,800.00 |
| Creek House | \$1,250.00 |
| Marina/docks | \$19,714.00 |
| Deck Resurfacing | \$9,422.00 |
| Maintenance Equip & Buildings | \$5,871.00 |
| Paving | \$156,278.00 |
| Painting | \$56,622.00 |
| Reserve Interest | \$5,153.00 |

Grounds Report



December, 2016

Landscape Project Status Report & Audit of Phase 1 and Phase 2 Construction

The purpose of this document is to provide the Strathmore Riverside Villas Community with a brief report of the recently implemented landscape enhancement project.

This project was presented by the Grounds committee to Board of Directors. It was fully vetted and approved by two boards unanimously authorized on October 2014. The key is the landscape had outgrown its value and the cost of maintaining it was higher than it was worth. I.e.: fertilizing 35 year old bushes they will never improve. **This 5 year plan to implement 73 villas a year will create a much needed improved landscape as well as less hedge trimming costs and maintenance..**

As Committee chairperson I established a Monthly Project meeting with Bloomings staff, Bill Hallisey and Ceil Cooper. Monitoring of water bills on a monthly basis by Don Quitter was established. Don Puls, a Documentation Specialist has responsibility to maintain the status. We meet on a monthly basis to discuss the billing. Nan, Shawn Don and I are keeping a very close evaluation of the results. We did have a major leak but it *was not due to "irrigation"*. Three days of leaking water. Logging this information and providing documentation to the County we received a substantial credit in our billing. Notification and monitoring is the key! Currently we are monitoring a situation which when repaired in villas will submit for a credit. Please check your toilets and faucets and notify the office if you have a leak.

Lessons Learned:

Of course we had issues relevant to the implementation. Permits were delayed, back flow preventers were tampered with after installation, solar rain sensors were pulled by unauthorized people and wires exposed. Reinstallation was necessary causing delays in irrigation. Random permits were taken from folder in front of clubhouse. Resident objections were explained and clarified. Some objections were helpful to keep us on our toes! Weather affected progress...rain daily and lightening!

Testing:

Testing of water surges were completed in several villas. Water in shower was on and sprinklers were activated without any delays in showering or possible scalding. Board members and vendor completed testing in residents villas.

Landscape Design Adjustments

Canalbluff Lift Station created difficult landscape issues for a pleasing view for the resident.

We met with the county and received agreement to add a fence built by Shawn to hide unsightly utility box and painting of cement area. This took several days of discussions but overall visual is improved. Safety Notification regarding trees hiding the "addresses" on villa. These will be removed and relocated.

Irrigation:

Irrigation Mapping has been provided to committee and includes timers and BFP locations. Quarterly inspections have been documented and completed.

(Continued on page 5)

(Continued from page 4)

Irrigation installation was slow due to trenching requirements and large root systems. Blooming's subcontracted an irrigation company to utilize trenching and installation of systems. This expedited the project at no extra cost to our association.

Irrigation heads were adjusted if interfering with driveway or windows.

Irrigation installation costs:

Questions have been asked relevant to the cost of the irrigation installs. These costs are not extra to our project. These are included in the overall cost quoted on original project!

Sensors:

Electrical sensors were not used. Solar rain sensors were installed. Locations were identified.

Communication with Residents:

Summer educational presentations were held for new residents. New residents this season will be invited to attend informational overview in first quarter of 2017.

One Call notification was used to inform most recent residents of installation updates.

Positive Comments have been both verbally expressed and written to the committee regarding the project enhancement.

Communication with Bloomings:

Communication via text between committee chairperson and Blooming's supervisors were utilized any hour of day or night to inform of any issues. Hours of overtime were spent to meet critical deadlines by vendor no extra cost to association.

Sod installation issues:

Hurricane "H" caused flooding on sod farms. Original sod was not good. Replacement sod was delivered. Monitoring of sod growth is done after installation. Some areas will be replaced if needed.

Project Overview

LANDSCAPE ENHANCEMENT PROJECT OBJECTIVES

2015 = 73 Objective, 2016 = 73 Objective, 2017 = 73 Objective,
2018 = 73 Objective, 2019 = 73 Objective

2015 – Villas completed on Riverbluff Parkway included front & sides of selected villas

Total – 86

86 completed – 73 objective = 13 completed toward the 2016 Goal

(Continued on page 6)

(Continued from page 5)

2016 - Progress to date 11/2016 Goal 73 Villas completed on October, 2016

Irrigation, Sod and plants installation completed

BFP installed to cover entire area for 2016 and 2017.

Map has been created in Board Room identifying Villas and year of implementation

2017 – January 2017 begin on west side of Riverbluff, 73 villas to be completed.

We are very proud of the accomplishment on time! Phase 1 and Phase 2 are behind us and on to the third year.

Please take a drive in the back areas and view the new landscape! Quite a change!!

Thank you to every committee member and board member, Shawn, Bill and Nan for all of their assistance toward Phase 1 and 2 successes!

Susan Knapp

Wishing everyone a very Happy New Year!

Grounds Chairperson



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

The 2017 Directory is at the printer and will be available soon! I will let you know as soon as they are here for pick-up. If you have not been receiving the "One Call Now" phone calls from the Board of Directors, please call the office and let me know the number that you would like your call directed to. Happy New Year!

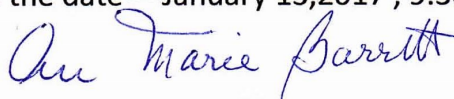
Nan Thomas

Community Tag Sale/Bake Sale Meeting

Greetings all SRV Residents!! There will be a "Planning Session" meeting for our upcoming sale on January 13, 2017. All volunteers are welcome!!

During this time we will review former procedures, establish new ones and plan to have some fun. Save the date--- January 13, 2017, 9:30 a.m. in the Club House.

Ann Marie Barrett



Programs & Services / Social Programs



December, 2016

We've had a wonderful season so far and look forward to it continuing until the spring. Harriet Marek and I wish to thank all the residents who have volunteered their time and efforts into making our Community one of the best, if not the best in the area. When I am showing villas all over Sarasota, none has the activities that we do unless they pay a Social Director. We have been and I hope continue to be a Community of volunteers because that's what holds a community together.

It is not just the party givers, but also the Board members who are selfless as they try to work for the betterment of the Community. Board members cannot have their own agenda, but they must act as a team just as the party givers do. New ideas are great that's why we hope new residents will get involved, join a committee and see what works and then offer improvements.

We will be having a meeting in March to prepare for the next social season and of course we need volunteers; volunteers with ideas, volunteers willing to Chair a committee or party and volunteers to help when and wherever needed.

It is easy to Chair a party; we have ideas, we have how it's been done in the past, in other words we have simple guidelines to ease you through. We have lists of vendors; lists of DJ's etc, so you're are not starting from scratch. We will help you.

Same applies to the Board committees, please look for an area of interest and volunteer. There is joy and fulfillment in being part of your Community. Many, many hands and committees got together to decorate the Clubhouse inside and out. Some worked harder than others, but all shared in the satisfaction of a job well done.

This coming year is my last year on the Board and in being in charge of Programs & Services as well as working very closely with the Social Committee, so I am hoping someone will step forward to continue on our wonderful programs, such as: the Lunch Bunch and Cabaret, just to name a few programs within Programs and Services. Most of the programs run themselves with different volunteers keeping them going. I have prepared a book to show anyone who has such an interest.

Harriet and I, again thank you to all who have volunteered to make this the best Community in Sarasota and look forward to working with all who will volunteer this coming year.

Respectively submitted,

Jean Burns

Advertising Sales Committee Report



January, 2017

Happy New Year Everyone!! I hope you will have a wonderful Holiday Season!

I would like to welcome two new advertisers to News & Views this month. Kenneth Fuhlman, Inc. is a building and roofing contractor. Other services that they provide are aluminum welding and fabrication, aluminum and vinyl carpentry, and interior and exterior building construction and repair. The second new business in Miner Changes, a decorating/design remix for your home. Please welcome them both to our community!!

To date we have 30 advertisers. These businesses help provide funds to publish *News & Views*. Plus, they give SRV residents choices in whom to hire for service provider needs. If you have someone you would like to recommend for advertising in *News & Views*, please let me know.

Thank you, Advertisers!

Jerry Stuenkel
Sales Representative for *News & Views*
248-425-3918
jkstue@gmail.com



Strathmore Riverside Villa's Health & Wellness Expo 2017

Date: Tuesday, January 10, 2017

Time: 9:30AM—12:00PM

Location: Clubhouse

FREE TO ALL RESIDENTS!!

For Your Physical Health: Free Health Screenings

**BLOOD PRESSURE , GLOCUSE, HEARING, VISION, PHONES
FOR THE HEARING IMPAIRED AND STROKE SCREENINGS, CPR
DEMONSTRATIONS AND MUCH MORE.....**



**Just For Fun!!! Free For Everyone: Raffles, Door Prizes,
Gift Bags, Giveaways and Lite Refreshments!!**

**MEET WITH OVER 45 EXHIBITORS FROM
EVERY INDUSTRY!!**

This event is hosted by the Wellness Resource Group, Inc.

If you have any questions, or are interested in exhibiting, please contact

Randy Tone @ 561-509-0491

Safety and Security Report



December 16, 2016

At approximately 7:00 AM on Dec. 13, Shawn SRV maintenance man, found a black plastic bag in front of the Main Club House Door. The bag contained some devices that appeared to be bombs or incendiary devices. Shawn immediately called the Sheriff Department and SRV Board President Jerry McDermott. Also found in front of the Club House were other objects that seemed to be intended to start a fire and small green plastic bags that appeared to contain fecal material

Members of the Sheriffs Dept., the Sarasota Fire Dept. and the Bomb Squad arrived and thoroughly searched the Club House interior, roof area and immediate grounds area, no other bombs or incendiary devices were found.

At about 11: am, Shawn responding to a residences alert of excessive trash on a villa lawn and missing Santa Clause and misc. Christmas decorations and mounting hardware, Shawn found that the trash contained several small green plastic bags like the ones found in front of the Club House. Shawn then called the Sheriffs Dept. and told them what was found in the trash. The Sheriff's Patrol responded immediately and came to investigate the associated villa. The villa resident was not present.

Upon investigation, in addition to what was found in the trash; at the rear of the villa was found the burned remains of the Santa Clause, and misc. Christmas Decorations that were previously on display in front of the Club House and in a neighbor's yard. These remains were found at the rear of the villa on a grill that was over flowing with ashes from many other objects that had been burned. On the ground at the corner of the adjoining villa were ashes from some other object that had also been burned.

The Sheriff's Patrol entered the villa with the permission of a relative of the villa residence. The villa residence was reported to the Sheriff by the relative to be a Missing Person. The Sheriff Dept. is investigating the Club House Incident and the Missing Person at this time.

The SRV Board member were all notified and briefed on the situation. The investigation is still ongoing.

Respectfully Submitted:
Safety and Security Chairman
Donald E. Puls

Maintenance



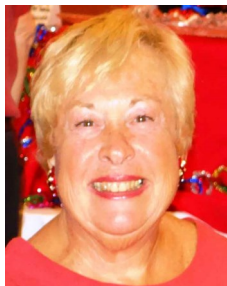
December, 2016

Thank you again to the numerous residents that have donated tools and supplies to the SRV maintenance shop, we appreciate your generosity. If you will be having plumbing work done at your villa, please remember to let the office know if you will be having the water shut off as we need to give other resident's a three day notice. When water does need to be shut off, please be patient and do not bother the plumbers or the maintenance team, as this will prolong the work time. We always try not to inconvenience our residents.

Thank you for all the holiday cheer, gifts and goodies. I wish you all a very Happy Holiday Season!

Shawn Gubody

Clubhouse Committee Report



December 11, 2016

Committee Members: Eileen Evans, Sue Quattro, Mary Pietsch, Sandy Needles, Margaret Quitter, Elaine Robichaud, Helen Harness

Congratulations to all those new Board members recently elected. My hope is that you will feel as lucky as I did working to improve our wonderful community. You will come to know neighbors you will soon call friends.

I wish to thank all those who came out to help decorate the clubhouse for the holidays. Great job.

Just to finish up some loose ends before we turn our committee over to a new chair, the oven has been cleaned, a window valance and shower curtain have been installed in the bathroom off the meeting room, shower curtains in the men's room have been replaced, and new shower mats were placed in the men's and ladies' rooms. Enjoy.

Happy and Healthy New Year to all.

Respectfully submitted,

Eileen Evans, "retired" Clubhouse Chair

The Library Corner



I would like to thank the residents of SRV for their continuous donations and the accolades they express when they see us working in the library. We have a great Library because of all of you.

In the past six weeks over 600 books and etc. have been placed in the return box. If you are bringing in books, Mags and etc. please DO leave them in the return box, so they can be checked in. We are finding books place on the shelves and though you may think that is a help, it really isn't.

NEW ARRIVALS

HARD BACKS

| <u>Copyright</u> | <u>Author</u> | <u>Title</u> |
|------------------|------------------|---------------------|
| 2015 | Susan Grafton | X |
| 2015 | Michael Savage | Count down to Mecca |
| 2016 | Christine Feehan | Dark Promises |
| 2016 | Emily Griffin | First Comes Love |
| 2015 | Iris Johansen | Shadow Play |

PAPERBACKS

| | | |
|------|-----------------|------------------|
| 2015 | Kristan Higgins | Cheap Shot |
| 2015 | James Patterson | The Murder House |
| 2015 | Debbie Macomber | Love Letters |
| 2015 | Stuart Woods | Cut & Thrust |

Harriet McDermott
Library Keeper

Everyone has a story to tell...



If you are interested in learning a method of writing your story, consider joining the SRV Memoir Writers' Group.

Orientation meeting is **Thursday, January 5, 2017** from 11:30 am to 1:00 pm in the SRV Clubhouse.

Interested individuals please contact Sue Zimmerman (zimmermansue@yahoo.com)

Sales & Rentals Orientation Committee Report

SALES & RENTALS ORIENTATION COMMITTEE REPORT

December 2016

Villas sold since our last meeting:

❖ **E \$174,000**

❖ **F \$176,000**

❖ **F \$150,750**

❖ **B \$120,000**

Rentals

E \$900 monthly (A)



There were 4 orientations for Sales since our last meeting.
There was 1 orientation for Rentals since our last meeting.

Note:

- 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 of Exempt villas. Forms can be picked up at the office. Please see Nan with any questions

Important Rental Procedures for Owners:

- Ensure that new leases are fully executed and received by the Office prior to the current lease expiring
- It is the owners' responsibility to ensure that a current lease is always on file for all rentals at all times
- If leases are not received by the office prior to the current lease expiring, owners will lose their rental position and be placed at the bottom of the Owners' Wait-List. This means that you have lost your rental privileges and cannot rent your property at this time
- Owners on the Owners-Wait-List will move up

Suggestions Prior to Renting:

- Owners should provide a neat, clean and bug-free environment
- Blinds, rods and window dressings must be in perfect working order
- For seasonal renters, please be sure your kitchen is a full functioning kitchen with dishes, pots, pans, glasses, flatware, can openers, toaster, etc.
- Clean bedding (comforters, pillows) and sheets that fit your beds
- Unfrayed towels and face cloths
- Working TV(s)
- Clean carpets and floors
- Fixtures in perfect working order
- Store all of your personal items and breakable table decorations
- Hiring a housekeeping service to clean your villa prior to your renter's arrival is a very reasonable expectation

Strathmore Riverside Villas

APPROVED BUDGET FOR PERIOD

January 1, 2017 to December 31, 2017

| REVENUES | | 2017 | REC FACILITIES | | 2017 | TRANSFER | | 2017 | |
|------------------------|----------------------------|-------------|----------------------|--------------------------------|-----------------------------|-----------------------------|-----------------------|---------------------|-------------|
| | | APPROVED | | | APPROVED | | | APPROVED | |
| | | BUDGET | | | BUDGET | | | BUDGET | |
| 5010 | Assessments | 1246109 | 7410 | Rec Utilities | 12000 | 7935 | Transfer Marina/Docks | | |
| 5030 | Sale & Lease Fees | 4000 | 7420 | Pest Control | 2400 | Total Transfers | | 0 | |
| 5035 | Advertising Income | 4000 | 7430 | Janitorial Service | 0 | TOTAL OPERATING EXPENSE | | 1270409 | |
| 5040 | Other | 2600 | 7440 | Rec Facility Maint. & Supplies | 9000 | RESERVES | | | |
| 5050 | Interest | 500 | 7445 | Exercise Equipment Lea | 2215 | | | | |
| 5060 | Marina/Docks | 0 | Total Rec Facilities | | 25615 | | | | |
| 5070 | Rental Unit Income | 0 | UTILITIES | | | | | Reserves - Schedule | 118341.9181 |
| 5072 | Villa 086 Income | 0 | 7510 | Water | 87500 | | | | |
| 5073 | Creekhouse Income | 13200 | 7515 | Sewer | 151500 | TOTAL EXPENSES & RESERV | | 1388750.918 | |
| 5080 | Prior Yr Carryover | 0 | 7520 | Electric | 6700 | TICIPATED SURPLUS/(DEFICIT) | | | |
| Revenue | | 1270409 | 7530 | Cable TV | 133000 | UNIT ASSESSMENT - MONTHLY | | 2017 | |
| Reserves | | 118341.9181 | Total Utilities | | 378700 | | MAINTENANCE | 310 | |
| Total Revenue | | 1388750.918 | PAYROLL | | | | RESERVES | 30 | |
| | | | 7710 | Contract Services | 44000 | | TOTAL | 340 | |
| | | | 7720 | Contract Labor | 66470 | | | | |
| | | | 7730 | Contract Taxes/Insurance | 25420 | | NUMBER OF UNITS | | 336 |
| EXPENSES | | | Total Payroll | | 135890 | MAINTENANCE & RESERVES PAID | | 12 | |
| TOTAL | | | | | | | | | |
| 7110 | Grounds Contract | 205212 | ADMINISTRATION | | | TOTAL NUMBER OF BOAT DOCKS | | 33 | |
| 7115 | Lawn & Grounds Supplies | 1500 | | | NUMBER OF BOAT DOCKS RENTED | | 25 | | |
| 7120 | Maint. Shed Electric | 300 | | | | | | | |
| 7130 | Mulch/Ground Cover | 10000 | 7810 | Insurance - Property | 325000 | BOAT DOCK FEE (ANNUAL) | | 210 | |
| 7135 | Plants/Shrubs/Trees | 3500 | 7812 | Insurance - Flood | 44500 | | | | |
| 7137 | Sod Replacement | 0 | 7820 | Legal/Professional | 35000 | | | | |
| 7140 | Tree Trimming | 15000 | 7835 | Fees, Dues, License | 2000 | | | | |
| 7195 | Maint. Equipment | 1000 | 7840 | Income Tax | 1500 | | | | |
| Total Grounds | | 236512 | 7848 | Real Estate Tax | 2500 | | | | |
| BLDG MAINTENANCE | | | 7850 | Advertising | 2000 | | | | |
| 7210 | General Maintenance | 10000 | 7870 | Management Fee | 32492 | | | | |
| 7220 | Termite Control | 1000 | 7875 | Telephone | 5000 | | | | |
| 7240 | Dock Area Expense | 200 | 7880 | Office Supplies, Postage, etc. | 12000 | | | | |
| 7250 | Creekhouse Expense | 1000 | 7890 | Bad Debt Expense | 10000 | | | | |
| 7280 | A/C Servc/Maintenance | 1000 | 7895 | Contingency | 2000 | | | | |
| 7310 | Pool Contract/Repairs/Supp | 6500 | Total Administration | | 473992 | | | | |
| Total Bldg Maintenance | | 19700 | | | | | | | |

Strathmore Riverside Villas
PENDING BUDGET FOR PERIOD
January 1, 2017 - December 31, 2017
DESIGNATED RESERVES

SCHEDULE B

100%
FUNDING

| | | 1 | 2 | 3 | 4 | 5 | 6 | 7 | 8 | 9 | 10 |
|----------------------------|------------------|---------------------------------|--------------------------------|----------------------------------|------------------------------------|----------------------------------|-------------------|-----------------------------------|------------------------------------|--------------------------------------|----------------------------------|
| | | ESTIMATED LIFE EXPECTANCY | ESTIMATED REMAINING LIFE | ESTIMATED REPLACEMENT COST | BEGINNING BALANCE 01/01/2016 | ASSESSMENTS COLLECTED 2016 | TRANSFERS 2016 | ESTIMATED EXPENDITURES 2016 | ESTIMATED BALANCE 12/31/2016 | ADDITIONAL RESERVE REQUIREMENT | ANNUAL RESERVE REQUIREMENT |
| GENERAL RESERVE | ACC ASSET | | | | | | | | | | |
| 3610 | Deck Resurfacing | 20 | 18 | 30,400 | 9,237 | 444 | | - | 9,681 | 20,719 | 1,151 |
| 3615 | Pool Interior | 20 | 19 | 25,000 | 4,932 | 1,056 | | 2,025 | 3,963 | 21,037 | 1,107 |
| 3620 | Pool Heater | 20 | 11 | 42,500 | 6,851 | 2,762 | | - | 9,613 | 32,887 | 2,990 |
| 3630 | Golf Carts | 8 | 7 | 17,000 | - | 1,714 | 8,000 | 3,700 | 6,014 | 10,986 | 1,569 |
| 3640 | Fence | 40 | 35 | 80,000 | 32,075 | 1,371 | | 23,532 | 9,915 | 70,085 | 2,002 |
| 3650 | Paving | 20 | 15 | 470,000 | 134,885 | 30,068 | | 6,170 | 158,784 | 311,216 | 20,748 |
| 3660 | Painting | 7 | 5 | 340,000 | 52,742 | 52,452 | | 44,200 | 60,994 | 279,006 | 55,801 |
| 3670 | AC - Rec Bldg | 12 | 11 | 25,000 | 22,851 | 1,021 | | 14,581 | 9,291 | 15,709 | 1,428 |
| 3680 | Clubhouse Ro | 30 | 30 | 71,800 | 18,329 | 373 | 44,500 | 46,125 | 17,077 | 54,723 | 1,824 |
| 3690 | Clubhouse Im | 25 | 18 | 41,200 | 2,009 | 9,448 | 63,000 | 63,691 | 10,766 | 30,434 | 1,691 |
| 3810 | Creek House P | 20 | 7 | 12,000 | - | - | 10,000 | 8,750 | 1,250 | 10,750 | 1,536 |
| 3830 | Seawall/Marina | 9 | 8 | 400,000 | 207,436 | 88,119 | - | 3,795 | 291,760 | 108,240 | 13,530 |
| 3840 | Water/Sewer L | 15 | 1 | 80,000 | 62,409 | 655 | | (3,972) | 67,036 | 12,964 | 12,964 |
| 3890 | Reserve Interest | | | | 23,258 | | (18,500) | - | 4,758 | | |
| | | | | 1,634,900 | 577,014 | 189,484 | 107,000 | 212,597 | 660,901 | 978,757 | 118,342 |
| | | | | | | | | | | | 29.35 |
| MARINA ONLY RESERVE | | | | | | | | | | | |
| 3860 | Marina/Docks | 25 | 18 | 119,970 | 13,204 | - | 6,510 | - | 19,714 | 100,256 | 5,570 |
| | | | | | | | | | | ANNUAL | 222.79 |

Reserves are computed using the Straight-Line Method



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DINNER SERVED AT 6:00 P.M.
KICK OFF AT 6:30 P.M



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Karl & Gloria Zuber

MENU

Pizza
Salad
Dessert
Snacks
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SATURDAY, JANUARY 28, 2017
10:00 A.M. - 12:00 NOON



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THE IMPORTANCE OF YOUR HVAC SYSTEM



WHEN? Tuesday, January 24th, 2017 **AT** 11:30am

WHERE? Strathmore Riverside Villas
2700 Riverbluff Parkway, Sarasota, FL 34231

Veteran Air will be educating attendees on these key items:

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- ★ DEHUMIDISTAT INSTRUCTIONAL
- ★ AIR PURIFICATIONS SYSTEMS
- ★ HOME VS. AWAY CARE FOR SEASONAL RESIDENTS
- ★ Q & A

★ Lunch & giveaways courtesy of Veteran Air ★

Please RSVP to **Nanette Thomas** @

Strathmore Riverside Villas

Phone #: (941) 922-8188

Email: srv2700@comcast.net

NOTE: BE SURE TO MENTION ANY FOOD ALLERGIES
AND/OR DIETARY NEEDS



TICKET ORDER FORM

for our 2017 Concert Series

Name _____

Address _____ Unit Number _____

City _____ State _____ Zip _____

Phone _____ E-Mail _____

☐ Please add my name to your mailing list.

ALL tickets (Reserved or General) are sold on an INDIVIDUAL BASIS. Those wishing to sit together MUST purchase their tickets together.

Cabaret II tables of 8 may be reserved when purchased all at one time; otherwise, Open Seating.

Sharon Scott, Friday, January 20, 2017

Reserved Seating: _____ @ \$25.00 = \$ _____

General Seating: _____ @ \$15.00 = \$ _____

Cabaret II, Eddie Tobin & Friends, Friday, February 24, 2017
(All tickets \$15 each)

Open Seating: _____ @ \$15.00 = \$ _____

Tables of 8: _____ @ \$120.00 = \$ _____

Gavin Coyle, Friday, March 24, 2017

Reserved Seating: _____ @ \$25.00 = \$ _____

General Seating: _____ @ \$15.00 = \$ _____

Total amount enclosed \$ _____

Tickets for all shows - (Reserved and General) will be available Monday through Friday beginning December 12, 2016 at the Chelsea Center Office, 8:30am - 4:30pm.

PLEASE MAKE CHECK PAYABLE TO:
St. Thomas More Concert Committee
2506 Gulf Gate Drive, Sarasota, FL 34231
941-923-1691

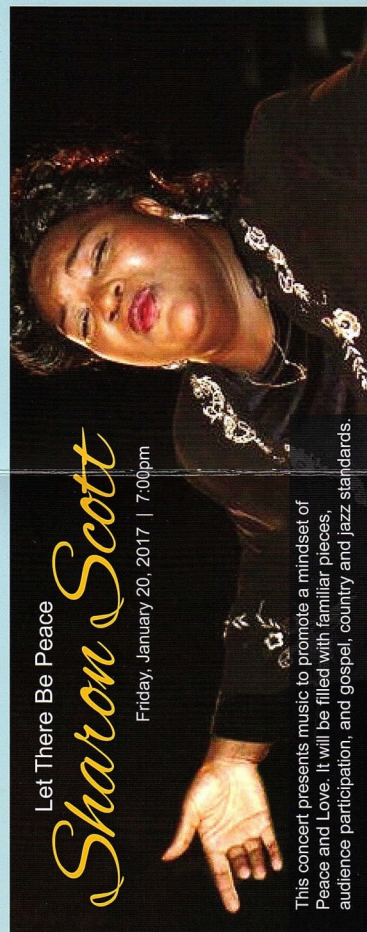
Office Use Only

Date Received _____

Ticket Numbers Issued _____

Let There Be Peace
Sharon Scott
Friday, January 20, 2017 | 7:00pm

This concert presents music to promote a mindset of Peace and Love. It will be filled with familiar pieces, audience participation, and gospel, country and jazz standards.



CABARET!!!
with Eddie Tobin and Friends

BACK BY POPULAR REQUEST

Eddie Tobin has become a legend in area piano lounges. An accomplished pianist, his singing style varies from Kermit the Frog to Ray Charles.

Friday, February 24, 2017 | 7:00pm

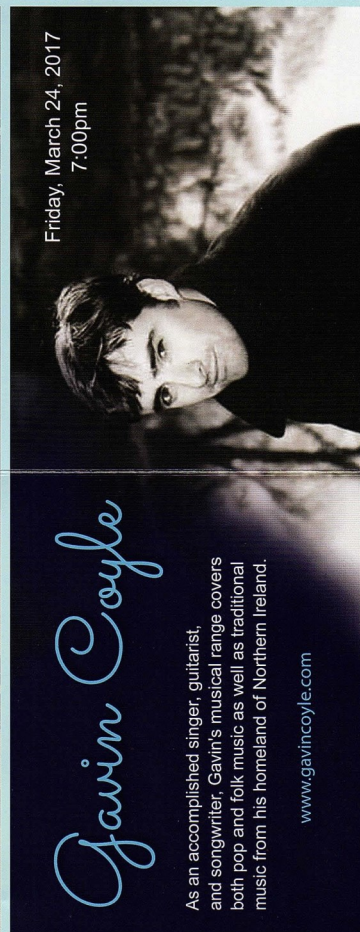


Gavin Coyle

As an accomplished singer, guitarist, and songwriter, Gavin's musical range covers both pop and folk music as well as traditional music from his homeland of Northern Ireland.

www.gavincoyle.com

Friday, March 24, 2017
7:00pm



We can go as a group or you can sign up individually for this wonderful series of concerts. We can car pool, which is always best way; it's close to home; and can be a lot of fun.

Call Jean Burns, (941) 780 - 1749, if you want more information. This should be done quickly before the tickets sell out.

January 2017

| Sun | Mon | Tue | Wed | Thu | Fri | Sat |
|---|---|--|---|---|--|---|
| 1 NEW YEAR'S DAY 6:30 Hand & Foot & Shanghai Rummy | 2 10:00 Chair Exercise 11:30 Memoir Writers 2:00 Line Dancing 4:00 Easy Aerobics 6:30 Rummi - kub | 3 10:00 SRV Singers 12:30 Mahjong 6:30 bridge | 4 10:00 Shuffleboard Sign Up 4:00 Easy Aerobics 7:00 Poker | 5 National Bird Day 11:30 SRV Memoir Writers' Group Orientation meeting 6:30 Game Night | 6 10:00 Chair Exercise 1:00 Poverty Poker 4:00 Easy Aerobics 6:30 Pinochle | 7 |
| 8 6:30 Hand & Foot & Shanghai Rummy | 9 10:00 Chair Exercise 11:30 Memoir Writers 2:00 Line Dancing 4:00 Easy Aerobics 6:30 Rummi - kub | 10 9:30 Health Expo 10:00 SRV Singers 12:30 Mahjong 6:30 Bridge | 11 4:00 Easy Aerobics 7:00 Poker | 12 12:00 Lunch Bunch 6:30 Game Night | 13 10:00 Chair Exercise 1:00 Poverty Poker 4:00 Easy Aerobics 6:30 Pinochle | 14 Albert Schweitzer's Birthday |
| 15 10:00 Sunday Brunch 6:30 Hand & Foot & Shanghai Rummy | 16 M L King Jr Day 10:00 Chair Exercise 11:30 Memoir Writers 2:00 Line Dancing 4:00 Easy Aerobics 7:00 Cabaret | 17 10:00 SRV Singers 12:30 Mahjong 6:30 Bridge | 18 11:30 Shuffleboard Begins Promptly 4:00 Easy Aerobics 7:00 Poker | 19 11:00 Book Club 5:00 Sip N' Dip 6:30 Game Night | 20 Penguin Awareness Day 10:00 Chair Exercise 1:00 Poverty Poker 4:00 Easy Aerobics 6:30 Pinochle | 21 Squirrel Appreciation Day 5:00 Pizza Party |
| 22 6:30 Hand & Foot & Shanghai Rummy | 23 10:00 Chair Exercise 11:30 Memoir Writers 2:00 Line Dancing 4:00 Easy Aerobics 6:30 Rummi - kub | 24 10:00 SRV Singers 11:30 Lunch & Learn 12:30 Mahjong 6:30 Bridge | 25 11:30 Shuffleboard 4:00 Easy Aerobics 7:00 Poker | 26 9:30 Board Meeting 6:30 Game Night | 27 10:00 Chair Exercise 1:00 Poverty Poker 4:00 Easy Aerobics 6:30 Pinochle | 28 Chinese New Year 10:00 Super Bowl Party Ticket Sales |
| 29 8:30 Pancake Breakfast 6:30 Hand & Foot & Shanghai Rummy | 30 10:00 Chair Exercise 11:30 Memoir Writers 2:00 Line Dancing 4:00 Easy Aerobics 6:30 Rummi - kub | 31 10:00 SRV Singers 12:30 Mahjong 6:30 Bridge | | 8:15 Water Aerobics Monday thru Saturday Weather permitting | | Unchain a Dog Month & Adopt a Rescued Bird Month |

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Sarasota, FL — Michael Hollander, owner of WeatherTite Windows, along with Ross Mallin, Marketing Director, want to thank the homeowners of Strathmore Riverside Villas for their business. WeatherTite provided the community center with its brand new PGT windows and doors.

In order to continue saying thank you, all homeowners who call WeatherTite Windows this month and mention this article and purchase energy-efficient, money-saving WeatherTite windows or doors are eligible for discounts that have been earmarked for the homeowners of Strathmore Riverside Villas. Mr. Hollander emphasized a no money down, no interest program is effective immediately for Strathmore

Riverside Villas and he will be able to arrange monthly payments to suit the budgetary needs of every homeowner. This very special program features the finest PGT impact and energy efficient tilt-in windows manufactured today. WeatherTite windows come with 7 great warranties, meet stringent codes for hurricanes and provide year-round security for your home. They are not only energy-efficient but custom designed and built in Florida for WeatherTite, by local manufacturer PGT Industries.

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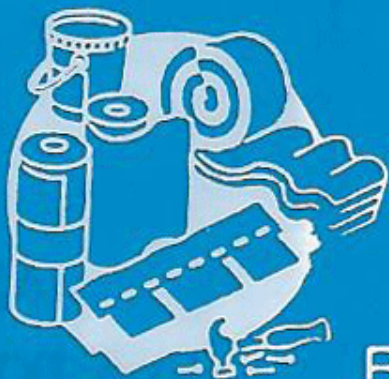
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Best Wishes for a Happy and Healthy New Year!



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