

# News & Views

## MAY, 2017 NEWSLETTER

2700 RIVERBLUFF PKWY, SARASOTA FL 34231

### Strathmore Riverside Villas A 55+ Community



#### President's Report

##### Constitution Blvd. Resurfacing.

John Conner, V-184, shared with us a letter sent by the Construction Project Manager, John Saputo, informing residents that Constitution Blvd will be resurfaced in the October/November time frame of this year.

This is a result of the number of complaints received regarding the condition of Constitution Blvd. The normal wait time for post construction is two years. We may see some minor activity over the next few weeks as well.

##### Special Board of Directors Meeting.

There will be a meeting of the Board on Thursday May 4<sup>th</sup> at 9:30 A.M. in the Club House.

There will be only one item on the agenda. REVISION OF THE SRV RULES & REGULATIONS.

I have asked each Board Member, the Docs Committee and the Legal Committee to review our current Rules & Regulations and update them as needed.

This will be discussed at this meeting. Comments from the members will be welcomed.

The Docs Committee has put the suggestions received so far into a format for review. The Board will review everything and add or subtract as needed.

Included in this review is a recent change to Florida Statue 718.303(3) as it relates to the procedure to levy fines for the failure of the owner of unit or its occupant to comply with any provision the Declaration, Bylaws, or Rules of the Association.

After this meeting the revised Rules & Regulations will be sent to our attorney, Becker & Poliakoff, to determine that the Rules & Regulations do not conflict with our By Laws and our Documents.

Upon approval by our attorney, All Owners will receive a copy at least two (2) weeks prior to the Board meeting to formally approve this document.

The last time the Rules & Regulations were revised was April 23, 2009.



**Jerry McDermott**

Jerry McDermott, President

## President's Report

# In This Issue

## Board Members

President	<b>Jerry McDermott</b>
Vice President	Karl F.W. Zuber
Secretary	<b>Jean Burns</b>
Treasurer	Stephen Zimmerman Roberta Chandley
	<b>Don Puls</b>
	Ron Quattro
	<b>Sue Knapp</b>
	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	Justin Gonzalez (Wed.) Justin@ArgusMgmt.com
Public Relations	Roberta Chandley
Sales, Lease & Rental	Lillian Doherty
Safety & Security	Don Puls
Social Committee	Harriet Marek
Website	Stephen Zimmerman
Office - (922-8188)	Nan Thomas (Mon - Fri; 9:00 am-3:00 pm)

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# Treasurer's Report

## TREASURER'S REPORT Month Ending March 31, 2017 And

Year-to-date (YTD) January through March 2017  
(All figures are rounded)



**Total Revenue for March** of \$116,534.00 was slightly over budget by \$804.00.

**Revenue Year-to-date (YTD) Jan.-March** of \$354,719.00 was over budget by \$7,531.00

**Total Expenses for March** of \$134,123 were over budget by \$12,667.00\*

Main Contributing factors were:

- Grounds Expenses over budget by \$7,282.00 mainly due to additional tree trimming expenses incurred to remove wind and lightning damaged trees from 2016 storms)
- Sewer & Water exceed budget by \$5,182.00
- Payroll / Contract Services over budget by \$4,169.00  
(3 payrolls in March)
- These Expenses were offset by \$3,956.00 in savings on Administration expenses.

**Expenses Year-to-date (YTD) Jan.-March** of \$351,350.00 is over budget by \$4,163.00

**Net Income for March** was a negative \$11,861.00

**Net Income Year-to-date (YTD)** was positive at \$3,368.00

\* Note: The March Expenses and Net Income, March YTD Expenses and Net Income figures have been adjusted to reflect an adjustment of \$5,728 of expenses which was reflected under General Maintenance expenses for March and should have been allocated to the Reserve items Fence and Club House Improvements.

Cash available in the Operating Accounts:	\$	649,275.00
Total in all Reserve Accounts:	\$	622,018.00
<b>Total Checking, Savings &amp; Reserves:</b>	<b>\$</b>	<b>1,271,294.00</b>

YTD Allocations added to Reserve Accounts	\$35,640.00
YTD Expenses paid out of Reserve Accounts	\$87,737.00

### Members delinquent in their payments as of 3/31/2017

12 members are in arrears for a total of \$12,958.00

One member is in arrears ~28 months plus penalties for a total of \$9,547.00  
Legal proceedings have been started to collect this account

One member is in arrears 7 months plus penalties for a total of \$2,483.00  
Legal proceedings have been started to collect this account

10 members are in arrears for 1 month or less for a total of \$928.00

Stephen Zimmerman, Treasurer

### Reserve Account Balances

Deck Resurfacing	\$9,746.00
Pool Interior	\$4,240.00
Pool Heater	\$6,951.00
Maintenance Equip & Buildings	\$18,307.00
Fence	\$1,936.00
Paving	\$153,275.00
Painting	\$16,294.00
AC Rec. Bldg	\$9,648.00
Clubhouse Roof	\$17,533.00
Clubhouse Improvements	\$4,009.00
Creek House Projects	\$1,634.00
Seawall / Marina Retaining Wall	\$277,477.00
Sewer/water Lines	\$69,368.00
Marina/docks	\$25,404.00
Reserve Interest	\$466.00
<b>Total Reserves</b>	<b>\$622,019.00</b>



# Directory Changes for March, 2017

Villa #	Delete	Add	Telephone	E-Mail
V-035		Linda Kenney 5474 Riverbluff Circle	315-565-4145	<a href="mailto:lindakenney@twcny.rr.com">lindakenney@twcny.rr.com</a>
V-250		Richard Cohen 2322 Riverbluff Parkway	941-922-4824	<a href="mailto:Richco1696@aol.com">Richco1696@aol.com</a>
V-249		Janis Hudac 2317 Riverbluff Parkway	941-724-0634	<a href="mailto:Marsufo7@gmail.com">Marsufo7@gmail.com</a>

## DEATHS

Villa #	Name
V-09	Robert Warren
V-134	Ed Stasio
V-173	Chet Iwan



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

Please also let me know as you are leaving for the season so that I can update your address and if you haven't already, check to be sure that I have the correct key for your villa in case of an emergency. Thank you!

Nan Thomas



*Dear SRV Residents,*

*See you in the fall.*

*Whether you are a full-time SRV resident or a "snowbird", wishing everyone a safe and healthy summer!*

*Sincerely,  
SRV Board of Directors and Committee Members*

**Page 5 - Grounds Report** - Now we have come to the time of year where we have our biggest weather related challenge.... It is getting to be that time to say "good bye" to our friends from the north! Enjoy your summer as we will do here and see you in the fall!!

**Page 7 - Sales & Rental Report** - Please stop by the office between 9:00 A.M. and 3:00 P.M. to check the keys the office has on file for your home.....

**Page 8 - Programs & Services** - Most card games, board games, exercise programs will continue throughout the summer plus we will have a Memorial Day, July 4<sup>th</sup> and Labor Day Party.....

**Page 9 - Maintenance** - I want to say Goodbye to our Snowbirds. Many improvements will take place this summer that you can look forward to seeing upon your return!

**Page 11 - Building Committee** - If you leave your villa for an extended period of time, **turn off your water at the incoming source**.....

# Grounds Report



May, 2017

**Grounds Committee:** Ceil Cooper, Roberta Chandley, Kathy Garthwaite, Kathryn & Bill Hallisey, Andrew Nyce, Bob Robbins, Sue Zimmerman

**Christmas Planning Team** includes Margaret & Don Quitter & Chet Drake in addition to Grounds Team

Grounds Meeting: 2<sup>nd</sup> Monday of Month 9:30 A.M. in the Clubhouse

## **Landscape Enhancement Project:**

The installation of the new landscape on Ave G, H, I have been completed as scheduled by April 15, 2017. We will be installing Ave F, E, D, and C beginning October 15 weather permitting. This will accomplish the goal of 73 villas for 2017.

An IMPORTANT REMINDER...these plantings are within our project projected costs and the grounds surrounding your villas are Common Grounds. This Landscape Enhancement Project is to improve our overall appearance to SRV. You **may not add flower pots, additional plantings in the landscape or change the selection and placement**. ALL questions are to be directed to the Grounds committee and **not** the Bloomings team. Do not request specific changes of plantings. We are improving the value of our community and these are projections budgeted for overall presentation. Thank you for helping us to create value and improve our property.

Now we have come to the time of year where we have our biggest weather related challenge. The temperatures are up, the wind is up and the humidity is relatively low. This results in the moisture being pulled out of the ground faster than we can replace it. There will be dry spots and we will focus on adjusting irrigation heads as necessary to preserve turf and landscape. Rainy season usually begins in May for several months throughout the summer. It is tough to win against Mother Nature during this period but we will do our very best to get through it successfully. Mowing schedule has resumed on a weekly basis. Some areas that are stressed will not be mowed each week.

Again a friendly reminder!!! If you have landscape trimmings from the back of your villa please do not put them out in front until after 6 PM on SUNDAY! These will be picked up on Monday afternoon by Bloomings. This helps maintain a clean appearance without having trash in front of villas over the weekend.

It is getting to be that time to say “good bye” to our friends from the north! Enjoy your summer as we will do here and see you in the fall!!

Sue Knapp

Grounds Chairperson

## SALES & RENTALS ORIENTATION COMMITTEE REPORT

April 2017

Villas sold since our last meeting:

❖ **C \$164,000**



There were 3 orientations for Sales since our last meeting.

There were no orientations 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

You may obtain a helpful list of what your home should include when preparing to rent it. See Nan for a copy.

## SALES & RENTAL ORIENTATION COMMITTEE REPORT

April 2017

### Other Matters:

- Outside persons interested in purchasing villas, or villas acquired through inheritance, quit claim deed, etc., must go through Orientation prior to purchase or transfer, since all transactions require board approval. SRV's Application for Approval to Purchase or Transfer must be submitted to the office.
- Current SRV owners, purchasing another villa, must submit an Application for Approval to Purchase to the office. Board approval is required though no Orientation or fee is required.
- It has been the custom of many residents to leave their villa and laundry room keys with the office. These are the only keys that the office needs (in case of emergency while you are away) so all others will be returned to you. At your earliest convenience, please stop by the office to see Nan between 9am & 3 pm to check the keys the office has on file for your home.

*NOTE: THERE MAY BE A BED TAX DUE TO SARASOTA COUNTY FOR SEASONAL RENTALS  
PLEASE CONTACT THE SARASOTA COUNTY OFFICE IF YOU HAVE QUESTIONS*

### Orientation Committee

Committee members, Elaine Robichaud, JD van Hoy, Terry & Bob Dressler, Harriet Marek, Vito DiBenedetto and I are happy to answer any questions you may have pertaining to orientations. Contact Nan for any sales & rentals questions that you might have.

Respectfully submitted by Lillian Doherty

## Programs & Services / Social Programs



April/May 2017

Our last **Lunch Bunch** of the season was a tremendous success. **Sue Heidenreich** knocked herself out with the delicious lunch she prepared – all fresh vegetables and fruit, delicious corn bread then she topped it off with ice cream. After we ate **Bill Heidenreich** got the horses to the gate —the yelling and shouting began – you'd think we were all at the Derby. Everyone had a great time and we are looking forward to a horse racing party next year. Thanks Sue & Bill along with your committee for a wonderful end to a fine season.



The Mexican Fiesta was our Farewell Party, it was a fantastic party put on by **Harriet Marek, Sue Sullivan and a committee of new residents, renters, first timers and anyone willing to help.** Harry Wright was the DJ, he never lets us down. He came with his hula hoops, a number of our residents got into the spirit; we probably have about 5 that can really swing their hips.

Many of our renters take part in our parties and we love your participation. One couple, from Canada, or so they say they're from Canada; rumor has it they may be from the 4<sup>th</sup> planet from our sun, really join in wholeheartedly; they come impeccably dressed for whatever the occasion, come early to see if we need help and always stay late to help with cleanup. One of them travels with a horseshoe, so when playing cards for money he gets his share, your share and my share. We all are so happy that **Frank & Marg** are snowbirds coming to SRV.

There is another Canadian couple, this time we are sure they are from Canada, who share their winters with us. They help with anything and everything; they are an uplifting couple always willing to pitch in. Yvonne made sure our first talent show was a tremendous success and is working on one for next year. Bill seems like a quiet man but when he gets on stage you know he is there; he commands your attention as only a great actor can do. Bill is also wonderful to all the single ladies at a party because he makes a point of dancing with all of them. Bill you may never know how much that is appreciated by all the women. Keep on coming back to SRV **Bill & Yvonne.**

To all those renters and owners who volunteer, Thank You Very Much, we could not do all these programs without you.

Most card games, board games, exercise programs will continue throughout the summer plus we will have a Memorial Day, July 4<sup>th</sup> and Labor Day Party. Memorial Day is planned for around 4 P.M. if you would like a different time for the 4<sup>th</sup> or Labor Day just let Harriet, Jean or Nan know what your preference is, we will try to accommodate. We are also looking for volunteers to help, creatively, physically or mentally. Give us your ideas.

Respectively submitted,

Harriet Marek & Jean Burns



# Safety and Security Report

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April 19, 2017

The Safety and Security Committee April Meeting was held April 19, 2017. Committee Members are Donald E. Puls Chairman; Vince Doherty, Jim Goese, Jack Needles and Bob Dressler. Our normal meeting time is the third Wednesday of each month at 9:00 AM.

If you have a Safety and Security idea, comment or question to discuss you can bring it to our meeting, write it down and put it in the Suggestions and Idea Box or tell a committee member. Your ideas, comments and suggestions are always welcome.

**Pool Rules:** The Pool Rules are for the Safety, Health and comfort of the Residents, Renters and Guest; some are required to be posted by Florida State. The Pool Signs have been renewed so they are easy to SEE, but if they are not adhered to, the signs are of no use. PLEASE follow the Pool Rules and inform your guest to do the same. **YOU ARE RESPONSIBLE!!!**

**Auto Stickers:** The SRV Rules require that all SRV Owners and Renters (12 month) have an SRV Resident Sticker on the driver's side rear window on all their Autos. If you do not have one, Please get one at the SRV office. Residents visitors should get a pass, with the Villa Number they are visiting on the pass, from the SRV Office to display on their dash during their visit.

**Rear Villa Number Placard Check:** Please check the back of your Villa to see that there is a Black and White Placard with your Villa number on it. It should be located above or by your back door. If yours is missing or painted over, please inform the SRV Office. **History:** Years ago a black and white placard was made and installed on the back of each villa. This was done so service people can ID the Villa from the back.

**Unsolicited Sales People:** When residents are approached by uninvited sales people on the property, call the Sheriff and notify any Board Member. Emergency phone numbers are found on the inside cover of the SRV phone book.

**Auto Registration:** The committee is continuing to develop an Auto registration process. Please continue to bring us suggestions on how this may be done without being too cumbersome.

**Reminders as Always:** Reminders to Turn On front villa lights, Keep cars and bicycles locked, Report any Incidence to the SRV office and House Keys for Emergency Access.

I invite anyone who would like to serve on the Safety and Security Committee to just come to our meeting, you are always welcome.

Respectfully Submitted:  
Safety and Security Chairman  
Donald E. Puls

## Maintenance

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April, 2017

I want to say Goodbye to our Snowbirds. Many improvements will take place this summer that you can look forward to seeing upon your return!

The Seawall is progressing nicely. Some of the major repairs will be starting soon and the construction material will start arriving. Please do not interrupt the workers.

Thank you to Vito DiBenedetto for your help in unloading the truck of maintenance supplies. Your help was greatly appreciated!

Shawn Gubody

# Clubhouse Committee Report



April, 2017

The April meeting of the clubhouse committee was held Thursday, the 20th of April. Those in attendance were: Ellie Barr, Jerry Stuenkel, Sandy Needles and Jean Senninger.

All of the pool chairs have now been cleaned, thanks to a few hard working people who came on March 23rd to finish the job started on March 13th. The turnout for this project was very disappointing.

The Recumbent Stepper has arrived and is ready to be used in the exercise room. I have heard a number of positive comments about it.

The committee has decided to paint the library this summer. We will then have the rug cleaned.

It has also been decided to have Sean gut the unused bathroom near the pool table. Shelves for storage will also be installed. Hope to have this project complete by Fall.

The next meeting will not be held until September 21st at 9:30 AM. Anyone with a clubhouse concern is encouraged to attend the meeting. We want to hear from you.

Hope Everyone has a wonderful summer!!!

Respectfully submitted,

Jean Senninger, Clubhouse Chair

## The Library Corner



During the period from March 21 to April 20, 496 books were returned to the Library.

Thanks to the generosity of the SRV residents we continue to have a fantastic selection of great books, DVDs, CDs and more.

Harriet McDermott

Library Keeper

### NEW ARRIVALS

#### HARD BACKS

<u>Copyright</u>	<u>Author</u>	<u>Title</u>
2015	J.B. Robb	Devoted in Death
2016	James Patterson	Never Never
2015	Vince Flynn	The Survivor
2016	Christine Feehan	Dark Promises
2016	James Patterson	Cross Justice

#### PAPERBACKS

2016	Nora Roberts	The Obsession
2017	Catherine Anderson	Mulberry Moon
2015	JoJo Moyes	After You
2016	Stuart Woods	Dishonorable Intentions
2015	James Patterson	Truth or Die

# Advertising Sales Committee Report



May, 2017

Wow! Where did this Winter Season go? Another week or two and all of the Snowbirds will have gone North and SRV will be very, very quiet!

We have 32 advertisers to date. A new advertiser has been added! Please welcome Mary Vaughn to our advertising pages. Mary is a realtor for Creative Home Realty.

As usual, please let vendors know they can advertise with us!!

Have a wonderful summer everyone!

Respectively Submitted,

Jerry Stuenkel

Advertising Representative for *News & Views*

248-425-3918

jkstue@gmail.com

## Building Committee Report



April, 2017

Members Present:

Bill Heidenreich, Andrew Nyce, Pat Mercier, Vito Di Benedetto, Ron Quattro

\*\*\*\***Reminders**: - **Keep your gutters clean for the rainy season.**

- If you leave your villa, for an extended period of time, **turn off your water at the incoming source.**

A leak could be disastrous for you and your villa mate.

### **Toilet testing:**

With the help of 5 other volunteers and committee members, we made an effort to check toilets for leaks. We worked very hard, non-stop for an entire day and completed 184 villas. I underestimated the time it would take at each villa to complete the entire task of getting to all villas.

Thank you to all co-operative owners who were thankful for this undertaking to help find leaks. We were able to check every villa approached but 3. Thanks again.

### **Results:**

- 184 villas were tested

-29 were found to be leaking...- 16% of all toilets checked are leaking

A leaking or running on, toilet can waste more than 300 gallons of water per day, depending on how severe the leak is. That is approx. 9000 gallons per month.

16% of all villas would amount to leaking toilets in 54 villas. Some villas had 2 leaking toilets: - therefore that number would rise. If we estimate 60 leaking toilets in total, at a water loss of 9000 gallons per month, per toilet.

**9000 x 60 = 540,000 gallons per month which is 6,480,000 gallons per year at a cost of .01037 per gallon= \$67,197.60 per year.**

This process has proven very successful and will be conducted on a yearly basis. Next year we will have more help testing so all villas will get tested, - **with no exceptions**. This could prove to be a substantial saving for SRV with minimal inconvenience.

\*\*\*\*\*Chlorine pucks in your toilet tanks can cause premature failure of the seals.

Respectfully, Ron Quattro  
Chairman

# May 2017

Sun	Mon	Tue	Wed	Thu	Fri	Sat
<b>WATER AEROBICS</b> <b>MON - SAT</b> <b>8:15 A.M.</b> <b>WEATHER</b> <b>PERMITTING</b>	<b>1</b> NAT'L GUARD <b>DOG DAY</b> 10:00 Chair Exercise 2:30 Line Dancing 6:30 Rummikub	<b>2</b> 12:30 Mahjong 6:30 Bridge	<b>3</b> 7:00 Poker	<b>4</b> 9:30 Special Board Meeting 6:30 Game Night	<b>5 CINCO DE MAYO</b> 10:00 Chair Exercise 6:30 Pinochle	<b>6</b>
<b>7</b> BE KIND TO <b>ANIMALS WEEK</b> 6:30 Hand & Foot	<b>8</b> 10:00 Chair Exercise 2:30 Line Dancing 6:30 Rummikub	<b>9</b> 12:30 Mahjong 6:30 Bridge 12:30	<b>10</b> 7:00 Poker	<b>11</b> 6:30 Game Night	<b>12</b> 10:00 Chair Exercise 6:30 Pinochle	<b>13</b>
<b>14</b> MOTHER'S DAY 6:30 Hand & Foot	<b>15</b> 10:00 Chair Exercise 2:30 Line Dancing 6:30 Rummikub	<b>16</b> 12:30 Mahjong 6:30 Bridge	<b>17</b> 7:00 Poker	<b>18</b> 6:30 Game Night	<b>19</b> 10:00 Chair Exercise 6:30 Pinochle	<b>20</b> ARMED FORCES <b>DAY</b> 10 - 12 <b>TICKET</b> <b>SALE FOR</b> <b>MEMORIAL DAY</b>
<b>21</b> 6:30 Hand & Foot	<b>22</b> 10:00 Chair Exercise 2:30 Line Dancing 6:30 Rummikub	<b>23</b> WORLD TURTLE <b>DAY</b> 12:30 Mahjong 6:30 Bridge	<b>24</b> 4:00 Easy Aerobics 7:00 Poker	<b>25</b> 9:30 Board Meeting 6:30 Game Night	<b>26</b> 10:00 Chair Exercise 6:30 Pinochle	<b>27</b>
<b>28</b> 6:30 Hand & Foot	<b>29</b> MEMORIAL DAY 10:00 Chair Exercise <b>4:00 Memorial Day</b> <b>Party</b> 6:30 Rummikub	<b>30</b> 12:30 Mahjong 6:30 Bridge	<b>31</b> 7:00 Poker	<b>6:30 Game Night</b>		



## 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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To place an advertisement in the SRV  
News & Views contact:

Jerry Stuenkel

News & Views Advertising and  
Sales

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## Replace Windows & Cut Energy Bills With Special "No Cost Now Program!"

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.

During this limited time, WeatherTite Windows will be offering new clients special rebates from PGT which are limited and exclusive to Strathmore Riverside.

Receive a FREE Entry Door as an added bonus with a minimum qualifying purchase. As always, WeatherTite is proud to offer a special discount to seniors and to the military.

Call toll-free, 24 hours a day, for a FREE in-home estimate. These offers will expire November 1st, 2015.

**941.870.0619**  
**800.640.3161**

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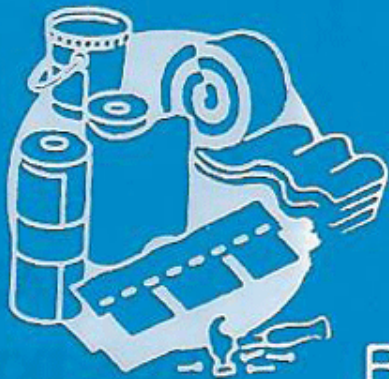
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# STRATHMORE RIVERSIDE VILLAS ASSOCIATION, INC.

## SRV BOARD MOTIONS – April 27, 2017

Motion – *To approve the minutes from March 23<sup>rd</sup>, 2017* – **Motion Carried**

Motion – *To approve sold villa since the previous meeting of \$164,000* – **Motion Carried**

Motion – *To approve Time Insulation, LTD for R-30 blown cellulose in the clubhouse for \$2,185*– **Motion Carried**

Motion – *To approve Sarasota Fence to install a fence around the property for \$76,760*– **Motion Carried.**

Motion – *Approval of installing a new backflow for the property from Badger Bob's Plumbing at \$1,000* – **Motion Carried**

Motion – *Approval of reimbursement of \$300 to V-99 IF camera reveals roots caused the damage and sewage backup* – **Motion Carried**

Motion – *To approve moving \$4,000 to the clubhouse reserve & \$76,000 to the fence reserve from the retained equity 3990* – **Motion Carried**



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