

Strathmore Riverside Villas

A 55+ Community

News & Views

JUNE, 2017 NEWSLETTER



President's Report

SEAWALL PROJECT. Work on the seawall behind all villas should be completed by the end of May or first week in June. Approximately 100 feet of seawall has been found in bad need of repair and that will result in an increase in the overall cost to SRV.

Work on the Marina will begin about June 5th starting at the West end. The work will take approximately two months to complete. Once all repair work has been completed a spray sealer coat will be applied to the entire seawall. There will be an additional expense for this application.

CLUB HOUSE. This is the time of the year that termites swarm and they have invaded our club house. The club house will have to be tented for treatment.

SRV/ARGUS MANAGEMENT AGREEMENT. The SRV management agreement with Argus has been updated and to be approved at The May Board Meeting. The current agreement is dated 12/27/2001.

PROPERTY INSURANCE. Our property, crime and D&O insurance renews on May 31st and our agent Dave McMahon, Atlas Insurance, has told us the savings on this policy vs. last year will be roughly \$18,000 to \$20,000.

FLOOD INSURANCE. Renewal of this policy shows approximately a \$ 4,000.00 reduction.

FLORIDA LEGISLATURE OKS BILL THAT OVERSEES CONDO BOARDS.

The Governor has yet to sign this into law.

The bill covers a number of condo oversight rules, high-profile ones include:

- Condo assoc. with more than 150 units must publish its financial reports on a password-protected web page.
- If owners are denied documents and if fraud is proven, the people responsible for the fraud could face felony charges after July 2018.
- Condo board directors are limited to eight years unless they get a super-majority of votes in later elections.
- Directors can't receive payments from the condo association, nor can they hire relatives.



Jerry McDermott

Jerry McDermott, President

President's Report

In This Issue

Board Members

President	Jerry McDermott
Vice President	Karl F.W. Zuber
Secretary	Jean Burns
Treasurer	Stephen Zimmerman Roberta Chandley
	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	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 April 30, 2017

And

Year-to-date (YTD) January through April 2017

(All figures are rounded)



Total Revenue for April of \$116,434.00 was slightly over budget by \$704.00.

Revenue Year-to-date (YTD) Jan.-April of \$471,152.00 was over budget by \$8,235.00

Total Expenses for April of \$118,158 was over budget by \$2,429.00

Water & Sewer costs continue to run over budget. For the month of April the overage amounted to \$10,974.00. Current seawall power washing and repair account for a large part of the increased water usage.

Those expenses were offset by under budget amounts realized in the other expense categories.

Note line item details may be viewed in the April financial Statement posted by the SRV office window.

Expenses Year-to-date (YTD) Jan.-April of \$475,282.00 is over budget by \$12,365.00

Net Income for April was slightly below budget by \$1,725.00

Net Income Year-to-date (YTD) is below budget by \$4,129.00

Cash available in the Operating Accounts:	\$ 670,383.00
Total in all Reserve Accounts:	\$ 606,363.00
Total Checking, Savings & Reserves:	\$1,276,747.00

YTD Allocations added to Reserve Accounts	\$45,502.00
YTD Expenses paid out of Reserve Accounts	\$113,481.00

Members delinquent in their payments as of 4/30/2017 took a jump in April:

15 members are in arrears for a total of \$14,814.00 vs. 12 members in March.

One member is in arrears ~29 months plus penalties for a total of \$9,887.00
Legal proceedings have been started to collect this account

One member is in arrears 8 months plus penalties for a total of \$2,823.00
Legal proceedings have been started to collect this account. Foreclosure action regarding this account was authorized by the Board of Directors at the April 2017 meeting.

13 members are in arrears for a total of \$2,104.00

Stephen Zimmerman, Treasurer

Reserve Account Balances

Deck Resurfacing	\$9,842.00
Pool Interior	\$4,332.00
Pool Heater	\$7,201.00
Maintenance Equip & Buildings	\$18,437.00
Fence	\$2,104.00
Paving	\$155,004.00
Painting	\$20,944.00
AC Rec. Bldg	\$9,767.00
Clubhouse Roof	\$17,685.00
Clubhouse Improvements	\$1,337.00
Creek House Projects	\$1,762.00
Seawall / Marina Retaining Wall	\$261,403.00
Sewer/water Lines	\$70,448.00
Marina/docks	\$25,404.00
Reserve Interest	\$692.00
Total Reserves	\$606,363.00

Directory Changes for April, 2017

Villa #	Delete	Add	Telephone	E-Mail
V-155		Susan Sullivan 2618 Riverbluff Parkway	860-214-7650	sunsue71611@att.net
V-187		Paul and Jeanne Schmitt	443-306-8003	Jeannews93@msn.com
V-333		Edie Balkun and Walter Nagorski	860-689-3426 Edie 508-826-6273 Walt	

DEATHS

Villa #	Name
V-124	Mary Mosby



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

Please contact me if you have not been receiving "One Call" notices and wish to receive the calls or if you would like to be contacted at a different number.

The clubhouse and the pool will be closed from June 7 – June 9, 2017 for tenting for termites. No one can enter until the ALL CLEAR sign is posted on the front door. I will send out a "One Call" message, as soon as the all clear is given.

Thank you for your patience! I hope everyone has a save and enjoyable summer!

Nan Thomas

Advertising Sales Committee Report



June, 2017

Summer is only a few weeks away and many of the snowbirds have headed to their "summer" home.

As usual, please let vendors know they can advertise with us as we prepare for the Fall publication!!

Have a wonderful summer everyone!

Respectively Submitted,
Jerry Stuenkel
Advertising Representative for *News & Views*
248-425-3918
jkstue@gmail.com

Grounds Report



June, 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: 2nd Monday of Month 9:30 Clubhouse

Most of our “snow birds” have returned to their northern residences. That hasn’t stopped your Grounds Team! We are still working on everyone’s behalf while they are away. The local team members who live here year round are keeping up with the plans so we will be ready when everyone returns in the fall.

Preparation is under way for our new fence to be installed. We will begin at the front area near the Day Care because that fence is falling down and can become dangerous for the area. Shawn, Jerry and I walked the entire area of the property with the Sarasota Fence contractor and Clean Cut Tree owner. Coordinated efforts are underway to begin the process this summer of clearing the area and begin installation.

We have noted an oak tree is growing under the pavement at corner of Riverbluff Circle and Riverbluff Parkway and becoming a hazard. The root will be cut and area repaved this summer to clear the problem.

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. Replacement of plants that didn’t survive will be done at that time.

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.

Please!! 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.

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.

Lots of work to do! Enjoy your summer!!

Sue Knapp

Grounds Chairperson

Building Committee Report



May, 2017

The sea wall project is progressing and I look forward to seeing the finished product. The insulation in the clubhouse ceiling should be complete and there will be a notable difference in the comfort and the energy consumption, both in the hot months and in the cooler season.

Respectfully, Ron Quattro
Chairman

SALES & RENTALS ORIENTATION COMMITTEE REPORT

May 2017

Villas sold since our last meeting:

- ❖ ***\$155,000 (W) Small***
- ❖ ***\$155,000 E***
- ❖ ***\$235,000 E***
- ❖ ***Not listed F***



There were no 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

THANK YOU ROGER FOR MANAGING THIS CREW. AND THANK YOU ALSO GOES TO KAREN KONDIK, RON & SUE QUATTRO, DON & MARGARET QUITTER AND KARL & GLORIA ZUBER. ALL OF US ENJOYED SERVING THE GREAT PANCAKES, SAUSAGE & JUICE AND SHARING BREAKFAST WITH OUR SRV FRIENDS. THE PIANO PLAYING WAS A WONDERFUL TREAT FOR THE LAST SRV PANCAKE BREAKFAST. THANK YOU EARLENE!



Programs & Services / Social Programs



PROGRAMS & SERVICES / SOCIAL PROGRAMS

May/June 2017



We will be having our annual Memorial Day Program which honors our veterans who have given so much in order to protect our liberties. Helen Carter will lead us in song as we pay tribute to our Army, Navy, Air Force, Marines and Coast Guard. Sue Sullivan will be leading the trivia quiz. In the spirit of the day, a new resident, Chuck Campbell and a seasoned resident, Kevin Kelley will be grilling the hot dogs and hamburgers and everyone will be bringing a dish to share. The pool will be open for all who care to make this a pool party. It's a day of remembrance and fun. Come join us!

Card games, Sip N' Dip, etc will continue throughout the summer. We will be having a July 4th party; volunteers are needed.

We have been saving monies from Programs & Services and the Social Parties to hopefully bring a Sports Court into SRV. A Sports Court would permit our members to play tennis, volleyball, pickle ball, shoot baskets etc. A Sports Court has been requested over the years and we never seemed to have enough money to put one in. We are still trying. Over time we have also purchased appliances for the Clubhouse including the last refrigerator just about a month ago, as well as paying for about one half of the SRV Office renovations.

Social has approximately \$2,800 in the bank & Program & Services has approximately \$7,700.

Respectively submitted,

Jean Burns & Harriet Marek

Clubhouse Committee Report



May, 2017

The Clubhouse Committee did not meet during the month of May.

Our idea, as previously reported, was to repurpose the bathroom near the pool table into a needed storage room, has been put on hold. In December, residents will have an opportunity to discuss and vote on this issue.

Our next Clubhouse meeting will be held on September 21, 2017 at 9:30 a.m. If anyone is interested or has a concern regarding the clubhouse, we encourage you to attend the meeting. We want to hear from you!

Respectfully submitted,

Jean Senninger, Clubhouse Chair

Safety and Security Report



May 19, 2017

The Safety and Security Committee Members are Donald E. Puls Chairman; Vince Doherty, Jim Goese, Jack Needles and Bob Dressler. Our 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.

Updating SRV Rules & Regulations: The third special meeting of the BOD was held May 19th. Progress to update and clarify this document is moving forward in a positive manner.

Look Out! With many of our residence gone for the summer, please be aware of any strange activity around the villas of neighbors who are not here.

Pool Rules: The Pool Rules are for the Safety, Health and Comfort of the Residents, Renters and Guests; some are required to be posted by Florida State. 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. Resident’s visitors should get a pass, with the Villa Number they visiting, 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.

Respectfully Submitted:
Safety and Security Chairman
Donald E. Puls

Maintenance



May, 2017

Rainy season is almost upon us, it is very important to keep your gutters cleaned. Please do not leave your unwanted chemicals and paint at the shop/dumpster area. These items need to be taken to the county to be properly disposed of. The Clubhouse and Pool will be closed from June 7 – June 9, 2017 due to tenting for termites. Please note these dates as there will be NO ACCESS to the pool or clubhouse. Work will begin the week of June 12, 2017, on removal of vegetation in preparation of the new fence installation.

Please stay clear of the many workers that will be present. Work on the seawall continues, materials for the project will be stored along the seawall as the work progresses.

Thank you for your patience and please excuse the dust!

Shawn Gubody



Memorial Day

2017



The Library Corner



It is quite noticeable that the Snowbirds have departed SRV looking at the Book Return box. We received 358 in the Return box from April 26th to May 20th. Members continue to donate recently Copyrighted Hardbacks, Paperbacks, CDs and audio books.

Harriet McDermott

Library Keeper

NEW ARRIVALS

HARD BACKS

Copyright

2015

2015

2016

2017

2015

Author

Mark Billingham

J.B Robbs

Michael Savage

J.P. Dlaney

Karin Slaughter

Title

Time of Death

Devoted in Death

Government Zero

The Girl Before

Pretty Girls

PAPERBACKS

2016

2015

2015

2016

2015

Fern Michaels

Stephen King

John Grisham

Lee Childs

Paula Hawkins

The Most Wonderful Time

Finders Keepers

Rogue Lawyer

Make Me

Paula Hawkins

FAMILY & FERAL CATS

The conservative estimate of feral cats in Sarasota is about 60,000. An unaltered female cat and her offspring can potentially produce as many as 420,000 kittens in 7 years. SRV has not had a problem because most owners follow the rules and don't let their cats out; but like with every rule there are those that choose not to follow.

Over the years some residents have taken it upon themselves to spay & neuter cats they saw roaming the property, they did this at their expense. Over the last few years the County and many private groups have gotten into the act of Spay, Neuter, Return which has kept our cat population down, not only in SRV but in the County as well.

Within the last month 2 cats, in our Community, less than a year old, became part of Spay, Neuter, Return. One cat was caught before she became pregnant; the other gave birth to 9 babies, 7 of which survived. Thanks to the efforts of a few residents the mother cat was fed, she in return, kept her babies close by and now she has been spayed and her kittens are in foster homes. One male cat, on the loose, not neutered, can cause such trouble; not only by production but by howling noises outside windows late at night. Recently, one cat that went out came home bloodied and cost the owner more than \$100 to fix her wounds. Cat fights are loud and costly.

Sarasota County Sheriff's Office Animal Services at (941) 316 – 1201 offers a no cost/low cost spay neuter program to pet owners who have low of fixed incomes.

The Ashton Animal clinic is a sponsor of Buddy's Feral Cat Program (941) 927 – 2700.

The Cat Depot has a Spay, Neuter Program (941) 366 – 2404.

As much as I am an animal advocate I am also an advocate for keeping our Community free of unwanted dogs and cats. So please be responsible pet owners and Spay or Neuter your pets plus have them licensed by the County and please keep them at home.

Thanks to all of you who help with the Trap, Neuter, Return program; you are saving lives along with keeping our community peaceful.

Jean Burns



June 2017

Sun	Mon	Tue	Wed	Thu	Fri	Sat
ADOPT A SHELTERED CAT MONTH	WATER AEROBICS MON THRU SAT 8:15 WEATHER PERMITTING			1 6:30 Game Night	2 10:00 Chair Exercise 6:30 Pinochle	3
4 6:30 Hand & Foot	5 10:00 Chair Exercise 2:30 Line Dancing 6:30 Rummikub	6 10:00 SRV Singers 12:30 Mahjong 6:30 Bridge	7 7:00 Poker	8 6:30 Game Night	9 10:00 Chair Exercise 6:30 Pinochle	10
11 6:30 Hand & Foot	12 10:00 Chair Exercise 2:30 Line Dancing 6:30 Rummikub	13 10:00 SRV Singers 12:30 Mahjong 6:30 Bridge	14 FLAG DAY 7:00 Poker	15 5:00 Sip N'Dip 6:30 Game Night	16 10:00 Chair Exercise 6:30 Pinochle	17
18 FATHER'S DAY 6:30 Hand & Foot	19 10:00 Chair Exercise 2:30 Line Dancing 6:30 Rummikub	20 10:00 SRV Singers 12:30 Mahjong 6:30 Bridge	21 7:00 Poker	22 6:30 Game Night	23 TAKE YOUR DOG TO WORK DAY 10:00 Chair Exercise 6:30 Pinochle	24 JULY 4TH TICKET SALE 10 - 12
25 6:30 Hand & Foot	26 10:00 Chair Exercise 2:30 Line Dancing 6:30 Rummikub	27 10:00 SRV Singers 12:30 Mahjong 6:30 Bridge	28 7:00 Poker	29 6:30 Game Night	30 10:00 Chair Exercise 6:30 Pinochle	

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Jerry Stuenkel

News & Views Advertising and
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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.

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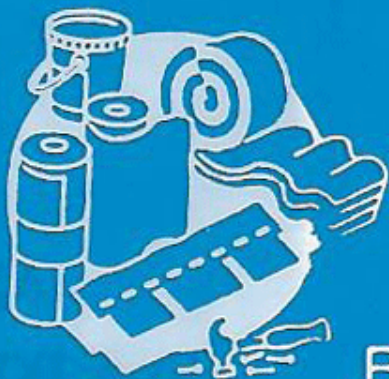
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STRATHMORE RIVERSIDE VILLAS ASSOCIATION, INC.

SRV BOARD MOTIONS – May 26, 2017

Motion – *To approve the minutes from May 18th, 2017* – **Motion Carried**

Motion – *To approve locating the lowest point of grade for elevation for three units at \$500 from Strayer through Atlas Insurance recommended by Kristy Tignor* – **Motion Carried**

Motion – *To approve the sales & rental orientation committee report* – **Motion Carried**

Motion – *To approve Clean Cut Tree proposal to clear the fence line for new fence at \$26,509* – **Motion Carried**

Motion – *To approve allocating \$20,169 to the 3640 fence reserve from the 3990 equity account* – **Motion Carried.**

Motion – *To approve the revised SRV/Argus Management Contract* – **Motion Approved**

Motion – *To approve painting 66 villas, creek house, and workshop at \$64,736 to Munyan Painting Service with final payment made in February 2018 with approval from the legal committee* – **Motion Carried**

Motion – *Approval of Massey Services to tent the clubhouse for termites at \$2,793* – **Motion Carried**

Motion – *Approval of the Property, Crime, and D & O (Directors & Officers) Insurance* – **Motion Carried**



Strathmore Riverside Villas
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