Myakka Valley Ranches Improvement Association

Minutes of Board Meeting - November 14, 2011

1. Call to order, by President

2. Identify Board Members Present: Jackie Vizzi, Jim Holthaus, Bill McArthur,

Gary James, Vivian Zabik & Trudi Lawrenz

3. Absent with apologies: Richard Johnson & Deb Houston.

4. Absent without apologies: Chris Thomas

5. Quorum Declared

6. Welcomed & identify Guests: 12 present.

7. Resignation of Directors: Keith Bradley & Billy Cunningham have tendered their

resignations

8. Appointment of replacement Directors: Resolution: that Stan Dacar be

appointed to serve until the end of the current Association year and that Norma

Whitler be appointed to serve until the Annual Meeting in 2013. Proposed by:

Jackie Vizzi, Seconded by: Vivian Zabik. Approved unanimously.

9. Robert's Rules: No time keeper was appointed.

10. Contact with attorneys: Resolution: that the Treasurer, RoseMarie, continues to

deal with Attorneys concerning personal financial issues, the President with

general legal matters and Jackie Vizzi on the Road Assessment case. Proposed

by: Jackie Vizzi. Seconded by Gary James. Approved unanimously. The Board

will continue to determine cases where liens should be placed on a property.

Minutes of the October Board meeting. Resolution: that the minutes be approved.

Proposed by: Vivian Zabik. Seconded by: Jackie Vizzi. Approved unanimously. The

decision to hold the final part of the last Board meeting as a closed session was

questioned. The State "Sunshine law", limits the use of closed meetings to matters

involving an Attorney. Whilst the matter under discussion concerned Attorney's

advice, he was not present at the meeting. The record of the meeting should be

treated in the same manner as all other Board Minutes. Resolution: that the minutes

of the closed session be added to the Minutes of the Board meeting. Proposed by:

Bill McArthur. Seconded by: Vivian Zabik. Approved unanimously. Resolution that

item 4 in the additional Minutes should read: "Phone call to Mr. Muller the invoice

was reviewed", all other words being deleted. Proposed by: Jackie Vizzi. Seconded

by: Vivian Zabik. Approved unanimously.

REPORTS

1. Financial report. (a) Resolution. That the Treasurer's report for October 2011 be

accepted. Proposed by: Vivian Zabik. Seconded by: Jackie Vizzi. Approved

unanimously. (b) Unpaid dues. Certified letters have been sent, but many were not

accepted. The due time has passed in accordance with the schedule approved at

the Annual Meeting. Resolution: that all unpaid dues be sent to the Attorney for

debt recovery procedures except those Lots that already have liens for past unpaid

dues, as shown in the Treasurer's list as "CL". Proposed by Bill McArthur.

Seconded by: Vivian Zabik. Approved unanimously.

2. Board e-mail system. No discussion.

3. Committee to investigate complaints. The new Committee's Terms of reference

were approved at the last Board meeting. The Board sought to appoint a Chairman,

but there were no volunteers. Resolution: That the purpose of the new committee

and the need for a Chairman and committee members be published in Tales and

Trails. Proposed by: Jackie Vizzi. Seconded by: Bill McArthur. Approved by a

majority. Against: Trudi Lawrenz & Stan Dacar.

4. Residents Questions; None

5. Finance Committee: Resolution: to discuss the Finance Committee Report.

Proposed by: Stan Dacar. Seconded by: Trudi Lawrenz. The discussion centered

on the use of Quick books to replace the existing accounting system. The

Committee advised the purchase of a dedicated PC. Resolution: to proceed with the

recommendations of the Finance Committee at a cost not to exceed $1,500.

Proposed by: Jackie Vizzi. Seconded by: Bill McArthur. Approved unanimously.

6. Disaster Planning Committee. 2 more residents are CERT certified. There is a

vacancy for a "Captain" for the front area of the sub-division.

7. Roads Committee. No report.

8. Saddle trail Committee. (a) Resolution: that a letter be sent to all Lot Owners

asking to cut back overhanging and obstruction vegetation to easements. Proposed

by: Vivian Zabik. Seconded by: Bill McArthur. Approved unanimously. (b)

Resolution: that a Works Order be issued by Jackie Vizzi to cut back overhanging

trees and obstructing vegetation on the easements to both Association Parks and the

entrance to the sub-division. Proposed by: Jackie Vizzi. Seconded by: Stan Dacar.

Approved unanimously. (c) The Board noted the letter that will be sent to any new

Lot Owner with a saddle trail easement.

9. Security Committee: The Chairman is asking the Sherriff's Office to explain

discrepancies between the single theft reported to us and the additional known

incidents.

10. Deed Restrictions Committee: The Committee is due to meet next Wednesday.

The President was asked to attend in an ex-Officio role. Resolution: that the

Committee draft Terms of reference for presentation to the next Board meeting.

Proposed by Jackie Vizzi. Seconded by Stan Dacar. Approved unanimously.

OTHER BUSINESS

1. Lot 227. Ken Roland has received a letter from the County confirming that the

location of the dog breeding kennels on this Lot is in Violation of County Codes and

that the County is taking action accordingly. Reference was made to the Deed

restrictions, Use Restrictions VI: 1 which defines the activities that are not permitted.

Resolution: that the President determines the facts relating to the alleged violation of

Deed Restrictions. Proposed by: Jim Holthaus. Seconded by: Vivian Zabik.

Approved unanimously.

2. TnT Committee. Their investigations are in progress.

3. Lot 169. Reference was made to the Deed Restrictions, Use Restrictions, VI, 12,

which sets out the limits to which ATVs may be used ion Lots and prohibits the

construction of courses or tracks. Resolution: that the President determines the facts

relating to the alleged violation of Deed Restrictions. Proposed by Jim Holthaus.

Seconded by: Vivian Zabik. Approved unanimously.

4. FPL debris. Jackie Vizzi is pursuing FPL to remove their debris and repair the

fence.

5. Construction applications. None received.

6. President's Message in TnT. The Board agreed that the issues should be the new

Investigation Committee (as above) and obstructions on easements.

7. Legal Update. No report.

8. Management. A brochure of an Association Management Company was tabled.

Resolution: that the use of a management company be placed on the agenda for the

next Board meeting and that the company be asked to give a presentation.

Proposed by: Jackie Vizzi. Seconded by: Norma Whitler. Approved unanimously.

Close meeting Proposed by: Vivian Zabik. Seconded by: Jackie Vizzi. Approved

unanimously. Time 21.35