Myakka Valley Ranches Improvement Association

Board Minutes

September 13, 2010

David Hodgkinson, President, called the meeting to order and declared a quorum. Board

members present: Deb Houston, Jackie Vizzi, Richard Johnson, Vivian Zabik,

Trudi Lawrenz, Cynthia Pepper, Keith Bradley, Stan Dacar, Sue Welden, and Gary James.

Introductions are made.

 Guests: 6

Minutes: David asks someone make a motion to approve the minutes. Richard moves to

accept August minutes, Vivian second, all approve.

 Resident’s Questions:

Owners of lot #72 present a copy of MVRIA Minutes from May 1993 to David. The

owners explain that in 1993 the Board granted a variance to the past owners for the

construction of a barn that would have a set back of about 56’ from their north property

line. They informed the Board the 1993 variance stated requirements of permission from

the neighbors, and Sarasota County recording by the owners at their expense, but they

(current lot #72 owners) did not find any other documents regarding this variance in

MVRIA records nor recorded at the county. Their request is that the Board approves a

variance for the barn as it was built without opposition, and it has been there for 19 years.

They believe the 1993 Board did grant the variance, but the previous owners did not

follow through with the conditions. Discussion follows. It was recalled the current lot

owners wanted a variance in 2006, which the Board at that time did not approve.

However, it is noted the Board granted variance from 1993 was unknown of at that time.

David moves that the Board confirm the variance from 1993 (for the barn)

for lot #72 not withstanding an objection from any neighbors and

regardless of the constraints as proposed in the minutes from May 1993.

 Vivian second. Hand vote: 10 agree, 1 not agrees. Motion pass.

Secretary correction: Motion above is corrected at October 11, 2010 Board meeting. Motion

approved by all as follows;

David moves that the Board confirm the variance from 1993 (for the barn) for lot #72

waiving the requirement for letters of agreement from any member.

Reports:

 1. Finance: see report

a) There are three items in August Financial Report that need attention. Rosemarie,

Treasurer will look into it. Approval of August Financial Report is pending the

Treasurer’s response to the Board.

b) Annual Report and tax return; Lorraine Bird advised she will not be able to compile it

this year.

Recommendation: that the Board confirm the appointment of CSL to

prepare the tax return and annual report. David move, Richard second. All

approve.

 2. Disaster Planning Committee:

The Board notes the ‘Disaster Plan’ and ‘Guidance to Residents’ is being revised and

extended. Guidance to Residents will be republished. List of volunteers for disaster

preparedness is updated.

 3. Roads Committee

Recommendations: (a) that the Board note the delay to the road

improvement work due to rain (b) that the Board approve the additional

$175 spent on replacement Reflective Pavement Markers (c) that the Board

approve the construction of short lengths of retaining walls to strengthen

the ends of the culvert at the S bend on Myakka Valley Trail at an

estimated cost of $1200. Richard move a, b, and c, Vivian second. All agree.

 4. Saddle Trail Committee: see report

a) Proposed saddle trail across lot #237. Keith suggested a “ford” crossing as an

alternative to the culvert. Jackie said Committee will look into all options.

Recommendation: that the Saddle Trail Committee proceed as set out and

keep the Board appraised at each stage of the process. Jackie move, Deb

second. All approve

b) Saddle Trail Committee minutes: see report. Board notes the minutes from Tuesday,

Sept. 7, committee meeting.

5. Security Committee: see report

 Trudi, Committee member, presented the Committee’s report in the absence of Bill

Still, Committee Chairman. There is 1 quote for replacement of the outdated camera

equipment, and 2 estimates. A written proposal to utilize off-duty law enforcement

officers through FL Dept of Environmental Protection has been received. A

neighborhood involvement program consisting of the Tip Line is already operative.

Funding for security measures proposed by the Board will be budgeted in 2011-2012

for approval by membership.

 The Board is given the following for consideration;

\* a categorized 911 dispatch list of incidents for MVR, from 2008 through

August 2010

\* MVRIA Tip Line log sheet showing all 34 months, total - 22 calls

\* time line of Board concerns on security issues since 2007

\* formula to calculate the cost for law enforcement patrol

\* budget and expense history of Operating and Reserve Accounts for security

Trudi move that the Board note the Committee’s report, read over and

analyze the data for a return to this subject at a subsequent meeting. Keith

second, all agree.

6. Deed Restrictions Committee: see minutes

Board notes the minutes of the first committee meeting held Aug. 16. Board notes

the Committee’s request for legal correspondence on all matters regarding Deed

Restrictions.

7. Construction applications:

Recommendation: that permission be granted for an extension to an

existing barn on lot #235 to form a garage as shown on the plan submitted.

David move, Richard second, all agree.

8. Complaints:

Complaint received about overgrown easement at lot #95. Stan will contact owners.

 9. Trails N Tales:

 Deb will not be continuing as editor of TrailsN’Tales.

Deb moves that Judy Dubriel be appointed editor of Trails N’Tales. The

appointment will be reviewed in three months, Jackie second, all agree.

The President’s article will include drainage, and Deed Restrictions pertaining to set

backs.

 10. Legal Update: no report

 11. Notice of claim and intent to initiate litigation

 Cynthia volunteered to follow claim for the Board.

Vivian moves to appoint Cynthia as Board representative for this claim,

Richard second. All agree

Vivian moves to adjourn the meeting, Richard seconds, all agree. Meeting adjourns at

8:21 PM.