

**Myakka Valley Ranches Improvement Association, Inc.**  
**Annual Member Meeting Minutes**  
**April 29, 2017 at 11:00 a.m.**

Location: St. Margaret of Scotland Episcopal Church, 8700 State Road 72, Sarasota, FL 34241

**1. Call Meeting to Order**

Frank DiCicco, president, thanked everyone for coming and reminded those present to treat one another with courtesy.

Frank DiCicco called the meeting to order at 11:05 and declared a quorum. Board members present were Frank DiCicco, Jennifer Peeples, Jackie Vizzi, Vicki Butler, Deb Houston, Heather Nestle, Lynn Reid, Bill Still, Dan Taylor, Wendy Ying, and Vivian Zabik. Attorney Jim Burgess was also in attendance.

**2. Proof of Notice of Meeting**

Proper meeting notification sent by mail and posted on the bulletin board by the firehouse.

**3. Approval of Minutes from April 9, 2016**

Frank DiCicco moved to approve the minutes for April 9, 2016. Jennifer Peeples seconded. The minutes were unanimously approved.

**4. President Presentation**

**a. 2016-2017 Review & State of Affairs**

MVRIA has 281 members. Homes in MVR are selling more quickly and for more money. This may be due to having a road plan, access to high-speed internet, and cell service. The volunteer days have been extremely successful. Volunteer contractors and members completed the work on The Entrance Beautification project. Fund raisers and a county grant for \$10,000 paid for nearly everything; the whole entrance has basically cost the Association nothing. Advertising in Trails and Tales has covered the bulk of publishing the newsletter. Jennifer Peeples started a FB page: Critters of the Valley to report lost or found pets. The Disaster Preparedness Committee continues to make plans to assist during acts of nature. The Walking and Saddle Trail Committee will coordinate the vendor who will be mowing all the trails twice a year. Frank DiCicco thanked Debbie Shorey, David Briggs, and Jennifer Peeples for hosting Myakka Valley

community holiday parties.

#### **b. Legal Review**

MVRIA won all six counts in summary judgement in the Lyday case. MVRIA will move forward with the collection of the \$71,000 court awarded judgement to MVRIA and defend the appeal that was filed on April 24, 2017 by the Lydays.

#### **c. 2017-2018 Business Plan**

MVRIA will close on the bank loan to fund the Multi-Phase Comprehensive Road Plan. The Entrance Beautification Project will be completed. Frank DiCicco continues to communicate with the cell tower company. The company is waiting for Frontier to run the line to the tower from the road. Myakka Communications will continue installing line for high-speed internet. The North side of Myakka Valley is live. The Saddle Trail Committee will address issues with any trails that need to be cleared and work with homeowners to open closed trails. The MVRIA website will be revamped and the directory will be updated.

#### **d. Road Plan 2017 Implementation**

98% of members voted in favor of the Road Plan at the 2016 Annual Meeting. The bank loan for \$300,000 was approved, so the Multi-Phase Comprehensive Road Project will begin. Members will not be assessed to pay for the road project. The cell tower company will pay for the paving from the entrance up to the nursery. The project will also address some of the drainage issues. Primary roads will be repaved. Secondary roads will be done on an as-needed basis. Potholes will remain a line budget item.

### **5. Directors Election**

Frank DiCicco thanked Dan Taylor, Bill Still, and Vivian Zabik for their service on the board. There are five candidates for the five open board seats: Amy Chenard, Karen Abbattista, Mary Mapp, Deborah Houston, and Wendy Ying. Jennifer Peeples introduced the five candidates, who were all duly elected to the MVRIA Board.

### **6. Member Questions**

Lot 110B: Q: Concerned about gunshots in the neighborhood. A: It is legal for people to shoot on their own property as long as the bullets don't travel over their property line. Frank DiCicco urged residents to call the police.

Lot 41N: Q: Concerned about the borrow pit on SR 72 impacting available surface water and water well levels. Resident asked the board to check the status of the permitting and see that limits are being adhered to. A: We will do that.

Lot 184S: Q: How will the replacement sign on the front entrance be hung? A: It is being rebuilt with a different composite. It cannot be hung directly on the arch which is poured concrete.

Lot 63B: Q: Concerned about speeding. A: Because MVR has narrow rural roads, they are considered self-regulating. There will be more signage. There will be a workshop to brainstorm and address solutions to the high rates of speed.

Lot 241: Q: What is the plan to repay the loan for the roads? A: It gets repaid out of the road reserve fund each year. It should be paid in full in 4 years.

Lot 237: Q: Encouraging members to come to the regular board meeting 3-4 times a year to support the board. Thanked to Frank DiCicco and Jennifer Peeples for donating so much time and effort.

Lot 63SW: Q: Very concerned about speeding. A: More signs to be added and looking at some kind of traffic abatement system.

Lot 56: Q: Concerned about speeding. A: There will be a workshop to brainstorm and address solutions to the high rates of speed. Engineers on the Road Project will be consulted.

Lot 162A: Q: Golf Carts driven by kids are very dangerous for the kids. A: We don't have enforcement rights, but we need to work as a community to make it safer.

184N: Q: Concern about the washout next to the bridge. A: A vendor has been hired to fix it; we needed to wait for Myakka Communications to come through. The work will be done probably in May.

Heather Nestle presented Frank DiCicco and Jennifer Peeples with certificates and gift certificates in appreciation for their many hours of hard work.

Joe Harrison was awarded a plaque for having one of the best-groomed trails in the neighborhood.

Thanks to Sandy Harrison for having more copies of the MVR Directory made for new residents.

Charlie from Myakka Communications urged residents to get their contracts in sooner rather than later.

## **7. Adjourn the Annual Meeting**

Frank DiCicco made the motion to adjourn. The motion was seconded by Lynn Reid, and the meeting was adjourned at 12:40.