

Myakka Valley Ranches Improvement Association, Inc.

Board Minutes, July 18, 2016 at 7:00 p.m.

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

Proper Notification of meeting permanently posted on sign at the guardhouse.

Board meets on the third Monday each month.

MVRIA Rule Meeting Attendance Reminder is posted and available on
MVRIA website (MVRIA.com)

Frank DiCicco called the meeting to order at 7:06 and declared a quorum. Board members present were Frank DiCicco, Jennifer Peeples, Jackie Vizzi, Vicki Butler, Deb Houston, Heather Nestle, Lynn Reid, Bill Still, Wendy Ying, and Vivian Zabik. Dan Taylor was absent.

APPROVE MINUTES OF LAST BOARD MEETING June 20, 2016.

Jackie Vizzi moved to approve the minutes for June 20, 2016. Bill Still seconded. The minutes were unanimously approved

1. **President's Report:** Fran DiCicco reported that installation of Myakka Communications' fiber optic cable has begun. It should be ready in the fall. Verizon's installation on the cell phone tower should be operational by the end of the summer. The information packet from Progressive Community Management (PCM) will be sent out by the end of this month with information about MVRIA's Annual Report and the By-Law change. It will include information from Myakka Communications about installation fees and levels of service.
2. **Vice President's Report:** Jennifer Peeples created a Facebook page called "Critters of the Valley" that will help owners find their lost animals. It is a closed group. Residents are encouraged to register their animals.
3. **Secretary's Report:** No report.
4. **Compliance, Construction, Parks, Mowing, Signs, Variances, Easements, and Overhanging Trees:** Frank DiCicco reported that there are two foreclosures on Myakka Valley Trail. The front easements are seriously overgrown. Frank DiCicco made a motion to hire a licensed business to go in and mow and institute a policy of mowing any foreclosures that become seriously overgrown. Deb Houston seconded the motion. The board will pay to mow the front easements, but the fee will be added to the estoppel letter. The motion passed unanimously.

One of the foreclosures has been rented. Bill Still reported that we have been in touch with the county and the code compliance office about the property, and an investigation has begun. The easement will be mowed, and we will take action to get the squatters out. Frank DiCicco made a motion to accept the advice from PCM: spend \$120 for the paperwork and requisition the rent as payment for past dues. If the renters are delinquent in the rent, they will be evicted within three days. Wendy Ying seconded the motion. The motion passed with nine in favor and one (Vicki Butler) opposed.

The members on Lot 179 request a variance for their existing structure. Their lot is very long and shallow. The house was built about 30 years ago and is not in compliance with deed restrictions. It is currently set-back 140.5 feet from the road (rather than 200 feet), necessitated by the wetlands right behind their house. Bill Still made a motion to give a variance on the 50.5 foot violation. Jennifer Peeples seconded the motion. The motion passed unanimously. The same lot, 179, requested a variance to build a free-standing 2 car garage: 24'x24' single story structure. Due to topography and the configuration of the lot, there is nowhere else to build the garage. The proposed setback is only 115' from the center of the road. However, there is nowhere else on the lot where this building can go. Between the plot for the garage and the road, is a dense thicket of vegetation. The structure will not be visible from the road. Bill Still made the motion to grant this variance due to limitations of topography and the heavy tree line at the front. The motion was seconded by Deb Houston. Vivian Zabik suggested that the lot owners trim their trees on the easements at the same time. Lynn Reid asked if that would make a fourth building on the lot. Deed restrictions state there should be only three structures on a lot. Bill Still tabled his motion in order to contact the lot owner about how many buildings are on the property. Frank DiCicco revisited the issue to clarify the board's concerns. The board proposed that if there are already three existing rooftops, the owners will need to connect the garage rooftop to an existing roof or take down one structure in order to comply with that deed restriction. Heather Nestle called the motion to a vote on the variance. The motion passed with seven in favor of granting the variance for the garage and two (Vicki Butler and Lynn Reid) opposed. (Bill Still had left the meeting).

5. **Document Revision and Lawsuits:** The MYRTA lawsuit is proceeding. MVRIA has requested a summary judgment.
6. **Saddle Trails and Ditches:** Wendy Ying reported that the work was done on Old Ranch Road to help drain Jake's Trail. There was a complaint filed with the county claiming that we were draining wet lands. Kelly Pluta came out and stated that we were well within the scope of maintenance, and the case was closed. A Riverview High School student is doing community service for the IB program and wants to work on the trails. Wendy Ying reported that Rosemary Williams (resident) has gotten beetles at no cost to eat air potatoes (invasive plant). Wendy Ying reported that the gentlemen from the county who came to the Round Table in June did a great job clearing the ditches.

Heather Nestle was concerned about the washout in the little park. It was proposed to install a cement curb to prevent further erosion. This was going to be done with the road project, but it is eroding very quickly. Wendy Ying will get three bids for the project. Wendy Ying will also investigate how to get the county involved with the problem of erosion by Myakka Valley Trail from the ditch by the Kennel's property. Vivian Zabik mentioned that one owner had thrown major rubbish on the saddle trail and blocked the trail. Wendy Ying will speak with the owner about removing the rubbish.

7. **Community Awareness and Security:** Frank DiCicco reported that the cable and new surveillance equipment will be installed soon.
8. **Entrance Beautification:** Jennifer Peebles reported that she has completed the preliminary proposal for the county grant. There are two cycles per year and community can be awarded up to \$10,000 each time. Jennifer put the project into two phases. The front entrance is one phase which includes the entrance signs and 34 additional oak trees going from Clark Road all the way to the entrance. Phase two will be irrigation to the new trees, a well in front for irrigation, lighting the oak trees, and re-doing the signs. The guardhouse and arch are done. Sun Fire Nursery spent well over \$10,000 on irrigation, lighting, and landscaping.
9. **Disaster Preparedness:** There will be an organizational meeting at 4:00 on Saturday July 23, 2016. The meeting is at Jackie Vizzi's home, and almost anyone is welcome. A phone tree will be designed. Jackie Vizzi will attend a meeting this Friday for SART about to deal with animals during a disaster.
10. **Trails n Tales:** Critters of the Valley, the community grant, the potato plant beetles, school starts August 22.
11. Jackie Vizzi made a motion to adjourn at 9:00. Seconded by Deb Houston. The meeting was adjourned at 9:00