

Myakka Valley Ranches Improvement Association, Inc.

Annual Member Meeting Minutes

April 21, 2018 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 thanked board members and volunteers for their time and effort this year.

Frank DiCicco called the meeting to order at 11:15 and declared a quorum.

Board members present were Frank DiCicco, Jennifer Peeples, Jackie Vizzi, Vicki Butler, Amy Chenard, Deb Houston, Mary Mapp, Heather Nestle, Wendy Ying, and Brenda Zimmerman. Attorney Jim Burgess and PCM manager Bill Sutton were also in attendance. Karen Abbattista was absent.

2. Proof of Notice of Meeting

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

3. Approval of Minutes from April 29, 2017

Frank DiCicco moved to approve the minutes for the last annual meeting on April 29, 2017. Jennifer Peeples seconded. The minutes were unanimously approved.

4. President Presentation

a. 2017-2018 Review & State of Affairs

MVRIA has 281 members. There were record home sales in Myakka Valley Ranches in 2017/2018. Annual dues increased 9% to \$598.00 which are the lowest HOA dues in the area. Accomplishments over the past four years include:

- A new turning lane on SR 72
- Cell tower
- Refinished archway and guardhouse
- New entrance signs and 46 lit oak trees
- Myakka communications high speed internet
- Member approved multi-phase road plan (with no special assessments)
- Neighborhood events

Frank DiCicco thanked the volunteers and contactors who donated their expertise and time for the entrance beautification. Many neighbors showed up to help clear the roads

after Hurricane Irma. Jennifer Peebles put together a \$10,000 grant for the entrance beautification. MVR won the Best Neighborhood award and was featured in Sarasota Magazine. Fundraisers brought in \$28,929 towards the entrance beautification.

b. Legal Review

MVRIA won all six counts in summary judgement in the Lyday case. The court awarded \$71,000 for legal fees to MVRIA. The Lydays appealed the ruling. The appellate court had not made the final decision yet.

Delinquent accounts are down to 11 members.

c. Multi-Phase Road Plan 2018

At the 2016 Annual Meeting, 98% of members voted in favor of the Road Plan. A bank loan for \$300,000 was approved in 2017. The bank cancelled the loan because the Lyday lawsuit was appealed. MVRIA has \$453,561 total funds available for phase 1. With this year's reserves, the total road funds will be \$537,580. The first 5.9 miles on Myakka Valley Trail from the entrance are first on the schedule including drainage. Potholes will remain a line budget item.

d. Trails 'N' Tales, Valley Directory

Much of the cost of publication for TNT is covered by the advertising.

The new Valley Directory is ready and will be updated annually. Advertising revenue covered the cost of publication.

e. 2018/2019 Business Plan

- Implement drainage and road project
- Phase 3 of the entrance beautification project
- Saddle trail committee will address issues with trails that need to be cleared and repaired and work with homeowners to open closed trails.
- Revamp the MVR website
- Update the directory every year
- Add gates at the guardhouse
- Disaster Preparedness Committee implemented a new procedure to follow during weather events.
- Speed control: 30 MPH speed limit signs posted. A member poll was conducted: stop signs or speed tables to control the traffic on Myakka Valley Trail. The poll will be reviewed at the May board meeting.
- Event committee will continue with Myakka Valley Halloween, Myakka Valley Christmas (luminary, Santa's mailbox, Santa's sleigh) and other events

5. Directors Election

Frank DiCicco stated that there are six candidates for the six open board seats: Frank DiCicco, Jennifer Peeples, Jackie Vizzi, Vicki Butler, Heather Nestle, and Brenda Zimmerman. Jennifer Peeples introduced the six candidates, who were all duly elected to the MVRIA Board.

6. Member Questions

Q LOT 148: If we need to hire a contractor to open or clear a saddle trail will the homeowner be billed?

A: If the member didn't have the equipment or ability to open the trail, there is money in the budget to cover the expense

Q LOT 189E: Is there a plan to clear out culverts? Also, Howard Creek is becoming overgrown with vegetation.

A: Water is staying on the road because the edges of the road are too high. Edges will be shaved, and culverts cleared as part of the road project. SWFMD is responsible for Howard Creek, and the county is responsible for the drainage in MVR. The board is communicating with the county about the county's responsibilities in MVR.

Q LOT 123: Can we put a speed tables in a few places on MVT? There is a speeding problem in MVT in front of our property.

A: If there is enough money to do three of four of them, they will be done. They cannot be installed until after the roads have been paved.

Q Lot 266: Eucalyptus trees are a problem for possible power line loss during hurricanes. Can we do something to cut them down? Also, the lights on the oak trees at the entrance shouldn't be on all night.

A: The problem trees will be located and the next steps will be discussed at a board meeting. The lights are on a photo cell and have no physical timer. Adding a timer would be expense, but the issue will be discussed at a board meeting.

Q LOT 167: Eucalyptus trees are big and have the potential to cause major power losses during storms. Those trees should be cut down.

A: A committee will contact homeowners about taking down those trees. There are county grants for removal of exotic trees that are available to individual home owners.

Q LOT 123: There are people parking on the entrance easement, unloading bikes, and coming into the neighborhood.

A: That easement belongs to the state park. It is looking better and better, so hopefully people will respect the property. We will soon have high speed internet to the guard house and the cameras will be able to catch the tags of vehicles.

Q Lot 85: Residents should tell their service people to obey the speed limit. Who is responsible for maintaining the land around and under the bridge?

A: MVRIA cuts the grass and maintains the park. If contractors dump in the park or in Howard Creek, please get the name of the company from the truck.

Q LOT 114: The front looks fantastic, but as you go down MVT there are broken fences and foreclosed houses with people living in them.

A: The board has contacted the owners of the properties in question. We have no power over owners in the unrecorded. We will continue to take care of our trails and ditches, and try to work with people to clean up their own property.

7. Adjourn the Annual Meeting

Frank DiCicco made the motion to adjourn. The motion was seconded by Jennifer Peeples, and the meeting was adjourned at 1:00.