

**Myakka Valley Ranches Improvement Association
Board Minutes, Aug 12 2013, 7:00pm**

Location: Myakka River State Park Conference Center, 13081 State Rd 72, Sarasota, FL

PROPER NOTIFICATION OF MEETING PERMANENTLY POSTED ON SIGN ON THE GUARD HOUSE. BOARD MEETS ON SECOND MONDAY EACH MONTH

Andy Behn requested to record the meeting.

Bob Chenard, President, called the meeting to order at 7:00 pm and declared a quorum. Board members present were: Bill Barrett, Andy Behn, David Hodgkinson, Bill Still, Larry Brotherton, Deb Houston and Jackie Vizzi. Apologies were received from Vivian Zabik and Dan McKillop.

Since this was the third Board meeting not attended by Gary James, he is deemed to be no longer a Board Member, as set out in the MVRIA Bylaws.

APPROVE MINUTES OF LAST BOARD MEETING JULY 8 2013.

DEB HOUSTON moved to approve the Minutes. DAVID HODGKINSON seconded. The Motion was unanimously approved.

RESIDENTS' QUESTIONS

There was a request to put the date of the Trails and Tails newsletter on the front page as well as the back.

UNRECORDED SECTION CONCERN

Bob Chenard had forwarded copies of documents to Board members. There is a dispute over a road easement between the Blantons and the Roofs who both reside in the unrecorded section of Myakka Valley Trail. The Blanton's attorney claims that the Association has a responsibility to ensure that the easement is kept free of obstruction. It is alleged that the Roofs are blocking the Blanton's right of access. **DAVID HODGKINSON moved to seek a legal opinion from Chad McClenathon. DEB HOUSTON seconded.** David explained that there is a degree of Association responsibility to ensure that lines of reasonableness in the neighborhood are not crossed. Neighbors need to respect one another. However, since the issue is in the unrecorded section of Myakka Valley Ranches and those residents are not members of MVRIA nor do they pay dues to the Association, we require a detailed legal opinion about the rules regarding keeping the side road open and what the Association can do. **The Motion was unanimously approved.** Bob Chenard and Bill Still will also visit the Roofs to try to mediate.

ADJOURNMENT OF MEETING

DEB HOUSTON moved to adjourn the meeting. JACKIE VIZZI seconded. Carl Patrick, Keith Bradley's lawyer, was present at the meeting without giving any prior official request or notification of his attendance. Since MVRIA and some specific

members of the Board are being sued by Mr. Bradley using Mr. Patrick as an attorney, the meeting could not proceed. Mr. Patrick is not a member of MVRIA. Mr. Patrick was given the option to leave so the meeting could continue but he declined. **The Motion was approved 6 to 2 (Larry Brotherton and Andy Behn against).**

The meeting was adjourned at 7.20 pm.