

**Myakka Valley Ranches Improvement Association
Board Minutes, August 13, 2012**

Location: Myakka River State Park Conference Center, 13081 State Rd. 72, Sarasota, FL
Proof of due notice of meeting: Notice permanently posted on Guard House
Please note, the August 13, 2012 Board meeting minutes have been completed in January 2013 for MVRIA Board approval in February 2013.

Deb Houston, President calls the meeting to order and declares a quorum. Board members present are, Vivian Zabik, Jim Holthaus, Jackie Vizzi, Dan McKillop, Larry Brotherton and Andy Behn.

Absent with apologies; Bob Chenard, and Chris Thomas. Absent without apologies: Gary James and Ryan Jekonski.

Presentation by Stokes Management Co.

Rebecca Stokes presents the benefits of having Stokes Property Management and Real Estate Inc. supply community management services to MVRIA. Rebecca is currently Association Bookkeeper. Rebecca Stokes and Jim Holthaus, MVRIA Executive Treasurer, answer questions posed during and after the talk, among the questions are; What is the cost of your services? Answer, estimated cost, \$4.00 per month per owner/lot. Will there be a Board of Directors? Answer, yes the Board remains in place. The Board has the same responsibilities as they have now, hiring a manager does not change the governing documents.

REPORTS

President's Report

1. It is noted Andy Behn and Charlie Brodsky are audio recording the meeting.

2. Approve Minutes: Board Meeting July 8, 2012. Deb Houston asks for a motion to approve the July 8, 2012 Board Meeting Minutes. **Jackie Vizzi motions to approve the July minutes. Vivian Zabik seconds.** Corrections to minutes include item numbers 4, 7 and 9, and there is a motion missing on Mowing. FL State Statute 720.303 requires every Director's vote be recorded in the minutes; July has no such records. July minutes do not connect agenda issues to the motions, a Robert's Rules procedure. **Jackie amends the motion to approve as corrected, Vivian seconds. Vote: Unanimous.**

Members' corrections for July Minutes include; no official recording in the minutes of a Member's letter that was read to the assembly. At the July meeting the June minutes were approved by the Board but contained uncorrected errors. Deb closes the discussion on the June minutes as they have been approved.

3. Approve Minutes: Members Meeting August 5, 2012. (Chris Thomas, Secretary, is absent). Deb postpones the Members Reserve Budget Vote Meeting Minutes, it will be on next month's agenda.

4. Board Vacancy left by Ryan Jekonski: Deb informs the Board there is an open Director position to be filled. A Member reads MVRIA By Laws #10. Resignation: "The unexcused absence from (3) consecutive Board meetings shall also constitute a

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resignation of such Director without need for a written resignation". Harold Joslin, Member, nominates Bill Barrett for the open Director position. Deb will put this on the agenda for next month. A Director nominee must be present to accept.

5. Thank You to the Ad Hoc Committee: Deb thanks Andy Behn and his Committee members Chris Thomas and Harold Joslin for their work to prepare for the Members' Reserve Budget Vote Meeting on August 5, 2012.

6. Deb announces all projects on the Reserve Budget Vote ballot were approved at the August 5th meeting. Vivian responds to an accounting request for each items' vote result; Vivian confirms all budget items were passed, that she helped count the ballots. A Member proposes the vote results be posted as soon as possible on the community bulletin board at the firehouse and be noticed in Trail N' Tales newsletter so we can move forward with Reserve Budget projects and the Membership will be noticed. *(By Laws 11.1. Budget).*

Treasurer & Bookkeeper Report: Jim Holthaus

1. Approve Financial Report: May 2012. Deb postpones the approval of May 2012 Financial Report, it will be on next month's agenda.

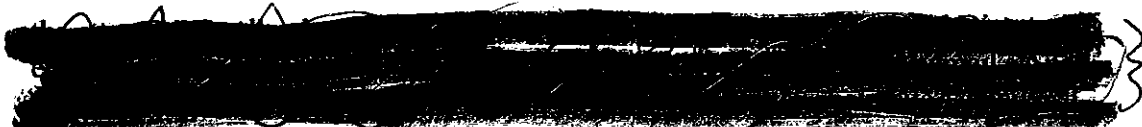
2. Approve Financial Report: June 2012. Deb postpones the approval of June 2012 Financial Report, will be on next month's agenda. Dan McKillop questions an item in Accounts Receivable. He believes there is a payment to a Member who has not paid their dues, and recommends the Association should not be hiring or paying Members who owe the Association money. Deb postpones discussion on this issue and will be on next month's agenda.

Secretary Report: Chris Thomas

1. Electronic Filing Update: Andy Behn reports in Chris Thomas's absence. Andy refers to two emails attached to the August Agenda, one a scanning estimate, the other for storage of scanned materials. Andy informs the Board, a service to scan thousands of Association documents will be very expensive, and there are added labor costs to remove staples. Andy recalls John Corcoran received approval to spend \$500.00 for the Legal Liaison Ad Hoc Committee to prepare documents for the Bradley Lawsuit attorney, *(March Board Minutes 2012, Legal Committee: ".....Resolution: that up to \$500.00 be spent, if necessary, on copying and postage of documents. Proposed by Vivian Zabik. Seconded by Jim Holthaus. Approved unanimously")*. Deb recalls a motion at July meeting for the documents to be scanned and provided by September for delivery to the Association's attorney. **Andy motions to spend \$500.00 for scanning documents. Dan McKillop seconds.** Vivian asks how many years of documents can be scanned for \$500.00. Jim Holthaus cautions the 2012-2013 Operating Account could have a shortage affecting additional spending. A Member asks why scanning if the original documents can be inspected at the Association's attorney's office? **Deb returns to the question; there is a motion on the floor.** Andy points out if there is already \$500.00 out there then we don't have to make a motion. Andy withdraws the motion. Deb directs Andy to spend \$500.00, do what you can, report back in September for review.

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Committee Reports:

Roads Committee: David Hodgkinson

David suggests that the Road Committee look at the repairs needed on Old Ranch Rd located at lot 147 and report back to the Board.

Security Committee: Ken Roland, Trudi Lawrenz

Deb Houston states that the Board does not have actual Budget vote tally so need to postpone any work until next month.

Trudi Lawrenz stated that the guard house needs pressure washing.

Once they get approval for the roof repairs, they would tackle the security cameras. Trudi gave the Board three bids for the roof work. The bulletin board would be done last.

Compliance Committee: Bob Chenard, Bill Still, Vivian Zabik

1. **Lot 154:** Deb Houston states that the Board has received a letter from Mrs. Matthes requesting an exception to the Deed Restrictions regarding her fence. Jim Holthaus read her letter to the Board. **Dan McKillop made a motion that the Board send her a letter saying if she is going to request a variance that she provide a variance to the Board at the next meeting for the Board to vote on yea or nay. Jackie Vizzi seconds. Vote: Unanimous**

2. **Lot221:** Legal opinion pending.

3. **Lot 169:** The owners were asked to attend the Board meeting. Owners asked for the names of those who complained with dates. The Board declined to give out that information. Deb explained that she and Bob Chenard visited the owners and asked them to please level the berms that are being used as a racetrack. The owner stated he would have to contact Kelly Pluta at the County to move any dirt. **Dan McKillop made a motion that the owners be given until next month to make the application process with Kelly Pluta to remove the dirt piles and come back to us and let us know what the status of that is at our next meeting. Deb seconds. Vote: Andy Behn nay, all others yea. Motion approved.**

4. **Lot 223:** Deb stated that the Board had received a letter from the homeowner. **Jackie Vizzi made a motion to table. Larry Brotherton seconds. Vote: Unanimous**

Signs: John Kolb No report.

Mowing: Andy Behn

Discussion about work order approval for payment. Andy needs to check work and sign off on work order that work has been completed per work order.

*Compliance committee should address complaints about lots that need mowing. Andy, however, will call homeowner first to address the problem before turning it over to

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compliance committee.

Parks: Chris Thomas (absent)

Jim Holthaus stated that Kelly Pluta, Sarasota County Natural Resources, stated the dirt (bridge park lot 94) needed to be moved by August 1st, 2012. Kelly needs to know where the dirt is being moved and it also will need to be screened. Vivian Zabik read several proposals stated by Kelly Pluta, in his letter to the Board, which would bring us into compliance. After much discussion Deb postponed it until next meeting.

Residents Questions:

Jackie explained the Valley T-shirt Logo contest.

No updates on legal

Andy Behn made a motion to adjourn, Deb seconds. Vote: Unanimous

Minutes composed by personal tape. Charlie Brodsky

No secretary notes available

Board approved 2-11-13
Deborah Houston