

**Myakka Valley Ranches Improvement Association
Board Minutes, January 14 2013 7.00pm**

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

Deb Houston, President, called the meeting to order at 7:02 pm and declared a quorum. Board members present were: Deb Houston, Bob Chenard, Jim Holthaus, Andy Behn, Jackie Vizzi and Vivian Zabik. Absent with apologies: Gary James, Larry Brotherton, Dan McKillop, Bill Barrett, Chris Thomas

It was noted that Charlie Brodsky and Andy Behn were taping the meeting.

David Hodgkinson asked the Board to record that Richard Johnson, a former Board Member, lost his battle with cancer on January 5, 2013. It was agreed that Jim Holthaus would send a donation to Tidewell Hospice in memory of Richard.

Residents' Questions

- Ken Roland opened a discussion on speeding through the entrance to Myakka Valley Ranches and throughout the community. Jim Holthaus noted that any capital improvements to deter speeding could be included in the 2013/2014 budget for Members to vote on at the Annual Meeting. Accurate estimates of costs for all projects need to be made and include for having work undertaken professionally as necessary.
- Fran Hodgkinson asked the Board to recognize and thank Ken Roland and the Wolbers family for the Christmas decorations at the front entrance.

REPORTS

Secretary's Report (Andy Behn)

- Approve Amended Minutes Board Meeting July 9 2012, **JACKIE VIZZI moved to accept the July Minutes. VIVIAN ZABIK seconded. The Motion was unanimously approved.**
- Approve Minutes: Members' meeting Aug 5 2012.
- Approve minutes: Lawyer's meeting with the Board Aug 13 2012.
- Approve Minutes: Board meeting Aug 13 2012

None of the August Minutes are ready for approval. It was noted that the Bylaws state Minutes should be approved within 30 days. Deb Houston set a deadline of two weeks for these Minutes to be completed.

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- Approve Minutes Board Meeting October 8 2012. **JACKIE VIZZI moved to accept the Minutes of the Board Meeting October 8 2012. ANDY BEHN seconded. The Motion was approved unanimously.**
- Update on scanning project. Andy Behn has scanned and categorized everything he has. A CD has been given to the attorney.
- Keith Bradley request. The attorney was consulted about Keith's request for his attorney to be copied into Board emails. The request is refused. A request to see a particular email must be specified.
- Rules regarding inspection and copying of MVRIA records were attached to the Agenda.
- Definition of Committees. It was noted that the By-laws only authorize Association Committees to RECOMMEND to the Board to spend money.

Treasurer's Report (Jim Holthaus)

- Approve Financial Report September 2012. **JACKIE VIZZI moved to approve the September 2012 Financial Report. VIVIAN ZABIK seconded. It was approved with 5 votes in favor and one opposed (ANDY BEHN)**
- Approve Financial Report October 2012. **VIVIAN ZABIK moved to approve the October Financial Report 2012. JACKIE VIZZI seconded. It was approved with 5 votes in favor and one opposed (ANDY BEHN)**
- Approve Financial Report November 2012. **VIVIAN ZABIK moved to approve the November Financial Report 2012. BOB CHENARD seconded. The November 2012 Financial Report was approved with 5 votes in favor and one opposed (ANDY BEHN)**
- Budget Committee Minutes. Jim Holthaus explained that projects need to be included BEFORE the budget is approved. The deadline is the February 2013 Board meeting. The budget is constructed by the Board. Members can then approve it or not.
- Letter to Residents with delinquent dues. Jim Holthaus pointed out that it was 30 days since delinquency letters were sent. **VIVIAN ZABIK moved that the Board authorizes Jim Holthaus to go to the attorney and ask him to send a letter about the delinquent dues with a view to proceeding to placing liens on the properties. BOB CHENARD seconded. It was approved unanimously.**

Committee Reports

- **Ad Hoc Committee (Jackie Vizzi/Dan McKillop/Dale Ream/John Corcoran).** The Hearing is scheduled for Jan 22, 2013.
- **Compliance Committee (Bob Chenard/Bill Still/Vivian Zabik).**
 1. Lot 154 Matthes Fence. There has been no response and therefore no further request for a Variance. The matter is tabled to allow Jim Holthaus to talk to the Matthes again before passing the matter onto the attorney.
 2. Lot 223 Roland Posts. Further negotiations have failed to move the matter forward. The Committee recommends to the Board that the matter should become a lawsuit to remove the posts. **BOB CHENARD moved to ask the attorney to proceed with a lawsuit. VIVIAN Zabik seconded.** David Hodgkinson stated that the position had been that the lot owner had agreed to take the posts down if either his house were sold or there was no

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further damage on his lot in 18 months. The lot owner contends that there has been further damage. **The Motion was approved with 5 votes in favor and one opposed (Andy Behn).**

3. Lot 221 McKillop Closed Trail. The Committee recommends to the Board that the matter be tabled pending further research. This trail is part of a larger problem that requires more study before legal action is pursued. Bob Chenard said that the attorney stated it would take one hour to pull the other cases. **BOB CHENARD moved that the attorney be contacted to spend an hour to review files of a similar nature to obtain a broader scope of relevant activities that have happened in the past in the Valley. JACKIE VIZZI seconded. The Motion was passed unanimously.**
 4. Lot 169 Patton Track. Last month there were further complaints, and the motocross track is back. Patton has moved dirt without authority. The Committee has a three point recommendation 1) to meet with the County about compliance 2) to get the Sheriff's department to cite Patton 3) to bring legal pressure to bear on Patton for non-payment of dues. Note that any nuisance should be reported to the Sheriff on 941 316 1201. Please use this number any time you need to report a problem. **VIVIAN ZABIK moved to give Jim Holthaus approval to consult the attorney on whether MVRIA can take foreclosure proceedings on Patton (at the same time as he talks to the attorney about delinquent dues and liens). JACKIE VIZZI seconded. The Motion was passed unanimously.**
- **Construction Committee** (Andy Behn, Gary James). Andy Behn confirmed that permits have been pulled for the new constructions on Old Ranch Road and Country Road. Andy Behn will make the owners aware that houses are not saleable without Board permission for construction.
 - **Disaster Preparedness Committee** (Vivian Zabik). No report.
 - **Mowing** (Andy Behn) It was noted that the contractor has charged all he is allowed to. Andy Behn will tell him to cease mowing.
 - **Parks Committee** (Chris Thomas, Dale Ream, Keith Bradley).
 1. Dale Ream reported that guidance from SWFWMDRRD needs to be sought for any improvements to the park especially anything that might alter drainage patterns. Fixing potholes is ok. The park will be kept as is. A gate (with hinges) and a combination lock will be erected. Dale will submit wording for a "Resident's Only" sign to the Board for approval. It was noted that no ATVs are allowed "off road".
 2. Jackie Vizzi will obtain bids to remove the dirt pile in the small park to Sheps Island Ranch (Harold Joslin, liaison) and obtain Kelly Pluta's approval.
 - **Roads Committee** (David Hodgkinson). The Board noted that: (a) the President in consultation with the Chairman of the Roads Committee approved the bid for road patching from Dana Site Development and Paving Inc. in the sum of \$10,650.00, (b) the President in consultation with the Chairman of the Roads Committee approved the bid received from Dana Site Development and Paving Inc. in the sum of \$5,830.00 for road edge strengthening, and (c) the Board noted that the turning lane at the SR72 is now

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approved by the State but will not be constructed before 2015 and that the Roads Committee will seek bids for the approved work to Myakka Valley trail by the intersection with SR72. It was stated that there will be one invoice per contract. David Hodgkinson recorded his thanks to Jim Alexander and Stan Dacar for helping with the road surveys.

- **Saddle Trails Committee** (Jackie Vizzi, Amy Chenard, Leslie Fortune, Marc Zabik). The Committee asks the Board to approve a budget item for occasional maintenance of all open saddle trails. Maintenance contractors should have liability insurance. MVRIA may undertake occasional maintenance of saddle trails and ditches as long as it is not routine maintenance. Once a trail/ditch is cleaned up, the homeowner should be notified that it is their responsibility to maintain it that way. **BOB CHENARD moved that all saddle trails receive a one time maintenance during the next few weeks. VIVIAN ZABIK seconded. The Motion was approved unanimously.**
- **Security Committee** (Ken Roland/Trudi Lawrenz). Ken Roland reported there were 3 thefts in the Valley in December. Two of the three security cameras in the guard house are now working. The third needs a housing to be built. It was noted that some deer poachers were arrested recently.

Other Reports

- **Signs** (John Kolb). Deb Houston will contact John Kolb re: road sign on SR72 and Myakka Valley Trail.
- **Trails'N Tales** (Lynn Reid). The next President's Message will include items on the cleaning of drainage ditches, and the Deed Restrictions. Also to call 911 if residents see anything suspicious.

Adjournment

JACKIE VIZZI moved to adjourn the meeting at 9.45pm. It was seconded by VIVIAN ZABIK. The Motion was approved unanimously.

*Board approved 2-11-13
Deborah Houston*