

**Myakka Valley Ranches Improvement Association
Board Minutes, March 16 2015 7:00pm**

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

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

Frank Diccico, President, called the meeting to order at 7:10 pm and declared a quorum. Board members present were Heather Nestle, Vicky Butler, Jennifer Peebles, Dan Taylor, David Hodgkinson, Lynn Reid, Jacki Vizzi, Deb Houston, Vivian Zabik and Bill Still.

APPROVE MINUTES OF LAST BOARD MEETING FEB 16 2015.

FRANK DICICCO moved to approve the Minutes of the Board Meeting on Feb 16 2015. LYNN REID seconded. The Motion was approved unanimously.

Jacki Vizzi called attention to the fact that two Association members had requested to videotape the meeting and had given due notice. It was queried whether the Board could have access to the recordings. Trudi Lawrenz agreed to this. Keith Bradley was unsure.

REPORTS

- 1 **PRESIDENT'S REPORT (FRANK DICICCO)** – FRANK DICICCO reported a positive outcome on negotiations with the owners of Lot #111 Road Assessment case. The President will proceed to complete the settlement.
- 2 **SECRETARY'S REPORT (JACKIE VIZZI)** – JACKI VIZZI moved to send a letter to members in arrears on their annual assessment notifying that if they are not current by April 11, they cannot vote at the Annual Meeting. LYNN REID seconded. The Motion was approved unanimously.
- 3 **COMPLIANCE COMMITTEE (BILL STILL)** – further to the complaint about the dirt track (which is against the Deed Restrictions), it was noted that the President and Vice President were not able to visit the lot owner last month but intend to do so this month and report back.
- 4 **DOCUMENT REVISION COMMITTEE** – (a) the MVRIA website now has a posted link to Florida Statutes Chapter 617.B. (b) work has begun on the project to revise MVRIA documentation (c) the contractor working on the property on Old Ranch Road has been given provisional approval to start. The correct Variance will be filed at the County.
- 5 **SADDLE TRAILS COMMITTEE** – (a) HEATHER NESTLE moved to renew the contract for maintenance of the saddle trails with GLC Properties for one year. BILL STILL seconded. It was confirmed that the contractor has been doing a great job with no complaints. The Motion was passed unanimously. (b) It was agreed that Wendy Ying would be the new Saddle Trails Committee Chairman.

- 6 **LEGAL MATTERS** - Jackie Vizzi reported that the judgement on the Appeal on the Lawsuit ruled in favor of MVRIA. *Per Curiam Affirmed*. It was requested that, because so much money from members' HOA dues had to be spent on the Lawsuit and Appeal, everybody in Myakka Valley Ranches should be properly notified of the outcome. It was stated that the Notice informing the Valley of the result had been torn down. It was also noted that the \$9,200 (spent on the Appeal only) was not recoverable. Nor can MVRIA seek restitution for the \$100,000 spent on attorney fees for the Lawsuit.
- 7 **COMMUNITY AWARENESS COMMITTEE (DAN TAYLOR)** – Dan reported a quiet month. The surveillance system is still working as first installed and holds information for 45 days. The recording is on a loop. Dan displayed the new sign notifying residents of Board meetings. MVRIA byelaws state the signs need to be on the Fire House and Guard House. Previous notices have been torn down. There was a discussion about the difficulty of reading notices whilst driving by the Guard House.
- 8 **DITCHES** – nothing to report
- 9 **CONSTRUCTION APPLICATIONS** – Frank reported on a request for a Construction Variance by the new owners of Lot # 134. He also extended a welcome to the Valley to them. The owners spoke about the proposal and requested a Variance of 50ft and 40ft on either side of the pizza shaped lot to the required set back of 200ft. It was noted that the basis for a Variance is normally topography. However the owners have plans for an out shed and want to position the house on the awkward shaped lot to allow this. Power lines are another issue. They have shrunk the house design to fit the space. Some Board members felt that a Variance was not necessary as the house could be accommodated on the lot with the 200ft set back and that the request did not meet the topography criterion stated in the Deed Restrictions. **DAVID HODGKINSON moved to not accept the proposed Variance. VICKY BUTLER seconded.** It was suggested that David withdraw his Motion pending a site visit by the Board. David agreed to table the Motion, but not withdraw it, until the next meeting. The owners were asked not to spend more money on contractors etc whilst the Board works with them to find a solution.
- 10 **LIGHTS** – Heather Nestle proposed that Ryan Sherman from SRQ Electrics be asked to assist with the maintenance of the lights at the front entrance. It was suggested that the South/North lights be changed to LED. There was a discussion about the relative costs of repair and replacement of the current lights versus LED. **DAVID HODGKINSON moved that Heather be given permission to get the lights changed to LED. VIVIAN ZABIK seconded.** It was discussed whether bids were necessary. But it was agreed that this is a safety issue and MVRIA has a budget for lights. **The Motion was approved unanimously.** Regarding the light on the archway, Heather will speak with Ryan and FPL.
- 11 **TRAILS AND TAILS** –
 - Annual Meeting. A short message about all recognized lot owners attending (at St Margaret's Church) to find out what's happening in the neighborhood and hear

about past and future plans. Barbecue afterwards. Call Jennifer about food, sponsorship etc

- The Phone Directory is completed and ready for typing. There is a further meeting on March 26. The aim is to have the new Directory available at the Annual Meeting Different options for delivery were discussed.

12 **TREASURER’S REPORT (VIVIAN ZABIK)** – Vivian reported:

- (a) That the Board is now working with Progressive Community Management on financial information. **VIVIAN ZABIK moved to open two accounts, Operating and Reserve, at Sabal Palm Bank and close the accounts at Fifth Third Bank. LYNN REID seconded.** Sabal Palm offers more facilities for payments and financial reporting. It can also accept credit cards through their website. **The Motion was approved unanimously.**
- (b) That the financial reports for January and February are now available. Most of the annual assessments have been collected. There was a request that future reports omit the names of lot holders who are in debt. This will be taken on board for the new fiscal year. Dues are due May 1. There is a 30 day grace period for payment with a late charge applied after that date. **VIVIAN ZABIK moved to accept January and February financial reports. DEB HOUSTON seconded. The Motion was approved unanimously.**
- (c) **VIVIAN ZABIK moved to increase annual dues to \$498, as recommended by the Financial Committee, for 2015/2016. DEB HOUSTON seconded.** The percentage increase is less than last year but the dues still need to be increased because of the decision to do a road survey, the project to revise MVRIA documentation, and legal fees. The Association was set to do well financially with the exception of the legal fees. The lawsuit has caused a lot of animosity. Deb Houston thanked the Committee for their work. There was a discussion about the net cost of Trail n’ Tails and that it is hoped to reduce this. There was further discussion about the cost of maintaining saddle trails and the additional costs for maintaining the entrance, one lot and two parks. There was also a query about the County charges of \$200 per household in the recorded section. These costs will be looked at in more detail after the Annual Meeting. **The Motion was approved unanimously.**

13 **ROADS COMMITTEE** - **DAVID HODGKINSON moved that the road report be noted and placed on the MVRIA website. JACKIE VIZZI seconded.** The plan is intended to form the basis for limiting future road work. The Board will move forward with the road survey. It was queried whether road dips will be addressed – yes. **The Motion was approved unanimously.**

14 **RESIDENTS’ QUESTIONS** – there was a query about Florida Statutes 617. B and 720. MVRIA is governed by both. Some residents appear to be misinformed about the application of these Statutes and they are asked to go on the MVRIA website links under “Board” to check them out.

**ADJOURN MEETING – JACKIE VIZZI moved to adjourn the meeting at 8.35pm.
FRANK DICICCO seconded. The Motion was approved unanimously.**