

Myakka Valley Ranch Improvement Association

MVRIA

15 FEB 2021 / 7:00 PM / St Margaret's Church

Board members present: Paula Moon, Vicky Butler, Jennifer Peeples, Brenda Zimmerman, Frank DiCicco, Wendy Ying, Heather Nestle, Jim Bukowski NOT PRESENT: Mary Mapp, Deb Houston, Jackie Vizzi

AGENDA

Call to Order 7:15 pm

Introduce Board Members and MVRIA members present

Members Present: Rex Moon, Bill Still

Declare Quorum

Approval of Jan. 18, 2021 minutes

Motion to approve by Frank DiCicco, 2nd by Jennifer Peeples - Passed unanimously

Reports:

President's Report - Frank DiCicco

Frank thanked Bill Still for helping him get up to speed when he came on the board 7 years ago. He & Jenn worked on a comprehensive plan that they feel has been successful. Talking with residents & an open-door policy for dialogue has been successful to find solutions to HOA issues. Jenn will be a super president. A united board can accomplish future goals.

Motion: Frank DiCicco - Jennifer Peeples to become President when Frank's house closes sometime in the next month. Frank will notify the board by email with his resignation after closing. 2nd Wendy Ying - passed unanimously

Board members to run in April:

Wendy Ying *, Mary Mapp, Brenda Zimmerman, Deb Houston.

Board members resigning this year

Frank DiCicco, Paula Moon

March 16th - Deadline to receive intent to run

*Note: Wendy Ying resigned Feb 16, 2021 & will not run in April 2021

Park Improvements approved at last meeting are underway

End of Fiscal Year issues

- Last payment to Gator Paving is \$ 39,000 for the completion of phase I
- Reserve account balance \$ 60,996
- Operating account balance \$ 35,000
- \$9000 earmarked for expenses for the rest of the fiscal year

- \$7729.63 paid to Eddie Oyer for Park Improvement
- \$1500 riprap for washout at bridge approved at last meeting
- Balance to Jim Burgess \$ 2949 + \$ 270
- Phase II of road project will include road from Prairie junction to MVT to complete main circle

Legal Update - Frank DiCicco: NONE

Compliance Report - Wendy Ying

Info submitted to board members by email last week via Google drive folder
 Biddle 6962 Old Ranch Road - Building new house on lot. Biddle's submitted plans & map showing location by email. Removed Barbed wire fence on road easement. House complies with deed restrictions.

Motion: Wendy - Vote to approve plans submitted (6962 Old Ranch Rd.) 2nd Vicky- passed unanimously

Hodgkinson 5467 Vanderipe Road - Building attached garage & remodeling house, no change in footprint, Barn is behind the 200 ft setback.

No variance needed, within deed restrictions, no vote needed for homeowner to proceed.

Budget Report - Frank DiCicco

Frank & Jennifer met with PCM to develop budget

Gate project to begin soon

No Lyday suit fees - Insurance company handling claim, Jim Burgess is consulting on our behalf (included in 7461)

Only Frank & Jennifer to email Jim Burgess to reduce legal fees

Repairs to Jake's Trail in saddle trail budget, multiyear project. Gator Paving to provide information/assistance with permitting if needed & materials.

2021-2022 Budget Changes

Code	Description	2020-2021 Approved	2021-2022 Proposed	Comment
7355	Entrance Beautification-Gates phase II	5,260	7,000	
7460	Burgess Legal Fees	17,000	10,000	
7461	Behn Lawsuit Legal Fees	2500	5000	
	Consulting Fees - (formerly Lyday Suit) - Frank Diccico	2500	4800	\$ 600/mo May-Dec
7570	Contingency	3500	3000	
7999	Bad Debt	3102	3462	Unpaid member 's share of road reserve

Motion: Jennifer - Keep Frank DiCicco on as consultant as advisor to the board at \$ 600 per month March 2021 through Dec 2021 to assist Jennifer to wrap up road & legal issues. 2nd Heather Nestle - passed unanimously

Motion: Frank DiCicco - Vote to approve budget changes 2021-2022. 2nd Jennifer Peeples- passed unanimously

Saddle Trail Report - Heather Nestle - No Report

Website Report - Brenda Zimmerman

New platform presented & approved by the board has been ready for years. Next step is for Victor Lorand to transfer domain to MVRIA.

Motion: Frank DiCicco – Jennifer Peeples to talk to Victor Lorand about transferring domain to MVRIA & moving website to new service. 2nd Wendy Ying - passed unanimously

Entrance Beautification - Jennifer Peeples

Members approved gates at entrance at previous annual meeting

Gates will open automatically and will be open during commuting hours in the am/pm

Updated cameras will be able to capture plate images when vehicles stop at gate

Easement safety from State road 72 throughout the Valley is MVRIA's responsibility. Precedent set by Lind's insurance claim.

Events - Paula Moon

Events comm report Jan 28, 2021

Christmas Events

- Peggy & Cohen's will be contacted by Jackie next year to repeat Santa parade to be held on Sat Dec 18, 2021
- Gate Contest winners will be awarded ribbons
- No Christmas party 2021

Annual Meeting April 24, 2021 - No food due to COVID, maybe food trucks, bottled water, coffee.

4th of July parade in the am but no party

New Business – Vicky Butler

Motion: Vicky -MVRIA Application is given to new homeowners during closing. Application to include wording - "I have been given a copy of the deed restrictions & bylaws & agree to abide by them." New homeowners to sign application at closing. 2nd Wendy - passed unanimously

Resident Questions

None

Close Meeting

Motion: Frank DiCicco - To Adjourn (9:30), 2nd Jennifer Peeples- passed unanimously

Next Meeting - April 24, 2021 - Annual Meeting