

**Myakka Valley Ranches  
Improvement Association, Inc.  
Annual Member Meeting**

**11 a.m. Saturday, April 9, 2016**

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

PROPER MEETING NOTIFICATION SENT BY MAIL  
AND POSTED ON THE BULLETIN BOARD BY THE FIREHOUSE

Frank DiCicco, president, thanked everyone for coming and reminded those present to treat one another with courtesy.

1. **Certifying Quorum – Call to Order.** Frank Diccico called the meeting to order and declared a quorum at 11:19 a.m. Board members present: Frank DiCicco, Jennifer Peeples, Jackie Vizzi, Vicki Butler, Deb Houston, Heather Nestle, Lynn Reid, Bill Still, Dan Taylor, Wendy Ying, and Vivian Zabik. Frank DiCicco thanked committee members and their families. Attorney Jim Burgess was also in attendance.
2. **Proof of Notice of Meeting.** Confirmed.
3. **Reading and disposal of unapproved minutes of the MVRIA Annual Meeting April 11, 2015.** Frank DiCicco moved that the Minutes of the April 11, 2015 MVRIA Annual Meeting be approved. Jennifer Peeples seconded the motion. The motion was unanimously approved.
4. **President's Presentation**  
Frank DiCicco thanked everyone for their faith and patience; it seems like members are generally happy with what has been done. There are 280 current members in Myakka Valley Ranches Improvement Association (MVRIA). Frank DiCicco encouraged people to come to the monthly board meetings. The two signature check plan has worked out well, and the Association is

currently getting a debit card for approved expenditures. Progressive Management has implemented an information sheet for new Myakka Valley Ranches (MVR) owners to make sure the owners will receive information. Frank DiCicco reported that the Board took on initiatives to make property in the valley more appealing including better cell phone reception, internet connection, a comprehensive saddle trail plan, the Entrance Beautification project, and neighborhood clean-up days. Frank DiCicco thanked Jennifer Peebles for the neighborhood holiday party.

The zoning has changed for new developments east of the Interstate, and more houses per acre are now allowed. Frank DiCicco encouraged residents to watch for those County Commissioner planning meetings.

The Entrance Beautification plan has an established a budget of \$7,000 (\$6,000 spent so far). Frank DiCicco thanked volunteers including contractors who donated their time and expertise. A new sign for the archway has been ordered but cannot be hung until the rest of the permitting is completed.

Sarasota Community Improvement Grant: Because MVR has so many volunteers, we are eligible to apply for a county grant to help fund the Entrance Beautification Plan.

A new directory will be compiled sooner than usual in order to include new residents.

Trails n Tales is almost self-sustaining. It costs about \$120/month.

Delinquent Accounts: MVRIA has collected \$54,203 of \$72,932 in delinquent assessments. There are currently 19 delinquent members; five are in foreclosure, and two have payment plans.

## **Member Vote**

**High-Speed Fiber Optic Internet Project:** Myakka Communications is working with the State Park to bring the fiber optic cable through the park fire road into MVR. Myakka Communication is waiting further approval from the state. Frank DiCicco clarified that anyone who does not want to use the fiber optic internet access offered by Myakka Communications does not have to.

**Multiphase Road Project:** State statutes require MVRIA to have a comprehensive road plan. The proposed road plan will begin in late 2016/early 2017. Some roads in MVR are in better shape than others. Primary roads including Myakka Valley Trail and Old Ranch Road will be paved first. Secondary roads will be done afterwards. The cell phone tower company will pay to repave Myakka Valley Trail from the entrance to the entrance to the nursery. This is a \$65,000 job. Part of the road plan is a drainage piece that will shave down the edges of the easements that are higher than the road. These ridges prevent water from draining off the road into the drainage ditches. MVRIA will hire a project manager, a disinterested third-party, to facilitate the project. One proposal for implementation of the plan is to pay from the Road Fund as work progresses. A second proposal is to apply for a loan/line of credit that will allow MVRIA to take advantage of the current lower oil prices.

#### **2016-2017 Business Plan**

Multi-Phase Road Plan

Assist Myakka Communications

Work with Saddle Trail Committee to address issues with the trails

Finalize the current lawsuit

Finish the Entrance Beautification Project

Upgrade surveillance system

Revamp the MVRIA website

Implement a CPA review of each year's Annual Report

Implement advisor capacity for outgoing/incoming board members

#### **5. Legal Matter Reviews**

A seventeen-year-old Road Assessment case was resolved in May, 2015. A resident filed a lawsuit in February, 2015. MVRIA tried to prevent it, but the resident continued forward. MVRIA counter-sued so that recover legal fees can be recovered. MVRIA has currently paid around \$35,000 in legal fees. The attorney has moved for a summary judgement in May 2016. The board has worked diligence to meet with neighbors who were considering legal actions.

Frank DiCicco related two recent incidents in which a member falsely accused the MVRIA Board of embezzlement and wrong-doing to state law-enforcement agencies. Members are urged to call a board member for an explanation rather than believe the handful of people who maliciously disparage and harass the board.

#### 6. **Voting for Board of Directors**

Notice of Intent to Run for the Board of Directors was required to be delivered to Progressive Management. There are six positions that are open this year, and the six people who are currently filling those slots delivered their notice of intent. The six candidates are Frank DiCicco, Jennifer Peeples, Jackie Vizzi, Vicki Butler, Heather Nestle, and Lynn Reid. Frank DiCicco asked if anyone in the audience would like to self-nominate from the floor. No one wished to self-nominate.

The member vote for the By-Law change regarding self-nominations from the floor at Annual Meetings was proposed to save money on elections. Self-nominations from the floor at Annual Meetings will be solicited if there are fewer candidates than there are positions to be filled.

#### 7. **Members' Questions/Comments**

**Comment:** This was the best Annual Meeting the member has ever attended. The member also wanted to thank Dana Gorley for all of the work expended to facilitate the installation of the turn lane.

**Comment:** This board has worked very, very hard and Frank has done an incredible job. The Bradley lawsuit cost the association a load of money. When it went to trial, Bradley withdrew all his charges. In good faith, the MVRIA did not go after legal fees. However, Bradley continues to impede progress and harass the board. She urges members to come to meetings during the year to support the volunteers serving on the board.

**Comment/Question:** The member thanked neighbors for being kind and driving slowly while passing horses. She thanked her neighbors for returning her horses when they wandered. She asked what companies have contracted with the cell phone tower company.

**Answer:** ATT, and Verizon will soon.

**Question:** A member asked if MVRIA could file a harassment suit against Keith Bradley in order to dissuade him for further intimidation in the neighborhood.

**Answer:** After the summary judgement, we could proceed with that.

**Question:** Who filed the current lawsuit?

**Answer:** It is public record: Scott Lyday.

**Question:** Is the lawyer who is involved in the current lawsuit the same who was involved in the Bradley lawsuit?

**Answer:** Yes, Carl Patrick was the attorney for Keith Bradley and for Scott Lyday.

**Question:** Will there be a road going for Clark Road to Fruitville Road? And will Clark Road be four lanes?

**Answer:** Clark Road will be four lanes. We don't know about a road from Clark to Fruitville. SRQ Land owns a huge tract of land on Fruitville and also owns a house on Tucumcari here in MRV. The County Board of Commissioners has already changed the land density. SRQ Land might need a secondary assess for the development on Fruitville. We don't want to have our neighborhood destroyed by a through road that uses Myakka Valley Ranches roads.

**Comment/Question:** Speeding is an issue in MVR. A motorcycle sped past a little girl on a pony; this is dangerous. Some drivers are downright disrespectful. We need to address the issue before someone is hurt.

**Answer:** We are getting new speed limit signs and more signs. The board can vote to lower the speed limit.

**Comment/Question:** People who are speeding run the other drivers off the road.

**Answer:** The engineers running the road project will be asked for suggestions on how to slow down some drivers.

**Comment/Question:** Thank you for working to help stop the speeders.

On Singletree Trail there is a problem when motorcycles try to take the turn at high speeds. The member suggested to try to take a picture of reckless driving.

**Answer:** Let Dale Ream know so that the individual driver can be addressed.

**Comment:** A member encouraged those who have not been able to participate in neighborhood volunteer efforts could make a donation to the Beautification fund,

**Answer:** Or buy a license plate holder or T-shirt.

**Comment/Question:** Are neighborhood cleanup days always on Saturdays?

**Answer:** They have been on Saturday, Sunday, and mid-week. Please check the MVRIA FaceBook page for future dates.

**Comment:** Many speeders are not residents. If you see anybody speeding or tearing up the grass, get a tag number. Try to get a picture. You don't have to stop them, just get a tag and contact Dale Ream.

Frank DiCicco made a motion to adjourn the meeting at 1:21. The motion was seconded by Ro Leon and passed unanimously.