Myakka Valley Ranches Improvement Association

Minutes Organizational Board Meeting - April 11, 2011

Deb Houston, Vice President, called the meeting to order and declared a quorum.

Board Members present: Keith Bradley, Gary James, Cynthia Pepper, Trudi Lawrenz. Absent

with apologies - Richard Johnson.

New 2011-2013 Directors present that were elected at Annual Meeting held April 3, 2011: Billy

Cunningham, Jim Holthause, absent: Chris Thomas.

Directors returning to Board: Deb Houston and Vivian Zabik.

2011-2012 MVRIA Board consists of 10 Director Members.

Officers present: Beverly Burger - Secretary, and Rosemarie Monella - Treasurer.

Deb welcomes: new Directors, returning Directors, and Member Guests.

Introductions are made. Guests: 15

 Appointments: see attached

a) President: Cynthia Pepper nominates Keith Bradley for President, Deb seconds. Keith

accepts the nomination. Keith proposes Drew Cummer to act as Parliamentarian at

MVRIA meetings as often as his schedule allows. All agree. Keith nominates Harold

Joslin to the open Director position. Harold declines.

b) Vice President: Cynthia nominates Jim Holthause, Vivian seconds, Jim accepts the

nomination. All agree.

 c) Beverly accepts Secretary, and Rosemarie accepts Treasurer.

d) Committee Chair Assignments:

Disaster Preparedness: Vivian Zabik, Roads: David Hodgkinson, Security: Ken Roland,

Saddle Trails: Jackie Vizzi, Deed Restrictions: Cynthia Pepper, Finance Committee: Chair

to be selected at first Committee meeting.

 Minutes: see attached

 Vivian motions to approve March Minutes, Jim Holthause seconds, all approve.

Resident's Questions: none

REPORTS

1. Annual meeting - Members were given two options on the amount of dues for next year. By

overwhelming vote, the $390 option was chosen. Members were presented with three options for

potential expenditure: (i) to complete the works to open the saddle trail across Lot 237 by

installation of a culvert, (ii)to install modern CCTV equipment as a security measure or (iii) to do

neither. The vote was taken by written ballot. The votes cast were: option (i) 22 votes, option (ii)

21 votes, and option (iii) 21 votes. There were 12 unintelligible votes. The Secretary held 30

proxies. These were not specific to these 3 expenditure options and it was considered

inappropriate for the Secretary to vote since the vote was defeated without a majority vote cast for

any one item (54 votes required).

It is possible to arrange a future vote on these 3 options. Or, as one member recommends - the

Board should consider using the $12,000 as an addition to the Future Road Reserve Account in

case of a hurricane or flood damage. Since the Annual Meeting was formally closed, our rules do

not allow for this meeting to be reconvened. It would be possible to convene a Member Special

Meeting which requires due and formal Notice. Board notes: there is no decision at this time, will

wait until next Board meeting for the new standing Finance Committee to report.

2. Finance (a) To approve the corrections to the budget as directed by the Annual Members meeting

(b) to note the dues for 2010/11 approved at the Annual Member meeting of $390 and to authorize

the Treasurer to send invoices to Lot Owners, (c) To note the procedure for un-paid dues approved

at the Annual Meeting, and (d) To note the financial report for the period to end March 2010.

Board notes: (a) the corrections made by Budget Committee are not complete, and require

additional corrections to be accurate (b) dues of $390. (c) and (d) are not noted by the Board.

Keith motions to form a standing Finance Committee to function according to MVRIA Bylaws.

Deb seconds. Volunteer members are; Rosemarie Monella -Treasurer, Charlie Brodsky, Ken

Roland, David Hodgkinson, Trudi Lawrenz and Jackie Vizzi. All approve.

 Trudi motions to add Tom Fleury to the Finance Committee. No second.

Secretary reports; a) the Members Annual Meeting was formally adjourned without notice (date,

place, time) of a reconvened meeting. The Members' Proxies given for the Members Annual Meeting

are effective only for that meeting, and are not valid for 90 days, b) Committees special projects

ballot results are; Saddle Trail Culvert - 22 votes, Security Committee Replacement Camera System

- 21 votes, Neither - 21 votes, there were 12 Unintelligible votes. Not one of the three ballot options

received the required majority vote of 54. Special projects did not pass.

 3. Business Objectives:

Board notes the report titled Business Plan Objectives as presented to the Membership at the

Members Annual Meeting.

 4. Disaster Planning Committee:

Vivian, Committee Chair, reports a mailing to Members is being considered. Either an update to the

existing Disaster Preparedness Plan or the full revised plan will be sent. A contact list will be

published in May Trails N'Tales, an event in June is being scheduled.

 5. Roads Committee: see Road Maintenance Plan 2011 Onward, available on MVRIA website

Quotations have been sought from 3 experienced contractors to undertake road maintenance work

as identified in the approved Plan. The works are part of those shown as the first item in the plan,

with a total estimated cost of $29,300. The following bids were received:

Mariotti Asphalt LLC. $13590.00

Accurate Asphalt Maint. & Striping, Inc. $15618.75

Florida Construction Services, Inc. $16875.00

All bids received were based upon the specification in the invitation to bid.

Deb motions the Board accept the quote for road maintenance as identified in the approved

Road Maintenance Plan submitted by Mariotti Asphalt LLC. in the sum of $13,590.00, Vivian

seconds. All approve.

6. Saddle Trail Committee:

Jackie, Member Guest, reports the trails are in very good condition, and the 2010-2011

maintenance of saddle trails is completed. 2011-2012 maintenance will commence with a $2,500

budget for the entire trail system. Signs have been ordered.

7. Security Committee: no report

8. Deed Restrictions Committee:

Cynthia, Committee Chair, with Keith and Drew Cummer, Member, met with Association

counsel Becker & Poliakoff.

a) Cynthia requests $500.00 to start an investigation of Myakka Valley Ranches

Subdivision documents on file with Sarasota County. All agree.

b) Cynthia motions that the Board allows saddle trail mowing three times a year, even if

in conflict with our Deed Restrictions. Keith seconds. Motion opens for discussion.

Cynthia amends her motion that the Board accepts the present saddle trail maintenance

as scheduled. Keith seconds. All agree.

 9. Construction applications: none

 10. Complaints:

Stan Dacar reports on dog breeding kennels at Lot 227. The dogs are noisy during the day.

Owners are adhering to County law that requires animals be kept inside during 7 PM and & 7

AM. Charlie Brodsky, Member Guest, points out there is a Deed Restriction that does not

permit activities that cause a nuisance to other residents. Keith proposes the situation be

monitored.

11. Term contract bids: see report for the (hourly, daily, or per cut) rates quoted

Keith motions the Board accept the lowest cost bids from;

a) Kat-man-do Inc. for Drainage & Easement Maintenance,

b) Roberts & Sons Mowing for Saddle Trail Maintenance

c) James Groundworks, Inc. for Grass Cutting

Term contracts for period May 1, 2011 to April 30, 2012. Cynthia seconds. 8 -yes, 1 abstain,

motion passes.

Ken Roland, Member Guest, asks if the contractors are issued 1099's for the payment they receive.

Keith refers this to the Financial Committee to review and report back to the Board.

12. Fire Station:

Fire Station #18 status will be changed in the near future. Harold Joslin, Member Guest, explains there

will be a Lieutenant and Medic present, with back up from the closest Fire Station about 6 miles away.

 Keith motions to not make any inquiries with County at this time. Cynthia seconds, all agree.

13. Trails N'Tales:

 Board suggests the President's Article contain information about the Members Annual Meeting

that took place April 3, 2011.

14. Legal Update:

The Board is asked to agree to a dismissal of one road assessment case. Cynthia motions to agree

to dismissal, Vivian seconds. All agree.

15. Old Business:

Association insurance policy is up for renewal. Keith will review the policy.

Deb motions to adjourn, Cynthia seconds, all agree 9:07 PM.