MYAKKA VALLEY RANCHES IMPROVEMENT ASSOCIATION

BOARD MEETING 3rd March 2012

DRAFT MINUTES

Call to order by President at 7.15 pm

Board members present: Deb Houston, Bill McArthur, Jim Holthaus, Gary James, Jackie Vizzi, Vivian Zabik.

Apologies for absence: Chris Thomas, Trudi Lawrenz, Richard Johnson.

Quorum declared.

Guests: 13 present.

Minutes of the meeting held on February 13, 2012. Resolution: that the minutes be approved. Proposed by: Vivian Zabik. Seconded by: Bill McArthur. Approved unanimously.

Minutes of the meeting held on February 23, 2012. Resolution: that the Minutes be approved. Proposed by: Jackie Vizzi. Seconded by: Bill McArthur. Approved unanimously. Some Members complained that there were insufficient numbers of copies of the Minutes and Agenda. A member objected to the decision to approve the Minutes without time given for members to read them. The President confirmed that it is for the Board to decide on the correctness of the Minutes and that the Agenda had been posted in advance on the Association web site. Andy Behn, a member, offered to print Board Meeting papers in future.

Financial Report. The treasurer introduced the report explaining that the format was different from previous reports and is likely to change again. The listing of checks paid was not included in the report but is available for inspection. The new financial system is being developed. This report was prepared by Nancy Beachy, but Rebecca Stokes will be preparing future reports. If she is required to attend a Board meeting there will be a fee payable. Resolution: That the report be approved. Proposed by: Bill McArthur. Seconded by: Vivian Zabik. Approved unanimously. Two payments of fees have been made so far to the Attorneys dealing with the Bradley law suit. The Board has received an invoice for two years of use of the Park conference room. Harold Joslin, a member, stated the original intention was for a donation to be given to the Friends of Myakka Park. He will investigate why this has become an invoice. Resolution: that the President, Deb Houston, be added to the list of approved signatories for Association bank account checks. Proposed by: Jackie Vizzi. Seconded by: Vivian Zabik. Approved unanimously.

Proposed Budget 2012/2013. The Treasurer introduced the proposed budget. Two options are shown: $390 annual assessment and a 10% increase. The assessments received are split 50:50 between the operational and reserve accounts. Average non-payment is now 8%. Operational account budget shows income and expenses based on requests tempered by recent history of actual expenditures. $35,000 is allowed for the Bradley law suit. The aim of the Budget committee is to avoid any special assessments. The rollover from the current year’s operational account will be sufficient to allow funding of Attorney costs next year. A member suggested that checks be written to the amount of unsent operational funds in favor of the Attorneys as a retainer. A member questioned the difference between the association’s defense and that of individual Board Members. The need to maintain the guardhouse was questioned. It was agreed that the first stage of enquiry should be the ownership of the land n which the guard house is situated. A member asked at which Annual Meeting had the decision be made not to add to the Future Road Reserve account. The answer was requested before the Annual Meeting this April. Resolution: that the annual assessment for 2012/2013 be $390 per lot. Proposed by: Jim Holthaus. Seconded by: Deb Houston. Approved unanimously. A member asked what reserves will be unspent and thus carried forward to next year. It was noted that part of the Road assessment of 1995 may be paid in the next 12 months. The cost of collecting money from delinquent Lot owners is high. The Treasurer suggested a possible incentive of a small reduction in assessments for those paid on time. It was confirmed that members approve the assessment payment system at the Annual Meeting. The proposed road expenditures are set out in the report and on the propped road reserve budget in order of priority. The proposed reserve expenditures will be voted on one by one at the Annual Meeting. Those Owners on payment plans will receive an invoice for each payment due. Resolution: to reduce the number of checking accounts from 5 to 2. Proposed by: Bill McArthur. Seconded by: Jim Holthaus. Approved by 5 for, 1 against. It was confirmed that this change would not affect the account formats. Resolution: that the draft budget be approved for presentation to members at the annual meeting. Proposed by: Vivian Zabik. Seconded by: Jackie Vizzi. Approved unanimously.

Road Committee. No comments having been received, the Roads Maintenance Plan 2013 onward was noted.

Annual Meeting. (a) The secretary has received two nominations for Director. (b) The proposed Agenda was noted.

Complaints (a) Lot 154. Volunteers are needed to help move the fence. Jim Holthaus will organize and consult with the owner. (b) Post- O Bar Road. The written agreement with the owner states that these would be removed by September 2012. They are still there. The owner is in hospital, so it was greed to leave this matter to the next Board meeting. (c) Motor cycle track Lot 169. The Deed Restrictions clearly prohibit the construction and use of a motor cycle track. The nuisance caused is also unacceptable. The President will send a certified letter to the Lot Owner.

Legal Committee. The Chairman reported the committee had met on March 6. The Board noted, with regret, the unexpected death of Attorney David Davis. Resolution: that the deceased David Davis be substituted by David Perrson and Kelly Fernandez in the legal agreement. Proposed by Bill McArthur. Seconded by: Vivian Zabik. Approve unanimously. The Plaintiff’s attorney has filed a request to produce numerous documents covering almost all transactions over the last 10 years. To produce all these documents will result in considerable expense, even though electronic communication is acceptable. A member, Sonya Behn, offered to help with any scanning of documents. Resolution: that up to $500 be budgeted to enable copying and postage of requested documents. Proposed by: Vivian Zabik. Seconded by: Jim Holthaus. Approved unanimously.

Park, Old Ranch Road. In the absence of the working party, the matter was deferred to the next Board meeting.

Deed Restriction Committee. The minutes of the Committee meeting of March 5 were noted. It was agreed to refer the issue of saddle trail maintenance to the Saddle trails Committee. The matter to be resolved is the procedure for ensuring the proper maintenance of saddle trails. Until any changes to the Associations documents are approved, reference should be made to the current Bylaws.

Disaster Preparedness Committee. There will be a radio training session on Saturday April 14 at the Disaster HQ, 6145 Old Ranch Road. We now have most of the equipment we need. A member, Harold Joslin, offered to ascertain whether grants may be available from the County.

Residents Questions. (a) In order to ensure all preparation is completed, a member suggested re-scheduling the Annual Member Meeting. Resolution: that the Annual member meeting be rescheduled for Sunday April 15 and that the April Board meeting be rescheduled for Monday April 16. Proposed by Jim Holthaus. Seconded by: Bill McArthur. Approved unanimously. (b) Membership of the Legal Committee is John Corcoran, Trudi Lawrenz and Dale Ream. (c) Why are members not all treated equally? Why is there no apparent policy to pursue application of the rules set out in the Association documents? In response, the President confirmed that the Board responds to written complaints but does not seek out problems. The documents are often not entirely clear as to the rules applicable in a specific case. (d) Whilst the SR 72 is being reconstructed, the Board should further press the case for a turning lane at the entry to Myakka Valley. The president will write again to the State’s Department of Transport.

Close meeting. Proposed by Jackie Vizzi. Seconded by: Vivian Zabik. Approved unanimously. Time; 21.33.