Myakka Valley Ranches Improvement Association

May Board Meeting, 5/9/2011

Minutes

Call to Order: Keith Bradley, President calls the meeting to order and declares a quorum. Board

members present; Keith Bradley, Jim Holthaus-Vice President, Trudi Lawrenz, Chris Thomas, Vivian

Zabik, Billy Cunningham, and Cynthia Pepper.

Absent with apologies, Deb Houston and Richard Johnson. Absent without apologies, Gary James

Welcome & Identify Guests: 8

Officer Reports

Approve Minutes: Board Meeting, April 11, 2011: Chris motions to approve April minutes,

Cynthia seconds, all approve.

Approve Minutes: Special Board Meeting, April 25, 2011: Trudi motions to approve Special

Board Meeting minutes, Chris second, all approve.

Approve Treasurer's Report April Financial Report: Cynthia motions to approve the April

Financial Report. A discussion about a deposit in the Reserve Account for the amount of $1,188.00

that should have been deposited in the Operating Account, concludes that several check deposits in the

Operating Account do accurately reflect the deposited amount. However, the financial report needs to

be corrected. Cynthia amends her motion; that the incorrect deposit entry in Reserve Account will

be corrected for April Financials, Keith seconds, all approve. Board Approval of the April Financial

Report is postponed until June Board meeting.

Residents' Questions: none

Committee Reports

1. Finance

Board to note April 17, 2011 Finance Committee Minutes: Charlie Brodsky, Committee Co-Chair,

informs the Board the minutes copied for the Board is not the final draft. Charlie hands the final draft

to the Secretary for the record, and available copies passed to the Board. Keith motions to approve

the final draft of the Finance Committee Minutes as indicated, Trudi seconds, all approve.

Keith reminds Committee Chairs that if their Committee makes recommendations to the Board on the

expenditure of Association funds, minutes of their meetings need to be provided to the Board.

Appointment of Finance Committee Chair: Chair is Rosemarie Monella, Treasurer. Charlie Brodsky

and Trudi Lawrenz are Co-Chairs.

Next Finance Committee Meeting Date:

The next meeting date to be determined. Keith suggests quarterly meetings as a minimum.

1099 compliance: Charlie notes 1099 forms must be provided to contractors.

Annual Financial Review: Charlie reminds the Board that Association Bylaws and state statute

require 60 days after fiscal year end the Annual Financial Review is to be completed and made

available to the Members. A preparer for this report is to be selected by the Board. Keith motions that

he will locate a preparer for the Annual Financial Review, Cynthia seconds, all approve.

2. Roads

Jim questions which Association accounts fund which road projects? If the answer is dependent upon

the character and definition of the road project under consideration; particularly if it is capitol

expenditure, then what is the definition of a capitol project, and what is the definition of a necessary

repair/maintenance project? Jim recommends the Board establishes this distinction. Keith comments

funding from the Reserve Account for capitol projects must be approved by the membership according

to Association Bylaws 11.2. , and a general spending policy will be developed after the 2011-2012

Budget is approved on May 15.

3. Disaster Preparedness: Vivian, Committee Chair, will prepare an email notice to the disaster

preparedness volunteers about attending a computerized disaster exercise in June involving a day

commitment. A meeting for the volunteers will be scheduled if the June exercise does not receive

adequate interest.

4. Articles & Deed Restriction: Committee member resignation: Cynthia, Committee Chair, informs

the Board that Charlie Brodsky has resigned from the Committee. Jackie Vizzi, member guest,

volunteers for the Committee, and the Board agrees. Billy, is no longer a Committee member due to

the allowance of only two Directors on a Committee.

a) Charlie Brodsky, member guest, recommends the Articles of Incorporation should be a priority for

the Committee. This was the conclusion of its August 24, 2010 Committee meeting, but it has not been

acted on. (A revision to update the Articles was not passed by the Membership on April 16, 2010). Jim

asks; if the Association's Articles are not consistent with other documents, is conducting business

according to the existing Bylaws and Deed Restrictions problematic? Keith suggests the Board acquire

legal advice on that.

b) Discussion ensues about Association documents that may possibly require a legal opinion. Charlie

Brodsky, member guest, reads to Keith from legal correspondence dated May 6, 2009. It states though

there are inconsistencies, however, the documents are legal and binding, current and valid. Keith insists

there are legal improprieties in the development of the legal aspects of the subdivision, (Myakka Valley

Ranches) and the Association which need to be addressed. Keith wants to schedule a meeting with

Association legal counsel. Charlie offers explanations of past vote efforts and re-filings with the

County. Keith continues the discussion about various perceived document conflicts.

c) Cynthia informs the Board she has put $500.00 on retainer with Becker & Poliakoff for a Sarasota

County records search of Association documents filed with the County. She is doing research to

determine which areas should be addressed first.

5. Saddle Trail: Jackie Vizzi, Committee Chair, reports there was a Committee meeting on May 2,

2011. A written request from the Committee for information is handed to Keith, and a copy to the

Secretary. The Committee is preparing a presentation of the culvert project for the May 15th Members

Special Meeting.

a) The Board notes the Association will receive a partial refund on a bill paid one year ago for survey

services.

6. Security: Billy Cunningham volunteers as a Security Committee member. Board agrees to member

appointment. Existing members are Ken Roland-Chair, and Trudi Lawrenz.

Unfinished Business

Insurance Policy Renewal: Keith instructs Rosemarie, Treasurer to renew the insurance policies with

Atlas Insurance Co.

Lot # 160 Variance: Chris volunteers to develop a standard form letter to acknowledge Board

approved variances.

Unfinished Business (continued)

Complaints: update on lot #208 dog breeding and kennel

Keith motions to further investigate if a dog breeding and kennel operation is in compliance with

the county and the Association's Deed Restrictions. Cynthia seconds, all agree. Chris volunteers to

be Board liaison for neighboring lot #223.

New Business

Construction Applications: none

Trails N'Tales: Ken Roland, member guest, suggests T N'T be distributed through the mail as a "bulk

mail" item and be prepared on a quarterly schedule. Vivian proposes Ken's suggestion be taken up at

another meeting.

Members Special Meeting Notification: Board notes preparation for May 15th meeting.

Sign Replacement: John Kolb, member guest, reports cost of $135.00 to replace sign at the

guardhouse island. Keith proposes this expenditure item be taken up at the next meeting.

Legal: no report

Cynthia move to adjourn the meeting, Keith seconds, all agree. 9:03 PM.