DRAFT

Myakka Valley Ranches Improvement Association

Board Meeting MINUTES September 12, 2011

The President called the Meeting to order.

Board members present: Trudi Lawrenz, Bill McArthur, Vivian Zabik, Deb Houston, Jim Holthaus, Jackie Vizzi

Board Members absent with apologies: Richard Johnson

Board Members absent without apologies: Gary James, Chris Thomas, Billy Cunningham, Keith Bradley.

A quorum was declared.

Guest were welcomed.

Mary Lynn Desjarlais acted as “parliamentarian”.

Vacancy- Secretary to the Board. Resolution: to appoint David Hodgkinson as Secretary. Proposed by Deb Houston, seconded by Jackie Vizzi. Approved unanimously.

President confirmed the Board meeting will operate by Roberts Rules. Deb Houston agreed to check times of speakers.

Liaison with Attorney. Resolution: That only the President may contact the Association’s Attorney and that the Board approve the agenda for any meeting with the Attorney. Proposed by Deb Houston, seconded by Vivian Zabik. Approved unanimously.

Minutes of last meeting. Minutes were corrected with respect to the vote to appoint Bill McArthur as a Director: Richard Johnson to be shown in favor and Deb Houston to be shown as voting only once. Resolution: that the Minutes be approved with the amendments. Proposed by Deb Houston, seconded by Vivian Zabik. Approved with one abstention (Bill McArthur).

Treasurers Report. Resolution: that the Treasurer’s Report be accepted. Proposed by Deb Houston, seconded by Jackie Vizzi. Approved unanimously.

E-mail contacts. Following an amendment of the initial proposal, it was resolved that: All Board Members, Treasurer, Secretary and Trails & Tales Editor be given the option to be included on the MVRIA web site e-mail system. Proposed by Deb Houston, seconded by Bill McArthur. Approved unanimously.

Establishment of a “Rules & Regulations Committee” Following an amendment to the initial proposal, it was resolved that: decision to set up a rules and regulations committee should await a written description of its functions. Proposed by Bill McArthur, seconded by Vivian Zabik. Approved unanimously.

Finance Committee Membership. The Board accepted the resignation of Jackie Vizzi and Ken Roland. Resolution: to appoint Candace Holthaus. Proposed by Vivian Zabik, seconded by Deb Houston, Approved unanimously.

Resolution: to appoint Liz McArthur. Proposed by Vivian Zabik, seconded by Deb Houston. Approved unanimously.

Bylaw Committee. Resolution: that Charlie Brodsky be appointed chair of the Committee. Proposed by Deb Houston, seconded by Vivian Zabik. Approved unanimously.

Bylaw 10. The Board was reminded that this Bylaw includes the following: “The unexcused absence from three (3) consecutive Board meetings shall also constitute a resignation of such director without thee need for a written resignation.”

Committee reports

1. Finance: Resolution: that the Finance Committee investigate the use of “Quicken Books” for MVRIA accounting. Proposed by Deb Houston, seconded by Vivian Zabik. Approved unanimously.

2. Disaster Preparedness. Vivian Zabik reminded the board of the forthcoming CERT re-certification. Residents wishing to undertake the CERT course will be reimbursed its cost of $50.

3. Roads. No report.

4. Saddle trails. It was noted that (a) the trails are being mowed for the first time with pleasing results. It was agreed that all new Owners should be reminded of their responsibility to maintain any easement on their Lot. Damage post on Singletree Trail to be inspected.

5. Security. No report received from Sheriff of “negative” activity.

6. Deed Restrictions. The Committee is waiting for a report from the Attorney of a meeting of April 6, 2011. The president to instruct the Attorney which specific issues he should address. Mary Lynn Desjarlais suggested reverting to the Association’s previous Attorney. The Secretary should have access to all past legal opinions.

Pending items

Lot 227: It was agreed to ask the Lot Owner to modify the fence to comply with County Codes. The president is to seek a satisfactory outcome. He will confirm with Chris Thomas what communications he has had with County.

Posts on easements. Proposal: to await attorney’s advice before proceeding further. Proposed by Vivian Zabik, seconded by Deb Houston. Vote: 3 ayes, 3 noes. Amended Resolution: To consider the issue at the October meeting of the Board. Proposed by Vivian Zabik, seconded by Deb Houston. Approved by 4 votes to 2.against.

Fence to Park: FPL has failed to restore the fence they took down to install a new pylon. Resolution: that a Work Order be issued to repair the broken fence. Proposed by Deb Houston, seconded by Vivian Zabik. Approved unanimously.

Lot 154. The Lot owner is seeking a meeting with the Board. It was agreed that Bill McArthur and Trudi Lawrenz should contact the Lot Owner.

Lot 169 Resolution: that the letter as drafted be sent to the Lot Owner. Proposed by Deb Houston, seconded by Bill McArthur. Approved unanimously.

Other business

Construction: Ken Roland submitted plans for a pole barn to the Board. The President confirmed that Gary James has checked and approved the plans. It was agreed that The President issue a written approval. Generally, residents should be aware that written approval is needed for all new construction.

Membership roster. It was noted that, Carl Patrick, attorney to Keith Bradley, is in receipt of our membership roster.

Meeting Close. Proposed by Bill McArthur, seconded by Deb Houston. Approved unanimously.

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