

Myakka Valley Ranches Improvement Association

Report to Board August 2013

Road Repairs in 2013/2014

Introduction Directors will be aware that for some years the Roads Committee has undertaken annual condition surveys and used these as a basis for recommending a program of remedial work. For the current year, the Roads Committee recommended and the Board adopted the following:

Maintenance activity	Estimated Cost, \$
1. Patch incidental areas rated as "2" **	20,000
2. Overlay Myakka Valley Trail for some 300 yards	68,000
3. Add concrete edge to west side	8,000
4. Replace missing reflective pavement markers	900
TOTAL, \$	96,900

Members approved all of this maintenance at the Annual Meeting. The funding was to be from the Road Reserve Fund, topped up by the Future Road Reserve Fund as necessary. As a consequence of the challenge to the Annual Meeting procedures, the Board decided to defer any transfer of funding from the Future Road Reserve Fund to the Road Reserve Fund. The Treasurer advises that \$38,126 is available in the Road Reserve Fund at present. So the approved program for the current year will have to be tailored to fit the finance available.

Priorities Patching is always a priority. Patching is undertaken when an area of road surface has come to the end of its life. Unless the areas designated in the most recent report are patched, potholes will start to form causing hazardous situations. So the top priority is the item 1 in the table above at an estimated cost of \$20,000. This is an estimated cost based on recent prices, but the actual bids may well differ from this figure due to the volatility of oil prices and the amount of other work available to contractors. So the Committee suggests that this work be put out to three contractors for bids as soon as practical so as to ascertain the actual cost of the patching. Items 2 & 3 relate to the same length of road: 300 yards of Myakka Valley Trail extending from the end of the work recently undertaken towards the entry arch. This is the most worn length of road in our sub-division. The most sensible course of action is to provide the concrete edge this year and plan to add the new road surface next year.

The replacement of the Reflective Pavement markers can also be afforded.

Additional Finance In a previous year, a letter was sent to all the non-members, including the Westwood Residents Association, the Nursery and the Fire Station. We received some useful contributions. Since most of the remedial works in the current year's program involve the front of our sub-division, it might be timely to seek further contributions from the non-members for next year's road maintenance program.

Future aspirations For the past 7 years, the Roads Committee have pursued a policy of intervening (that is undertaking remedial work) only where it is self-evidently necessary. The product is odd lengths of edging and widening where vehicles regularly ran off the road, and various patches in every road in the Valley. The long-term aspiration could be roads of sufficient width, properly edged with a new long-lasting asphalt surface. This could be achieved only at great expense, funded by a special assessment. However, some might argue that this would be a worthwhile investment since the appearance of the roads would be greatly enhanced and property values affected accordingly. The reality is that most Members would be either unwilling or unable to contribute sufficient funding. So the Roads Committee will continue with its current policy, but take any opportunities presented by surface or edge failures to achieve the desired overall improvement.

Recommendations: *(a) that the Board approve seeking bids to undertake the road maintenance activity set out as items 1, 3 and 4 in the table above (patch incidental areas rated "2", add concrete edging to west side, replace missing reflective pavement markers), at a total estimated cost of \$28,900 and (b) that the Board seek contributions from all non-members for road maintenance works to be undertaken next year (2014/2015)*