

Myakka Valley Ranches Improvement Association, Inc.
Board Minutes, January 18, 2015 at 7:00 PM

Location: St. Margaret of Scotland Episcopal Church, 8700 State Road 72, Sarasota, FL 34241

Proper Notification of meeting permanently posted on sign at the guardhouse.

Board meets on the third Monday each month.

MVRIA Rule Meeting Attendance-reminder is posted & available on
MVRIA website (MVRIA.com)

Frank DiCicco called the meeting to order at 7:02 and declared a quorum. Board members present were Frank DiCicco, Jennifer Peeples, Vicki Butler, Deb Houston, Heather Nestle, Lynn Reid, Jackie Vizzi, Wendy Ying, and Bill Still. Vivian Zabik and Dan Taylor were absent with apologies.

Frank DiCicco stated that the meeting was being videotaped.

APPROVE MINUTES OF LAST BOARD MEETING December 21, 2015.

Frank DiCicco moved to approve the minutes of the December 21, 2015. Deb Houston seconded. The minutes were unanimously approved.

- 1. President's Report:** Frank DiCicco reported that the agreement to use St. Margaret's church for MVRIA monthly meetings has been renewed for another year. MVRIA will also hold the annual meeting at the church.

High speed internet access will probably not improve in the near future. Comcast is bringing high speed internet to Saddle Creek and Saddle Oaks but does not plan to bring it to MVR. Myakka Communications provides high speed internet to Oak Ford and the State Park. They are trying to arrange bringing service to Myakka Valley Ranches.

MVRIA's contract with Progressive Community Management is up for renewal. PCM handles MVRIA's bookkeeping and helps with the annual meeting and elections. Frank DiCicco made a motion to renew the contract with PCM with a 30 day cancellation option. Wendy Ying seconded the motion. The motion passed unanimously with the exception of Vicki Butler who arrived late and did not hear the discussion.

Security camera monitoring: The previous company, ADT wanted a 3-year contract. Leader is owned by a MVRIA member who is providing service 15% less than ADT. The first 4 months are free. The new company will install a better keypad for the alarm system. Frank DiCicco got a proposal from a third company for the records.

- 2. Vice President's Report:** Jennifer Peeples made a motion to set up an application procedure form that will inform the Association of the name and contact information of new homeowners which will be required. Jackie Vizzi seconded the motion. The completed form will be required before the Estoppel letter is released, and a \$100 transfer fee will be charged. Jackie Vizzi seconded the motion. Vicki Butler reported that it is a common practice. One member suggested that the \$100 fee should not be charged. However, PCM does charge MVRIA a rush fee when a last minute Estoppel is needed for a closing. Jennifer Peeples amended her motion removing the \$100 transfer fee. The transfer fee will be voted on at the Annual Meeting. Jackie Vizzi seconded the amended motion. The motion passed

unanimously.

3. **Secretary's Report:** Jackie Vizzi reported that a mailing will include 1st notice for the Annual Member's Meeting on April 9, 2016. A Notice of Intent to run for open MVRIA Board positions will be included. A packet including a description of items to be voted on, a list of nominees for the Board, a proxy, and other information about the Annual Meeting will be mailed to each member 14 days before the meeting.
4. **Treasurer's Report:** Jennifer Peeples reported that one homeowner who was severely delinquent with their annual assessments has been making monthly payments in order to get current.

Jennifer Peeples made a motion that MVRIA get a debit card for the Operations Checking Account in order to expedite purchase for MVRIA. The motion was seconded by Lynn Reid. The card will be held by PCM and will have two authorized signers on it. The authorized signers will need advanced Board approval for purchases, such as for the Entrance Beautification Project. Bill Still suggested that we should document the policies and procedures for the utilization of the card. The procedure will be: PCM will have the card in their possession. There will be an email documenting when the card is to be picked up, an estimate of how much money will be spent, and when the card will be returned. All charges will show up on the financial report. There will be no pin, so there can be no cash advances. The card will be used for approved projects. Any expense of \$500 or more requires board approval unless it is an emergency. The motion passed unanimously.

5. **Document Revision and Lawsuits Committee:** Frank DiCicco reported that the current lawsuit will be going to court and additional legal fees have been paid.

The Road Assessment lawsuit has been resolved and dismissed. The legal records will be collected from Chuck Webb and delivered to Jim Burgess's office.

6. **Roads and Road Assessment Committee:** Frank DiCicco reported that construction of the turning lane is behind schedule, so the Beautification Project is also behind schedule. The Roads Committee will meet to prioritize and schedule road repair. Culverts and drainage issues must be addressed. There will be a workshop to discuss the road plan. The goal is to NOT create an assessment for the road repairs.
7. **Saddle Trail Committee:** Wendy Ying stated that the filling of holes in the trails has been delayed because of the wet weather. Frank DiCicco reported that one member has requested that the saddle trail on their property be moved to the other side of their property because the trail is not in good shape. The member wants to make sure that the saddle trail is usable.
8. **Community Awareness and Security Committee:** No report.
9. **Compliance, Construction, Parks, Mowing, Signs, Variances, Easements, and Overhanging Trees:** Lot 93 has a plan for adding a run-in shelter.

There is no need for a variance. Bill Still urged residents to let him know when there seems to be a problem with construction/compliance so it can be addressed quickly.

10. Entrance Beautification Committee:

Jennifer Peeples made a motion to replace the sign that hangs from the entry arch. The old sign was rotted and was a safety hazard. The funds previously designated for an arbor on the top will be used to buy a replacement sign made of metal which will weigh less than the current wood sign. Lynn Reid seconded the motion. The motion passed unanimously. Teddy Wentzel has offered to help with a boom truck to install the new sign.

11. Sunshine Committee and Directory: No report

12. Disaster Preparedness: There is a FaceBook page up for MVRIA Disaster Preparedness. It was suggested that a committee meeting be set up to update incidence response contacts and procedures. A link to the FaceBook page will be put on the MVRIA website.

13. Ditches: No report.

14. Trails n Tales: Date for the Annual Meeting; date for a Roads Workshop.

15. Residents' Questions: No questions.

Jackie Vizzi made a motion to adjourn and Deb Houston seconded. The meeting was adjourned at 8:37.