

**Myakka Valley Ranches Improvement Association, Inc.**  
**Board Minutes, June 20, 2016 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 7:10 and declared a quorum. Board members present were Frank DiCicco, Jennifer Peeples, Jackie Vizzi, Vicki Butler, Deb Houston, Heather Nestle, Lynn Reid, Bill Still, Dan Taylor, and Wendy Ying. Vivian Zabik was absent with apologies.

**APPROVE MINUTES OF LAST BOARD MEETING May 16, 2016.**

Frank DiCicco moved to approve the minutes of the May 16, 2016. Jennifer Peeples seconded. The minutes were unanimously approved.

- 1. President's Report:** Frank DiCicco reported that the cell tower is up. Verizon will put their antenna up by the end of June. Tallahassee approved Myakka Communications' use of Myakka State Park to access Myakka Valley Ranches for the installation of high-speed internet cable. It will cost \$350 for each homeowner to run the cable from their road to their house. Myakka Communications can also provide regular phone service for under \$30/month.

An information sheet that asks for contact information and a \$100 processing fee is sent with the estoppel letter to new homeowners. Frank DiCicco received a request from a resident who purchased another property MVR to waive the \$100 fee. Frank DiCicco made a motion that members who purchase a second property be exempt from the processing fee. The motion was seconded by Jackie Vizzi. After discussion, the motion was voted on and was unanimously opposed.

- 2. Vice President's Report:** Jennifer Peeples reported that she attended a CONA meeting where approximately 72 neighborhood associations and communities share ideas. Jennifer Peeples made a motion to spend \$50 to join the association; Wendy Ying seconded the motion. The motion passed unanimously.

- 3. Secretary's Report:** Jackie Vizzi had no report.

- 4. Treasurer's Report:** Jennifer Peeples reported that the TNT monthly newsletter broke even last year.  
The \$43,245 that the membership borrowed in 2014 to pay for the Keith Bradley lawsuit was transferred back into the Road Reserve account.

Jennifer Peeples made a motion to extend the annual dues deadline for 2016 with no legal penalties till June 30, 2016. The motion was seconded by Vicki Butler. Frank DiCicco commented that the bill for annual dues was sent out the middle of May rather than the end of April. The board will try to get the bill out with the packet for the Annual Meeting in the future. The deadline extension was unanimously approved.

**5. Document Revision and Lawsuits Committee:**

There will be a letter concerning the Annual Report sent to members the beginning of July. Frank DiCicco made a motion to send an additional letter in that packet detailing the by-law change that was passed by member vote at the 2016 Annual Meeting. The motion was seconded by Jennifer Peeples and passed unanimously. Frank DiCicco made the motion to include the information about Myakka Communications high speed internet option for MVR with the packet. The information will include a contract and will ensure all members are informed and have the opportunity to sign up for the service if they want it. The motion was seconded by Heather Nestle and passed unanimously.

The judge in the Lyday lawsuit granted a summary judgement on June 20, 2016. The judge ruled in MRVIA's favor that the statute of limitations for the Lyday's claim expired in 2011. Any future lawsuits concerning the 2008 by-laws and deed restrictions would be dismissed as frivolous; the MVRIA 2008 Deed Restrictions stand. The Lydays refiled to sue the association on MYRTA- which is on a lot-to-lot chain of title basis dealing with membership in the homeowners' association. Every MYRTA case is different because it reflects the chain of title for a specific property. The MYRTA trial is scheduled for December 5, 2016. The Association countersued on all claims in order to recoup some or all of the legal fees. Frank Diccico made a motion to include in the information packet an overview from the attorney concerning the lawsuit. The motion was seconded by Lynn Reid. The motion passed unanimously.

**6. Roads and Road Assessment Committee:** Frank DiCicco reported that the Road Committee will convene in July.

**7. Saddle Trail / Ditches Committee:** Storm water/drainage representatives from the county attended the Round Table before the meeting. Wendy Ying reported that after consultation with the county, the culverts are the homeowners' responsibility. The culverts will be considered as part of the road project. Frank DiCicco thanked Wendy Ying for her many hours of volunteering.

**8. Community Awareness and Security Committee:** Dale Ream could not attend the meeting. Frank DiCicco stated that the new security system will be installed soon. The

invoice for monitoring the system reflected that the first four months were free.

- 9. Compliance, Construction, Parks, Mowing, Signs, Variances, Easements, and Overhanging Trees:** Bill Still reported that a resident contacted him about adding a lanai area to their home. Bill Still reported that they do not need board permission or a variance. Bill Still asked for volunteers to detail a comprehensive list of possible deed restrictions violations including trails, easements, buildings, etc. This will avoid the charge of “selective enforcement”.

It was pointed out that a homeowner on Singletree has allowed his property to become overgrown. The owners will contact be contacted and asked if they would like volunteers could help to clear the driveway for safety reasons.

**10. Entrance Beautification Committee:**

Jennifer Peoples reported that T.J. at the nursery has spent about \$15,000 for the entrance beautification project. T.J. paid for the materials for the LED lighting; Ryan Sherman donated his time to install the lighting.

Jennifer Peoples asked for volunteers to attend a class on Thursday from 10:30-12:30 to learn how to apply for a grant from the county for our community. The grant could be up to \$10,000. Bill Still asked if there was a time frame for the front part of the entrance. Frank DiCicco responded that it is planned for this winter.

- 11. Incident Response Team:** Jackie Vizzi reported that the committee met and constructed a master plan for dealing with incidents. Incident commanders, communication, and sector officers are being established. It was recommended that MVR establishes contracts with vendors for emergency services. More volunteers will be recruited. MVRIA has money budgeted for batteries; Frank DiCicco made a motion to approve spending the money up to \$500. Jennifer Peoples seconded and the motion passed unanimously.

**12. Trails n Tales:** To be included in the President’s Message:

- Suggestion to trim up trees and clear fallen trees from the easements and the trails.
- Emergency services need a minimum of 10 feet clearance to make it down a driveway.
- Mention the Ladies Gun Club

- 13. Residents’ Questions:** Invite sheriff’s deputies to the Round Table and meeting for July. Jackie Vizzi made a motion to adjourn and Lynn Reid seconded. The meeting was adjourned at 8:40.