

Myakka Valley Ranches Improvement Association, Inc.

Board Minutes, May 15, 2017 at 7:00 p.m.

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 and 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, Karen Abbattista, Amy Chenard, Deb Houston, Mary Mapp, Heather Nestle, and Wendy Ying.

Vicki Butler and Lynn Reid were absent with apologies.

APPROVE MINUTES OF LAST BOARD MEETING April 29, 2017.

Frank DiCicco moved to approve the minutes for the organizational board meeting on April 29, 2017. Jennifer Peeples seconded. The minutes were unanimously approved.

- 1. President's Report:** Fran DiCicco gave the 2016/2017 overview. At the Organizational Meeting on April 29, 2017, Frank DiCicco was appointed MVRIA Board president. Jennifer Peeples was appointed MVRIA vice-president and treasurer. Jackie Vizzi was appointed MVRIA secretary.

The high-speed internet project continues to work its way through the valley. The cell tower is still working on being live. The road project will begin soon. MVRIA won all six counts in the Lyday lawsuit, and the Lydays have appealed. There has been lien placed on their house to cover the legal fees that have been awarded to MVRIA. Foreclosure procedures have been initiated.

The new board members are scheduled to complete the HOA training.
- 2. Vice Presidents Report:** There was \$403 raised at the 2017 Annual Meeting through the 50/50 raffle, t-shirt sales, license plate holder sales, and the dessert auction. MVRIA's general liability insurance will expire this month. Jennifer Peeples made a motion to accept the new quote from our current insurance company. Karen Abbattista seconded the motion, and it passed unanimously.
- 3. Secretary's Report:** Jackie Vizzi and Frank DiCicco reviewed the members of the 10 committees. All committees remained the same except Wendy Ying came off the Sunshine Welcome Committee. There will be a new directory this year. According to

state law, all residents will be listed. Members will be notified about the directory in the mailing with the Annual Report. PCM's services have been renewed. The agreement to hold the board meetings at St. Margaret's Church has been renewed.

4. **Treasurer's Report:** Jennifer Peeples stated that there is over \$304,000.00 in the Road Reserve Fund. There are 20 members who are not current with their dues. There is no grace period; late fees will be applied after May 31, 2017.
5. **Roads Committee:** Frank DiCicco reported that there will be a committee meeting in the next month.
6. **Saddle Trails, Easements, and Ditches Committee:** Wendy Ying reported that Heather Nestle will be the Saddle Trail Committee chair. The committee came up with a comprehensive plan for the next year. Wendy Ying made a motion to accept the plan. Jennifer Peeples seconded, and the plan was unanimously approved.
7. **Community Awareness and Security Committee:** Dale Ream stated that he can pull a tag on a vehicle; he needs to have the time when the vehicle passed the camera. Dale Ream is looking for some new cameras that will catch the tag even when the vehicle is speeding excessively. There will a workshop this summer where the installation of gates at the front entrance and other measures to deter speeding will be discussed.
8. **Compliance, Construction, Parks, Mowing, Signs, Variances, Easements, and Overhanging Trees:** There are on-going complaints about dirt bike tracks in two locations in the Valley. MVRIA attorney Jim Burgess sent letters to the homeowners. The attorney recommended that no lawsuits about dirt bike tracks be instituted by MVRIA; boards have to be very careful about getting into neighbor-to-neighbor disputes. The deed restrictions do not define "substantial use" or "motorcycle or ATV track" or "cause unreasonable noise". Residents are allowed to drive on their own property. Disturbing the peace, and public safety are elements that would be enforced by the county. There was a pre-suit mediation between the two homeowners and MVRIA board officers. Two documents (letters from the homeowner's lawyer and the MVRIA lawyer) were entered into the records. The county will respond to a videotape if the neighbors violate their stated usage. Videos need to have sound and show the duration of the noise.
Amy Chenard asserted that the loud noise and movement are extremely dangerous if horses are passing. Dale Ream urged people to call the police immediately with noise complaints.
Wendy Ying made a motion to accept the compliance and ditch plan. Mary Mapp seconded and the motion passed unanimously. MVRIA is working to get the county to fix the washed-out culvert between Howard Creek Road and Vanderipe Road.

4897 Old Ranch Road/Lot 147: The owners are building a garage. Bill Still looked at it; no variance is needed.

6583 Old Ranch Road/ Lot 251: The owners are adding an addition to his barn. A previous owner had obtained a 62' variance from the center of the road. Wendy Ying made a motion to add 4' to the old variance for the addition. Jennifer Peeples seconded the motion; the motion passed unanimously.

5010 Vanderipe Road: Their fence is built within the road easement. Wendy Ying made a motion to grant a conditional variance- when they take the fence down, they will need to put the new fence in compliance. When the fence is modified or replaced it will need to be in compliance. Jennifer Peeples seconded, and the motion passed unanimously.

5010 Vanderipe Road (the same property): The house is 39 feet from the side property line. The house was built in 1974 when the setbacks were only 25'. The house is no longer in compliance with the deed restrictions which is 50' from the side lot. Wendy made a motion to grant a 11' variance for the MVRIA deed restrictions. Heather Nestle seconded, and the motion that passed unanimously.

5783 Vanderipe Road: The house is 177' from the center of the road, deed restrictions say 200' which requires a 23' variance. The side property line needs a variance of 1 foot. Wendy Ying made the motion to grant the variances. The motion was seconded by Jennifer Peeples and passed unanimously.

Frank DiCicco spoke with PCM about estoppel letters. PCM have 15 days to provide estoppel letters. There is a rush fee of \$75 and a super-rush fee of \$159.99 to get the estoppel letter early. Buyers and realtors will have to pay the rush fee if they require the estoppel letter in less than 15 days.

9. **Entrance Beautification Committee:** Jennifer Peeples reported that the date is uncertain for installing the stack stone at the front entrance, but she hopes it will be done this month.
10. **Disaster Preparedness:** Jackie Vizzi stated there will be a radio drill on May 21, 2017 at 2:00 p.m. The Peace River Search and Rescue is willing to do a mock emergency drill with us. They would like permission to use the boat launch for the drill. Jackie made the motion to allow the Peace River Search and Rescue and the MVR Disaster Preparedness Committee to hold the drill. Wendy Ying seconded, and the motion passed unanimously.
11. **Trails n Tales:** Speeding was the most urgent concern at the Annual Meeting. A workshop about gates at the entrance, possible speed tables, maybe some curves in the road and trees in the median will be scheduled this summer. Frank DiCicco made a motion to spend up to \$500 for mailing informational postcards to invite all residents in MVR, Westwood, and the unrecorded are to the workshop, renting St. Margaret's Church to hold the workshop, and refreshments. Jennifer Peeples seconded the motion,

and it passed unanimously.

12. Frank DiCicco made a motion to adjourn; it was seconded by Jennifer Peebles. The meeting was adjourned at 9:22.