

Myakka Valley Ranches Improvement Association, Inc.

Board Minutes, May 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 7:15 and declared a quorum. Board members present were Heather Nestle, Lynn Reid, Vicki Butler, Jennifer Peeples, Frank DiCicco, Deb Houston, Bill Still, Wendy Ying, Dan Taylor, and Jackie Vizzi. Vivian Zabik

APPROVE MINUTES OF LAST BOARD MEETING April 20, 2015.

Frank DiCicco moved to approve the minutes of the April 20, 2015 with one correction. The date should be March 16, 2015 (not March 6, 2015). Lynn Reid seconded.

The motion was unanimously approved.

- 1. President's Report:** Frank DiCicco reported on the cell phone tower. The company that proposes to build the tower has agreed to pave Myakka Valley Trail from the guard shack to the nursery. This would save the community \$65,000-\$80,000. The cell tower company and the nursery have agreed to donate the equivalent of the annual dues yearly for 25 years. The agreement is contingent upon the approval for the construction of the tower.

Frank DiCicco suggested the board consider using use the audio-visual equipment at the church instead of printing the monthly agenda and minutes. It would save money and be more convenient.

- 2. Secretary's Report:** Jackie Vizzi reported that Don Maitz has constructed maps of the saddle trails, streets, and lots numbers. It was noted that there may be some inaccuracies on the maps. They are a work in progress. Jackie Vizzi made a motion to accept the maps as unofficial maps and have them printed in our directory and put on the website. Wendy Ying seconded the motion. It was noted that there were some inconsistencies between the two maps. Jackie Vizzi withdrew the motion until the next meeting. Wendy Ying seconded. The trail maps will be posted on the community bulletin board so that residents can review them for accuracy.
- 3. Treasurer's Report:** Jennifer Peeples, interim treasurer, reported that one third of the members have already paid their annual assessment. The due date for assessments is May 31, 2015. The operating account report is 19 pages long, so members wishing to review the operating account

should request a copy from Frank DiCicco.

A member asked about the financial report for February 2015. There was a discrepancy between the CPAs audit and the financial statement. The CPAs audit is the correct version.

The Lien of Satisfaction from McLeod has been released. They no longer have a lien against Myakka Valley Ranches.

Jennifer Peebles stated she will not be the insurance broker for MVRIA. The agent who will be writing it is Marti Hicks with Trauten-Lane Insurance. The new policy is effective May 31, 2015. This policy gives the association more complete coverage than our previous policy. Last year our insurance cost us \$5606. This year it is proposed that we spend \$5782. Jackie Vizzi made a motion to accept the new policy. Lynn Reid seconded the motion. The motion passed unanimously.

- 4. Document Revision and Lawsuits Committee:** Frank DiCicco reported the road assessment case has finally been closed. The family accepted the proposal; the liens on their property will be removed. All the signed notarized documents will be filed at the courthouse. Frank DiCicco made a motion that 50% the settlement of approximately \$40,000 should go into the operating account and 50% into the reserve fund. Vivian Zabik seconded the motion. We will investigate whether the money for operating needs to be a line item as a contingency fund for legal fees. Bill Still suggested that \$3,500, the original road assessment, should go into the reserve account. The rest should go into the operating account to cover legal fees for pending law suits. It is easier for us to move the money from the operational account to reserve account than to move money from the reserve to the operating.

Frank DiCicco made a motion for a short recess at 8:38. Jackie Vizzi seconded the motion. Unanimously agreed. Meeting reconvened at 8:51.

Frank DiCicco withdrew his motion and Vivian Zabik seconded. The issue will be tabled until the next meeting.

The Document Revision committee has not met this month.

The option of paying the annual assessments by credit card is not yet operational on the website. Additionally, no late payment fees were mentioned in the bill that was sent out to members. Frank DiCicco made a motion that the payment deadline be extended until June 30, 2015. Dan Taylor seconded the motion. The motion passed unanimously.

In the discussion, Bill Still suggested that we postpone filing a lien on properties that are in arrears until the documents are revised and there is a written procedure in place in the documents. Vivian Zabik explained that there are procedures that have been followed, but they are not written into the by-laws. Vivian Zabik will write down the procedures and bring them to the next board meeting. Letters are sent to those who are in arrears. Payment plans can be set

up for those members who need extra time to pay their annual assessment. If liens are not filed, owners can refinance or sell and the association will not get the payment.

- 5. Roads and Road Assessment Committee:** For several years, the roads have been surveyed and the data entered into a database. The roads were surveyed annually by volunteers. The data was entered into the data base by Ritchie Dubreuil, who is paid for his time. There is a great deal of data about our current roads and about their recent history in the data base. Frank DiCicco made a motion to pay the \$375 bill for Ritchie Dubreuil for his work on the road survey data input, and have Ritchie Dubreuil make a digital copy of the data and come to a board meeting and explain how it works. Jennifer Peeples seconded the motion. It passed unanimously.

Three bids were received from engineering companies for the roads. Their bids included many services that we are not sure we really need such as core testing every ten feet. The companies will be asked to re-bid with more consistent scope-of-work.
- 6. Saddle Trail Committee:** There will a meeting next week and the committee will make a list of long and short-term goals.
- 7. Community Awareness and Security Committee:** Teenagers were tearing up the easements after the rain. Dale Ream caught and spoke with them.
- 8. Entrance Beautification Committee:** The committee has set up a voluntary clean-up for Saturday June 13, from 8 to 12. Volunteers will meet at Jennifer Peeples home. She will host a BBQ afterward. Home owners will be contacted before volunteers enter their property. Jennifer Peeples made a motion to order 250 license plate holders, which is the minimum order. Bill Still seconded the motion. Two hundred plates holders run a little over \$7 each so our net investment will be about \$1375. They will be sold for \$10 each. The motion passed with 10 for and 1 (Dan Taylor) opposed. Sunfire Nursery has agreed donate plants for the entrance and around the guard shack.
- 9. Compliance, Construction, Parks, Mowing, Signs, Variances, Easements, and Overhanging:** Frank DiCicco reported that the grass is being cut more often by Patriot Lawn Care. Bill Still will be soliciting a replacement for John Kolb, who has been in charge of signs/replacements. There is no road sign on the fork of Old Ranch Road and Myakka Valley Trail. The post is there. Bill Still will order new signs. Discussions about which easements need trimming are continuing. Bill Still will call the property owner who has the boats on her property. She had promised that the boats will all be removed by May 1, but there are still several there.
- 10. Sunshine Committee:** Jennifer Peeples thanked Jackie Vizzi for the list of new home owners in the Valley. Jennifer Peeples will send them welcome notes.

- 11. Disaster Preparedness:** There is not a committee chair. Volunteers are being solicited in the Trails n Tales.
- 12. Ditches:** Harold Joslin reported that there have been no complaints. The county is doing a good job.
- 13. Trails n Tales:** Frank DiCicco obtained bids on the publishing and delivery of the Trails n Tales. Creative Technologies, Fed-Ex Office/Kinkos, and Lynn Reid made bids. Creative Technologies and Fed-Ex Office would require the newsletter be sent to them ready for copying and mailing. Lynn Reid would include compilation of newsletter articles, keeping track of billing advertisers, and delivery. Jennifer Peebles made a motion to have Lynn Reid continue to edit and deliver the newsletter. Deb Houston seconded the motion. The motion passed unanimously with the exception of Lynn Reid, who abstained from voting. The newsletter will also be delivered to Westwood, which should appeal to advertisers.
- 14. Directory:** Still in progress.
- 15. Residents' Questions:** None

Jackie Vizzi made a motion to adjourn and Lynn Reid seconded. The meeting was adjourned at 10:20.