

Myakka Valley Ranches Improvement Association, Inc.

Board Minutes, August 17, 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 7:06 and declared a quorum. Board members present were Frank DiCicco, Jennifer Peeples, Jackie Vizzi, Vicki Butler, Deb Houston, Heather Nestle, Lynn Reid, Dan Taylor, Wendy Ying, and Vivian Zabik. Bill Still was absent with apologies.

Frank DiCicco stated that two members were taping the meeting.

APPROVE MINUTES OF LAST BOARD MEETING July 20, 2015.

Jackie Vizzi moved to approve the minutes of the July 20, 2015. Jennifer Peeples seconded. The minutes were unanimously approved.

- 1. President's Report:** Frank DiCicco reported that the cell tower proposition goes before the Board of Commissioners in August 25, 2015 at 1:30. If the proposition passes, the cell tower company will repave Myakka Valley Trail from the guard shack to the entrance of the nursery.

Twelve members who are in arrears on their annual assessments, but not in litigation with MVRIA, have been contacted. Two members have begun payments.

- 2. Vice President's Report:** Jennifer Peeples reminded everyone that the next clean-up day will be September 12. She asked that neighbors call her to let her know what areas need to be cleaned up. Neighbors should contact Jennifer Peeples if they can volunteer that day. There will be a BBQ after.

Jennifer Peeples made a motion to get a minimum of two quotes for surety bonds for MVRIA. They are relatively inexpensive costing \$300 to \$400 a year for \$50,000.00. The motion was seconded by Jackie Vizzi. The motion passed unanimously.

- 3. Secretary's Report:** No report

- 4. Treasurer's Report:** Frank DiCicco stated that the Road Reserve study was on the July financial report twice. It has been corrected.

Past due notices have been sent out by Progressive Management to those members who are in arrears.

The year-end financial report is ready to be sent to members who requested one.

- 5. Document Revision and Lawsuits Committee:** Frank DiCicco stated the current lawsuits are set for depositions on Sept. 8, 2015.

The road assessment case cannot be closed out until all the documents have been filed properly. The MVRIA lawyer required another \$3000.00 retainer. The settlement check for \$40,000.00 is an escrow account and should be resolved in in the next month or so.

- 6. Roads and Road Assessment Committee:** Frank DiCicco reported that the new potholes on ORR were filled immediately by Old South for \$400.

The turning lane off 72 is a little behind because of all the rain. It is anticipated to take less than 2 months.

When the road survey is complete, the plan is to repave MVT and ORR from the front going back, and try to get the major roads paved within the next three years. It is not planned that the road will be widened.

- 7. Saddle Trail Committee:** Wendy Ying reported that 75% of the trail signs are up now. She thanked Eddie Oyer for donating the poles. Bill Still and Wendy Ying cleared a fallen tree off the Tucumcari saddle trail. Wendy Ying asked that neighbors use the Trail FaceBook page to report concerns.

- 8. Community Awareness and Security Committee:** Dale Ream reported that the cameras are encased in glass and do not effectively show traffic at night. He will consult with the previous Security Committee about how to reposition the cameras.

The wildlife camera set up in MVRIA's big park was stolen.

It is considered poaching if a hunter goes onto someone else's property. Please report tag numbers of suspicious trucks to Dale Ream or to Dan Taylor.

The trees on the corner of Kickapoo are dangerously overgrown. Emergency services and Waste Management will not travel down that street in its present

condition. The five neighbors will split the fee for a tree trimmer. Two of these properties on Kickapoo are in arrears. Frank DiCicco made a motion to give notice to these the members that they must get the tree work done. If they do not do so, the board will cover the trimming bill and be reimbursed through a lien process. The motion was seconded by Lynn Reid and passed unanimously.

There is an overgrown tree between 72 and the guard shack. Frank DiCicco made a motion to pay Larry Brotherton to trim it back. The motion was seconded by Heather Nestle and passed unanimously.

- 9. Entrance Beautification Committee:** Jennifer Peeples thanked Frank DiCicco for all the printing that he has done at his own expense.

Jennifer Peeples passed out and presented the plans and pictures for the project. Jennifer Peeples reported that Sunfire Nursery will donate all of the plants to re-landscape the front entrance, the guard shack and the archway. The nursery will also put in irrigation going to 72 and add lighting under the oaks on MVT between the entrance and the archway. MVRIA will pay for the materials: the stacked stone, wood for the arbors, LED lights, and new signs. The materials for the entrance signs is \$2,700.00 for the entrance signs. The materials for the archway is \$2,300 and the materials for the guard house is \$1,900. It is planned that the work will be done gratis by community members. Total cost is \$6,900. The Entrance Beautification budget is \$2,200 and fundraisers have collected \$1,200. Jennifer Peeples motioned to take \$600 from the parks budget and \$2,900 from the pothole budget. The motion was seconded by Vivian Zabik. Lynn Reid asked: Does the membership need to vote on this? Is this a capital expenditure?

Frank DiCicco and Jennifer Peeples answered: The membership does not need to vote on this. It is not a capital expense. It is a renovation, and the funds will come out of the operating budget. Members vote on expenditures that are more than 10% of an HOA's annual income. This project is far less than that amount. The motion passed unanimously.

- 10. Compliance, Construction, Parks, Mowing, Signs, Variances, Easements, and Overhanging:**.No report.

- 11. Sunshine Committee and Directory:** Jackie Fillmore reported the directory is partly scanned and almost ready to go the printer. Unofficial trail maps will be included and be in color. The directory should be done by next week.

12. Disaster Preparedness: Karin McMurtrie picked up all the Disaster Preparedness equipment. Karin McMurtrie and Tom Perry will report at the next board meeting.

13. Ditches: No report.

14. Trails n Tales: TNT to include explanation for Entry Project. There will be notices that School starts August 24, September 12 MVRIA Clean-Up Day, and the missing wild life camera.

15. Residents' Questions: It was asked whether the donated plants around the entrance will be low maintenance and deer resistant. The answer was yes.

Jackie Vizzi made a motion to adjourn and Dan Taylor seconded. The meeting was adjourned at 9:01.