

Myakka Valley Ranches Improvement Association, Inc.

Board Minutes, October 15, 2018 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, Vicki Butler, Amy Chenard, Deb Houston, Mary Mapp, Heather Nestle, Wendy Ying, and Brenda Zimmerman.

APPROVE MINUTES OF LAST BOARD MEETING September 17, 2018.

Frank DiCicco moved to approve the minutes for the board meeting on September 17, 2018.

Jackie Vizzi seconded. The minutes were unanimously approved.

1. **President's Report:** Frank DiCicco thanked Wendy Ying for bringing food to the meeting. There is a continuing issue with the installation of the internet in the front of the Valley. The guard house and the fire station do not currently have high-speed internet. Frank DiCicco and Jennifer Peeples will speak with the neighbors who previously denied easement to Myakka Communications.
2. **Vice-President's Report:** Jennifer Peeples reported that as a result of a one car accident last month, Progressive has paid MRVIA \$10,000 to repair the bridge and install a guardrail where the wood fence was. Frank DiCicco made a motion sign off on the proposal, present it to the insurance company, and have a guardrail installed as long as the cost doesn't exceed \$10,000. Mary Mapp seconded the motion, and it passed unanimously.
3. **Roads Committee:** Frank DiCicco explained that the heavy rains have caused numerous potholes. Gator Paving will come and fill them this week. Frank DiCicco gave the minutes from the Roads Committee meeting to Jackie Vizzi to enter into the records. MVRIA will have about \$625,000 and be able to pay for roughly 80% of the entire road project. Although there hasn't been a December Board meeting in the past few years, one may be necessary on December 17, 2018 in order to review the bids and choose the contractor for the road project. The gates for the front entrance may have to wait for the next fiscal year.

4. Secretary's Report: No report

5. Treasurer's Report: MVRIA currently has \$425,166 in the Road Reserve account; there will be another \$49,000 from 2017-2018 dues.

Vicki Butler scheduled a call day to people who haven't yet paid their dues. Volunteers will meet November 10, 2018 10:00 a.m. at Peoples Insurance to make calls.

6. Document Revision and Lawsuit Committee: Frank DiCicco reported that the Lyday lawsuit has costed \$119,000 to date. MVRIA was awarded \$78,000 to recover legal fees, however, the Lydays appealed the judgement. The appellate court has not yet made their decision.

Frank DiCicco explained that an estoppel letter was created that contained saddle trail details, any current violations, as well as the deed restrictions. PCM provides the estoppel letter which has to be signed at the closing. The state statutes have been updated, and estoppel letters must follow the new guidelines.

7. Compliance, Construction, Parks, Mowing, Signs, Variances, Easements, and Overhanging Trees: Wendy Ying reported that the owners of Lot 170 wanted to build another guest house on their property. They were informed of the deed restrictions and are aware they need to comply.

Lot 235 the trail has been eroded. The fence is in the correct place, but the trail is not safe for horses.

Lot 109 set their fence back 6' to accommodate riders. A thank you note will be sent to them.

Wendy Ying made a motion to change the procedure for deed restriction violations. Neighbors in violation of deed restrictions will be sent a packet to the property address and, if applicable, the address on file on the county tax records county tax records, containing a letter explaining the violation, a copy of the deed restrictions and any other supporting material. The letter will include a request to contact the compliance committee within 10 business days and to rectify the situation within 30 days. The motion was seconded by Jackie Vizzi and passed unanimously.

Neighbors on Tucumcari have requested permission to build a garage on their property before they build a residence. The property currently has a violation: their fence is on the saddle trail. Vicki Butler made a motion to deny the request. Mary Mapp seconded the motion, and it passed unanimously.

Three other lots have deed restriction violations. LOT 112 on Sheps Island has too many structures and people living in RVs. LOT 65 has junk and unregistered cars in the yard; the resident is dumping yard debris on his neighbor's fence line, blocking a culvert, and his front fence is in disrepair. Lot 28-30 the fence is falling down.

Wendy Ying made a motion that the packet be sent to everyone with saddle trail violations. The motion was seconded by Amy Chenard and passed unanimously.

8. Saddle Trails, Easements, and Ditches Committee: Heather Nestle reported that the owners of Lot 208 granted an easement for a saddle trail, and it has been recorded with the county. Frank DiCicco made a motion to reimburse Heather Nestle for the fencing

materials used along the new easement. The board had previously approved \$300 for the fence; Heather Nestle spent \$169. Mary Mapp seconded the motion, and it was unanimously approved.

Heather Nestle made a motion for the board approve \$200 for a dumpster to clear the Hupa Trail. The motion was seconded by Jennifer Peeples and passed unanimously. Heather Nestle reported that volunteers have been cleaning the trails. The trails will be mowed the end of November. Heather Nestle made a motion that instead of renaming trails, the trails could be color-coded with number markers. Wendy Ying seconded, and the motion passed unanimously.

9. **Community Awareness and Security Committee:** No report

10. **Entrance Beautification Committee:** No report.

11. **Events Committee:** Amy Chenard welcomed Sissy Ceravolo to the committee. Kids will trick-or-treat from 6-9 on October 31. If you want to give kids candy, just let Amy Chenard know, and she will put you on the map. The Halloween party will be at Debbie Shorey and Dave Briggs' on Saturday October 27. Set up for the Spooky Trail will be Friday October 26.

Amy Chenard said that she priced lights on the four oak trees at the entrance. She had only one company, Mr. Christmas, that would do the job. It would cost \$1,920. They supply the lights and do all the work. Frank DiCicco made a motion to use some discretionary fees and beautification funds to do the project. The motion was seconded Deb Houston and was passed. Paula Mendez will host the Neighborhood Christmas party on Saturday December 15 at 6:00. Santa will travel through the valley on December 22.

12. **Disaster Preparedness:** Frank DiCicco reported that we have the new radios and the emergency first aid kits.

13. **Trails n Tales:** Saddle trail being mowed; holiday events.

14. **Resident's Questions:**

Trudi Lawrenz reported that the permit for Turner's borrow pit is coming up for renewal. When the permit was granted, a road study was not conducted nor was anyone from Myakka Valley Ranches notified about the hearing. Trudi Lawrenz urged the MVRIA board and residents to attend the hearing on October 24th at 9 a.m. at the county commissioners' office.

Frank DiCicco made a motion to adjourn; it was seconded by Jennifer Peeples.

The meeting was adjourned at 9:26.