

# **Myakka Valley Ranches Improvement Association, Inc.**

## **Board Minutes, September 18, 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, Vicki Butler, Amy Chenard, Deb Houston, Mary Mapp, Heather Nestle, and Wendy Ying.

### **APPROVE MINUTES OF LAST BOARD MEETING August 21, 2017.**

Frank DiCicco moved to approve the minutes for the board meeting on August 21, 2017. Jennifer Peeples seconded. The minutes were unanimously approved.

1. **President's Report:** Fran DiCicco noted that a member has requested to video and audio tape the meetings through December. Lynn Reid is no longer a homeowner in MVR; so she has resigned from the board effective immediately. Brenda Zimmerman has offered to fill Lynn Reid's seat on the board for the remainder of her term. Frank DiCicco made a motion to appoint Brenda Zimmerman to the board. Heather Nestle seconded the motion, and it passed unanimously.
2. **Secretary's Report:** Jackie Vizzi reported that the Florida Statute has changed regarding the fee for estoppel letters. Jackie Vizzi made a motion to establish the approval of fees for estoppel certificates as per the new Florida Statute effective August 2017. The motion was seconded by Heather Nestle and passed unanimously. Jackie Vizzi mentioned that the closet at the Firehouse is packed full with old MVRIA documents.
3. **Disaster Preparedness:** The Disaster Preparedness committee was tested during Hurricane Irma. The committee will meet and re-structure. Jackie Vizzi noted that some people did not know where the shelters were. This information will be published in the Trails N Tales in the future. Vicki Butler noted that volunteers started working at 7:30 a.m.; the trees blocking the roads were cleared by noon. Jackie Vizzi expressed disappointment with the communications/radios. Jackie Vizzi proposed to purchase 10-12 radios and a strong box. These radios could be distributed to volunteers during a disaster. Jackie Vizzi made a motion to take \$2,000.00 from the Operating Budget to purchase the radios. Jennifer Peeples seconded the motion, and it passed unanimously.

4. **Vice-President/Treasurer's Report:** MVRIA carried over \$11,000 from last year's budget. MVRIA is very close to receiving our \$10,000 grant from the county. As soon as the front entrance signs are done, the grant can be collected. Legal expenses are \$31,000 so far this year. The Road Reserve has \$330,000. Frank DiCicco and Wendy Ying have spent time with PCM updating resident information. Jennifer Peeples made the motion to send out late notices to members who are in arrears with their annual dues. Vicki Butler seconded, and the motion passed unanimously. Reminders about annual dues were posted in the TNT and on the website. The late charge is \$25 plus interest; \$15 goes to PCM to send out the notices. If members are delinquent for more than two years, MVRIA will take those members to small claims court.
5. **Document Committee:** Frank DiCicco reported that the Lyday case will be settled in February or March. The Lydays have a bond to cover the legal fees that are owed to MVRIA. Jim Burgess needs a picture of the closed saddle trail to document that the Lyday's trail is still closed. MVRIA endured a lot of harassment from a resident in the unrecorded. His unfounded claims cost MVRIA over \$5,000 in legal fees. The resident was sent a letter demanding reparation; he has not responded. MVRIA will move forward to take him to small claims court for the damages including legal fees and court costs. Frank DiCicco made a motion to have the president, vice-president and one other board member have the authority to negotiate a settlement on this case during mediation/court trial. The motion was seconded by Jackie Vizzi. The motion passed unanimously.
6. **Road Committee:** Approximately 80 people attended the Road Workshop last month. Most people were concerned about safety. There are a number of potholes that will be repaired before the road project starts. The speed limit is currently 35 MPH. The State Statutes say the speed limit for rural roads is 30 MPH. Reducing the speed limit would limit liability for the association. Frank DiCicco made a motion to reduce the speed limit to 30 MPH; Mary Mapp seconded the motion. The motion passed unanimously. Signage about the speed limit will be posted on current street signs. It was suggested to put a four-way stop on Kickapoo. The stretch of MVT before Kickapoo is a notorious speeding zone. If there is a four-way stop, the MVRIA board will not be liable if a vehicle fails to stop at the stop sign. This could be an alternative to buying a \$5,000 speed table at that intersection. It was noted that the speeding situation is very dangerous for students waiting for school buses. The board has a responsibility to keep our community and our children safe. Mary Mapp made a motion to install a four-way stop at Kickapoo. Jennifer Peeples seconded the motion. The motion passed with 9 for it. Karen Abbattista opposed. Frank DiCicco made a motion to purchase 6-10 new speed limit signs and four stop signs by November 1, 2017 not to exceed \$2,000; Mary Mapp seconded the motion. The motion passed unanimously.
7. **Saddle Trails, Easements, and Ditches Committee:** Heather Nestle reported the saddle trails looked great until Hurricane Irma arrived. Volunteers are working to clear trees and wash-outs. The biggest focus is the trail next to the Hudson property. Heather

Nestle will find out how long the county will be picking up debris. The rest of the trails are looking good. George will finish this year's contracted work in November.

8. **Compliance, Construction, Parks, Mowing, Signs, Variances, Easements, and Overhanging Trees:** Wendy Ying noted there is not an official procedure for resident complaints about deed restriction violations. Wendy Ying made a motion that first a meeting be set between the residents with a complaint against them and the compliance chair and the president or vice-president. Second, a letter will be sent with a 30-day time limit for the resident to address the complaint. Amy Chenard seconded the motion. The resolution passed with 9 for. Vicki Butler was opposed.
9. **Entrance Beautification Committee:** Jennifer Peeples made a motion to have the electrician to repair the light on the oak trees along the entrance. This will not exceed \$300. The motion was seconded by Wendy Ying and passed unanimously.
10. **Trails n Tales:** Frank DiCicco made a motion to keep board directives out of the TNT and keep the publication as a positive neighborhood communication. A copy of the TNT will be sent to the board officers before publication in case a resident sends in a political or negative comment that negates the positive purpose of the neighborhood newsletter. Jennifer Peeples seconded the message. The motion passed unanimously. The President's Message will include the stop signs, the new speed limit, debris pick-up, disaster preparedness, Hurricane Irma, trail cleaning in October, Halloween party.
11. Jackie Vizzi made a motion to adjourn; it was seconded by Jennifer Peeples. The meeting was adjourned at 9:22.