

# ***Myakka River Trails Improvement Association, Inc.***

Board of Directors Meeting Minutes  
Monday, September 17, 2018 at 8:30am  
779 Commerce Dr. Suite 2, Venice, FL 34292

**Call to Order:** The meeting was called to order by Treasurer David Taylor at 8:32am.

**Determination of a Quorum:** A quorum was established with President/Penny Loncar, Vice President/Chet Sarnowski, Treasurer/David Taylor, Secretary/Jim Tate and Director/George Pickhardt. Also present was Sarah Comrie with Sunstate Management.

**Proof of Notice:** Notice was posted 48 hours in advance in accordance with the Association's Bylaws and Florida Statute 7.20.

**Approval of Minutes:** **MOTION** made by Jim Tate, seconded by Chet Sarnowski to waive the reading and approve the meeting minutes from August 6, 2018. Motion passed unanimously.

**President's Report:** Presented by Penny Loncar as follows:

- Pump burned out and was replaced a month ago.
- Testing the pool daily, per County regulations, was discussed. May get a variance as no rentals within the community. If has to be done then PM to supply test strips.
- Pool committee needs to be started. PM make sure membership gets email blast.
- The lights/timers at the pavilion need repair. PM to contact electrician. Ask Chuck for name of vendor MRT uses.
- Questioned if pavilion floor has been hosed down. At what point is the shower tile repair in the men's bathroom? PM to see about plumber for urinal.
- Frontier appears to have put in conduit. Frontier flags have been placed to the north of the front gate.
- Regarding the new well that was done, PM to make sure the paperwork is completed by vendor so the County will reimburse payment.
- Gates have been done
- New antenna has been installed at north gate.
- Presto Air has been billed \$400 for the damage their worker caused to the gate. They were presented with the video showing them doing the damage.

**Treasurer's Report:** Presented by David Taylor as follows:

- Frontier bill was paid by Sunstate in error and the correction has been made.
- The existing "slush" fund of approximately \$50,000 will be lower due to upcoming expenses
- Once Frontier upgrade is completed the homeowners will see a decrease in their monthly add-ons for cable, but the Association will have an increase in costs.
- David reported from the August 31, 2018 financials as presented. In good shape.
- George stated a line item for plant replacement needs to be added to the budget for 2019.
- The status of Bright Capital was questioned. PM to look into where the account is at present.
- Michael Cochran needs to attend the next meeting or schedule a meeting prior.

## Unfinished Business

### a. **Landscaping Bids:** Presented by George and Chuck as follows:

- The service provided by Brightview has been going down over the years. Ernie, the supervisor, is often gone on trips or meetings. No matter how many times they meet with upper management there are still weeds around the pool, the plant beds around the pool look terrible and irrigation heads are broken. They believe it is time to move on to another vendor. PM to give Brightview notice of cancellation no later than 9/28/18. Their last day would be October 31, 2018.
- The quotes that have been received are all over the place. Currently Brightview is contracted for \$94,000, which covers mowing, irrigation and fertilization/pest control. George and Chuck recommend dividing out the jobs to three different vendors. They are looking at MRT for the mowing, IDA or American for irrigation and Arrow for fertilization/pest control. They are currently working on tightening up the bids.
- **MOTION** made by Jim Tate, seconded by Chet Sarnowski to go with the final recommendations from George and Chuck. All in favor. Motion carried.

### b. **Landscaping Update**

- Chuck reviewed the need for canal restoration. There are pepper trees that need removing. He presented Aquatic Consulting to do the work. The cost would be \$1,500 per canal and \$6,000 for the river. He is looking at a December timeframe to do the work. **MOTION** made by Chet Sarnowski to use Aquatic Consulting to do the work recommended by Chuck, Jim Tate seconded. All in favor. Motion carried.
- Chuck stated there are 14 dead pine trees within the easement and recommended Green Tops remove them. **MOTION** made by David Taylor to have Green Tops remove the 14 dead pine trees, Jim Tate seconded. All in favor. Motion carried.
- The main entrance into the community needs upgrading. Hazelton, MRT and Brightview submitted bids to update the entrance according to the plan that had been drawn out. **MOTION** made by Chet Sarnowski to accept MRT's bid to do the work, seconded by Penny Loncar. All in favor with David Taylor abstaining. Motion carried.

## New Business

- a. George presented the subject of getting a loan through a bank. Discussion was held regarding how much was needed to be borrowed and the option of a onetime loan amount or line of credit. **MOTION** made by Chet Sarnowski to have George start the loan document process and increase the original loan amount requested to \$200,000, amending it from the original amount of \$100,000, seconded by Penny Loncar. All in favor. Motion carried.
- b. It was stated there would be an overlay between the current cable provider and Frontier. There would be one drop per residence. Frontier will be using 1 ¼" conduit. A representative from Frontier should attend the next BOD meeting.
- c. It was questioned whether Kim, from Sunstate, sent Frontier a complete list of homeowners? PM to check.

**Next Meeting Date: Monday, October 22nd, 2018 at 8:30am.**

**Adjournment: MOTION** made by Chet Sarnowski to adjourn, seconded by Penny Loncar. All in favor. Meeting adjourned at 10:46am.

Respectfully submitted by

Sarah Comrie/ LCAM

For the Board of Directors for Myakka River Trails Improvement Association, Inc.