

Myakka River Trails Improvement Association, Inc.

Board of Directors Meeting Minutes

Monday, September 14, 2020

2351 East Venice Avenue

Call to Order: The meeting was called to order by Penny Loncar/President at 8:31 am.

Determination of a Quorum: A quorum was established with Penny Loncar/President, David Taylor/Vice President, Jim Tate/Secretary, Daniel Tremblay, Treasurer and George Pickhardt/Director. Also, present was Lynn Lakel, with Sunstate Management and Chuck McMichael and one resident.

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 was made by David Taylor, seconded by Jim Tate to waive the reading and approve the meeting minutes of August 10, 2020. Motion passed unanimously.

President's Report: Penny presented a quote to paint the lampposts and paint the front gate. To paint the front gate is \$400 and to pressure wash the and paint the lampposts for a total of \$1600. It was decided to paint all three gates. Jim Tate made a motion to approve the proposal to paint the gates and lampposts up to \$2,500. Dan Tremblay seconded motion and motion passed unanimously. Penny asked about the status of Ardurra. They were waiting for signed contract. Penny mentioned the main gate is not working correctly. Discussion followed. Penny asked about putting shell down at the boat ramp. **the men's restroom is dirty in front with muddy footprints.** We need to get the codes to the bathroom changes. We need handyman to repair gate to pool, pvc valve and look at the screen doors. Penny Loncar signed the quote for Lawson Courts to proceed with refinishing the tennis courts. David Taylor will do the trench for the tennis courts. 560 has been working on repairing fence. Discussion on homes that have sold in the community. Lynn to remind accounting

Treasurer's Report: Daniel gave the treasurer's report. **The rest of the year we will be good.** He discussed the financials and loan status.

Unfinished Business: Daniel discuss the bank loan vs. the line of credit. By the end of the year our balance on the loan will be \$168,000 more or less. He continued to discuss the loan in detail. We are currently paying \$741 per month interest for the loan. There is a meeting with Centennial Bank tomorrow regarding line of credit. Daniel handed out a proposed 2021 budget. A lengthy discussion followed regarding future projects, the budget and the current loan. George Pickhardt recommended a dues increase for 2021. **Dan's proposal is** where we are today and what he sees happening in the next few years. George's proposals would change the game a little bit. We need to have a plan that makes sense to the homeowners. Daniel Tremblay will take care of the Christmas decorations. He needs to go to LuxArt for decorations. He will get a hold of Chet regarding current decorations and all should be put up before Thanksgiving. Steve Boone is working on creating clean copy of bylaws.

New Business: Daniel Tremblay recommended getting quotes for the gates from Precision Gate and USA Fence. Lynn will call and requests quotes. Sarasota County Fire Department did not attend meeting. Emergency Agencies would like to have the siren and key at each gate. They want to meet with residents to determine their fire procedures. **Daniel Tremblay's ARC request to install boardwalk** was approved. Chuck mentioned resident rollerblading with Doberman pulling him. Discussion followed on dogs in the community. Lynn to send second letter to Binoy.

Next Meeting Date: October 12, 2020 8:30 am

Adjournment: MOTION to adjourn at 10:03 am

Respectfully submitted by

Lynn Lakel/ LCAM

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