

Myakka River Trails Improvement Association, Inc.

Board of Directors Meeting Minutes
Monday, December 13, 2021
2351 East Venice Avenue

Call to Order: The meeting was called to order by Penny Loncar/President at 8:30 am.

Determination of a Quorum: A quorum was established with Penny Loncar/President, David Taylor/Vice President, Jim Tate/Secretary, George Pickhart/Director, and Daniel Tremblay/Treasurer.

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: A **Motion** was made by Dan Tremblay, seconded by Penny Loncar to waive the reading, and approve the October 11, 2021 meeting minutes. **Motion** passed unanimously.

President's Report: Penny reported the claim for the broken spa heater has been denied. It was determined that chemical damage is the cause. Sean has reached out to the installer requesting all supporting documentation for the denial. A **Motion** was made by George and seconded by Dan to give Galaxy 10 days to repair the heater. **Motion** passed unanimously. Sean met with the owner of 368 N River Rd after it was reported construction was going on without an approved site plan or construction bond. Upon further inspection, the owner has not removed any trees and is only clearing the underbrush to get a clearer view of where the house will sit on the property. The owner assured Sean they will submit a site plan and the construction bond before any construction begins. Dave talked to a person interested in lot 33A but they backed out since there is no egress to the property.

Treasurer's Report: As attached to these corporate records, Dan gave the report. Dan reported on the receivables and the budget. He also urged owners to sign-up for auto debit.

Unfinished Business: Bob reported he's been working with Chuck regarding the River Rd project. Stantec is doing all the updated engineering and revising the project. Consor will be providing different levels of inspections on the projects. Work will begin next week for installation of an 8-inch TECO gas line. Bob reported on multiple facets of the project and the proposed construction logistics. Lengthy discussion was had regarding the River Rd project. Chuck and Bob will draft an informational letter for Sean to send out to the association. A **Motion** was made by George and seconded by Jim to remove the Brazilian pepper trees for \$2,250 by the boat ramp. **Motion** passed unanimously.

New Business: A **Motion** was made by George and seconded by Dave to approve the 2022 budget. **Motion** passed unanimously. Chuck reported he has received permission to remove pepper trees from the south road. A **Motion** was made by George and seconded by Dan to approve \$7,500 for the epoxy floor coat. **Motion** passed unanimously. Sean will reach out to 330 and ask them to move equipment away from the road.

Next Meeting Date: January 10, 2022 at 8:30 AM

Adjournment: With no further business to discuss, the meeting was adjourned at 10: AM

Respectfully submitted by
Sean Noonan/LCAM
Sunstate Management Group, Inc.
For the Board of Directors for Myakka River Trails Improvement Association, Inc.