

Myakka River Trails Improvement Association, Inc.

Board of Directors Meeting Minutes
Monday, November 18, 2024
2351 Venice Ave East, Venice FL

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

Determination of a Quorum: A quorum was established with Penny Loncar/President, David Taylor/Vice President, Dan Tremblay/Treasurer, Chet Sarnowski/Director & Jim Tate/Secretary.

Proof of Notice: Notice was posted 48 hours in advance in accordance with the Association's Bylaws and Florida Statute 720

Approval of Minutes: A **Motion** was made by Dan, seconded by Penny to waive the reading, and approve the October 28, 2024 meeting minutes. **Motion** passed unanimously.

President's Report: David reported there are 4 culverts needing to be repaired. The scope of work has changed from what was originally proposed and the cost has increased by \$9,600 for the mitered concrete ends. The pipes have been installed and the paving and concrete just needs to be completed. There are 2 other culverts that show signs of sagging and we will continue to monitor those. Sean reported the septic tank has been cleaned and he will submit a reimbursement. Penny asked about the spa and Sean will contact Howards. Dan reported he will communicate with the board if the gates need to be held open. Dan reported the E-loop has been installed at the south gate and should be functioning properly. Lengthy discussion was had regarding the gate expenses over the year.

Treasurer's Report: As attached to these corporate records, Dan reported on the October financials. Dan reported on the operating and reserve accounts. Sean mentioned an owner has been sent to the attorney for collections.

Unfinished Business:

- Frontier – Jim reported he and Chet are working on the Frontier contract and they are reviewing the options for owners to upgrade their internet speed. This will allow owners to choose from 4 different internet speeds.
- Signs – David reported a few signs are down from the hurricane and Sean contacted the maintenance person to repair these.
- Lawn Maintenance – David mentioned several deficiencies with the landscaping crew and asked the board if there are any other items they want him to bring to Artistree's attention. David reported we need to replace some plants at the front gate. Joe mentioned the landscapers are throwing debris back in the woods where they should be removing them.

New Business:

Next Meeting Date: December 16, 2024

Adjournment: With no further business to discuss, the meeting was adjourned at 9:37 AM

Respectfully submitted by
Sean Noonan/LCAM
Sunstate Management Group, Inc.

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