

Myakka River Trails Improvement Association, Inc.

Board of Directors Meeting Minutes for January 24, 2018
779 Commerce Dr. Suite 2; Venice, FL 34292

CALL TO ORDER: The meeting was called to order by David Taylor at 8:30am.

QUORUM: A quorum was present with President- David Taylor, Vice President- Chet Sarnowski, Secretary- Jim Tate, and Treasurer- Penny Loncar. Also present were Kim Barrett and Michelle Thibeault of Sunstate Management.

PROOF OF NOTICE: Notice was posted 48hrs in advance in accordance with the Association's Bylaws and Florida Statute 7.20.

MINUTES: MOTION made by Jim Tate, seconded by David Taylor to waive the reading and approve the meeting minutes from December 12, 2017. Motion passed unanimously.

RESIGNATIONS/APPOINTMENTS:

- **MOTION** made by Jim Tate, seconded by David Taylor to accept John Hull's resignation effective immediately. Motion passed unanimously.
- **MOTION** made by Jim Tate, seconded by Chet Sarnowski to appoint Allison Mack as Director for the remainder of John Hull's term. Motion passed unanimously.

CMPI TURNOVER UPDATE:

- Turnover is still in process but should be complete by the end of January.
- Financials are on the website.
- Check detail is emailed to the Board for approval.

FRONTIER MEETING:

- Frontier meeting is scheduled for January 30, 2018 at 6pm. Charlie Murphy from Frontier will attend to answer question and explain the Fiber Optic System.
- The cost to add Frontier fiber optics is \$180,000 for the community; \$3,000 per lot.
- The Board discussed general questions homeowners may ask. Jim Tate will work with Management on a Frequently Asked Questions sheet to be distributed at the meeting. It will also be sent via eblast to homeowners prior to the meeting.
- Management will review the Suncoast Broadband contract and check termination guidelines.
- Key factors that will be addressed up front at the meeting are:
 - Initial cost
 - No special assessment
 - Enhancing the value of the neighborhood
 - 31 yes votes are needed for the vote to pass.

NEW BUSINESS:

- Tenbush Construction and Ruttenburg Homes need to be sent a letter reminding them that a \$5,000 deposit is required to ensure that any damage to the roads is paid for when construction is complete.

- The bridge across from 630 N. River Rd. has been damaged. Management will contact Tenbush Construction regarding the damage.
- The main gate is broken. The gate company has been contacted to come out.
- Branches are down at the North End- Brightview will be contacted to remove the branches.
- The well at the park is not working. David Taylor will get bids for a new well pump.
- There have been several issues with the electrical equipment by the pool. The Board would like an independent pool company to assess the pool equipment.
- **MOTION** made by David Taylor, seconded by Jim Tate to give Kim the authority to approve a pressure washing bid for the Clubhouse not to exceed \$400. Motion passed unanimously.
- Port-o-John by the road at construction site. Kim will contact Tenbush Construction and ask them to move it.
- South irrigation is not working- Kim will contact Brightview.
- 770 N. River Rd.- Attorney has sent a demand to lien letter.

NEXT MEETING DATE: Frontier Membership Meeting- Tuesday, January 30, 2018 at 6pm.

ADJOURNMENT: With no further Association business to discuss, David Taylor adjourned the meeting at 9:10am.

Respectfully submitted by

Kim Barrett/ LCAM

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