

Myakka River Trails Improvement Association, Inc.

Board of Directors Meeting Minutes
Monday, June 25, 2018 at 8:30am
779 Commerce Dr. Suite 2, Venice, FL 34292

Call to Order: The meeting was called to order by President Penny Loncar 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 Kim Delaney 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 George Pickhardt, seconded by Jim Tate to waive the reading and approve the meeting minutes from January 24, 2018, January 30, 2018 and May 5, 2018. Motion passed unanimously.

President's Report: No report, will be discussed under unfinished business and new business.

Treasurer's Report: Presented by David Taylor.

- David reported from the May 31, 2018 financials as presented.
- The Association currently has an operating balance of \$111,933.49 and a reserve balance of \$249,486.21.
- The Association is currently on budget.
- The Board discussed the current A/R.
 - 770 N. River Rd. is currently with the Attorney and currently owes \$7,800.
 - 370 N. River Rd. has been sent a \$45 letter from Sunstate as a final step before placing a lien on the property. The balance as of May 31, 2018 is \$18,173.23.
 - 700 N. River Rd. currently owes \$1,300. Late fees and interest have been added to the account.
- The Board discussed the road deposit and the damage that has been done to the roads at the north end of the Association. The Board agrees that it can't be determined who was responsible so it should be split amongst the 3 homes.

Unfinished Business

- **Frontier Negotiations:** Presented by Jim Tate.
 - The Frontier contract has gone back and forth between the Association and Frontier. The main issue is that the contract is written for a COA not a HOA. A final agreement should be ready this week.
 - Comcast has also submitted a proposal with a cost of \$438,000.
 - The financing agreement with Premier Community Bank is ready to be signed. There is a 4.95% interest rate on the loan and no penalty if it is paid off early.
 - **MOTION** made by George, seconded by Chet to execute the loan for \$100,000 with Premier Community Bank to assist in funding the Frontier contract. Motion passed unanimously.

New Business

- **North Gate Issues**
 - North gate is not closing. According to Gulf Coast Gates the board needs to be changed and the part will cost \$600.
 - Sunstate Gate has been contacted to inspect the situation and provide a quote for the work needed to repair the gate. They also provided a quote for bi-annual gate maintenance.
 - Management will obtain more quotes and opinions what needs to be done to the gates. Chet will contact Builder Specialties.
 - The Board discussed upgrading the gates to security gates instead of limited access gates and new technology that will be available once the Association as internet.
- **Hog Trap**
 - There has been an issue with hogs at the south end of the Association.
 - George Pickhardt explained the hog pen at the north entrance and how it works. George purchased the pen and other equipment needed to operate the trap. He has offered to let the Association use the feeder, camera system and gate on a pen at the south end if it was purchased. It is not an easy task to move the pen.
 - George will obtain an exact price for a portable pen and bring it to the Board.
- **Landscaping**
 - George and Chuck met with Brightview to discuss their performance and areas that need to be improved upon. They will be meeting again on July 9th to assess the progress that has been made.
 - Irrigation Design Associates performed a full inspection of the Association's irrigation and outlined the areas that need to be repaired.
 - The well motor at 710 N.River Rd. is burnt out and has been replaced.
 - The Board discussed their experience with Artistree and the benefits to having one company in charge of mowing, irrigation and fertilization.
- **Committees**
 - Management will send an eblast to homeowners requesting volunteers to join a Landscape Committee and a Community Center Committee which would include the pool, playground, and tennis courts.

Next Meeting Date: Monday, August 6, 2018 at 8:30am.

Adjournment: With no further Association business to discuss, Penny Loncar adjourned the meeting at 10:13am.

Respectfully submitted by

Kim Delaney/ LCAM

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