

Myakka River Trails Improvement Association, Inc.

Board of Directors Meeting Minutes
Monday, August 6, 2018 at 8:30am
779 Commerce Dr. Suite 2, Venice, FL 34292

APPROVED 9/17/18

Call to Order: The meeting was called to order by Treasurer David Taylor at 8:35am.

Determination of a Quorum: A quorum was established with Vice President- Chet Sarnowski, Treasurer- David Taylor, Secretary- Jim Tate, and Director- George Pickhardt. Absent was President Penny Loncar. 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 Chet Sarnowski, seconded by Jim Tate to waive the reading and approve the meeting minutes from June 25, 2018. Motion passed unanimously.

President's Report: No report.

Treasurer's Report: Presented by David Taylor.

- David reported from the June 30, 2018 financials as presented.
- The Association currently has an operating balance of \$103,956.34 and a reserve balance of \$249,627.11.

Unfinished Business

a. Frontier Contract

- The Board discussed the Frontier Contract.
- The Board has an issue with paying prior to installation. 25% is due at the time of signing the contract to get the equipment ordered.
- A notation was made to section B to change the payment to 7 days after construction begins.
- The loan documents need to be reviewed prior to David and Penny signing.
- **MOTION** made by George Pickhardt, seconded by Chet Sarnowski to sign the Frontier contract and pay the 25% down payment out of the Reserve Capital Improvement fund. Motion passed unanimously.
- Jim will contact Frontier to email an invoice to Sunstate for the deposit.
- Jim will inquire about adding the gates to the Frontier contract.
- Management will send out an eblast to residents that the Frontier contract has been signed.

b. Gate Update

- Sunstate Gate replaced the damaged gate box. The new gate box does not require a second key pad.
- Residents codes are accessible 24 hours a day.
- **MOTION** made by David Taylor, seconded by Jim Tate to approve the maintenance contract that was submitted by Sunstate Gate. Motion passed unanimously.
- Management will contact Presto Air and negotiate the payment of the damage to the main gate which was partially caused by their employee. The Association would like Presto Air to pay \$400 of the \$856 invoice.

c. Hog Trap

- A portable hog trap was purchased to be placed at the South Entrance.
- Management will send an eblast to homeowners to email or call Sunstate when they see hogs.

d. Landscaping Update

- Chuck and George have met with Brightview several times. Issues are not being address by Brightview.
- George is researching landscape companies and is looking in to separate contracts for each item. (mowing, irrigation, trimming etc.)
- Once the Board decides on a new company they will require a monthly meeting with Chuck, George, Sunstate and the manager of the landscape company.
- George has received 1 bid to upgrade the main entrance and is waiting on 2 more.

New Business

a. Playground Sand Proposals

- The Board reviewed the 3 proposals submitted to add 3 inches of sand to the playground.
- David offered to fluff the sand to see if that helps prior to purchasing more sand.

b. Men's Restroom Tile

- **MOTION** made by Jim Tate, seconded by George Pickhardt to approve Nick's Fix It to repair the tile in the men's pavilion restroom. Motion passed unanimously.

c. Pool Testing

- The Board discussed the addition pool testing that is now required.
- Management will send out an eblast to homeowners to obtain volunteers to test the pool.
- The pool pumps will need to be replaced soon. Management will research prices for commercial pool pumps.

d. Tree Between 610/630

- The Board discussed the fallen tree between 610 and 630 and who is responsible for its removal.
- David and Chet will take a look and measure where the tree is to determine responsibility.

Next Meeting Date: Monday, September 10, 2018 at 8:30am.

Adjournment: With no further Association business to discuss, David Taylor adjourned the meeting at 10:06am.

Respectfully submitted by

Kim Delaney/ LCAM

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