

# ***Myakka River Trails Improvement Association, Inc.***

Board of Directors Meeting Minutes

Monday, April 29, 2019

Myakka River Trails Pavilion

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

**Determination of a Quorum:** A quorum was established with Penny Loncar/President, David Taylor/Treasurer, Jim Tate/Secretary and George Pickhardt/Director. Chet Sarnowski/Vice President was absent. Also, present was Sarah Comrie, 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 Penny Loncar to waive the reading and approve the meeting minutes from February 18, 2019. Motion passed unanimously.

**Presidents Report:** Presented by Penny Loncar.

- Frontier is charging for service to 60 homes instead the 46 homes that actually exist. The April 12<sup>th</sup> bill from Frontier needs to be located and given to Jim. 490 N. River Road has two houses. One is covered under the contract price and the other is not.
- **PM** to contact Chris, with Suncoast Broadband, (941-830-0017) to see when he is removing their equipment from the properties. The tower at the pavilion needs to be removed with a crane. It was discussed if it was worth anything and it was decided it was out of date. **MOTION** made by Penny to remove the tower, seconded by George. All in favor. **Motion** carried.
- **MOTION** made by David to meet with Steve Boone and change over attorneys. Penny seconded. All in favor. **Motion** carried. **PM** to have agent of record changed over to Steve Boone. David stated Michael Cochran had red lined the documents over a year ago and missed having them ready for vote at the past annual meeting.
- Chuck presented a quote from Big Earth to do sod for \$37,520. **MOTION** made by George to accept the bid and to allow Chuck and George to decide what is needed. Seconded by David. All in favor. **Motion** carried.
- Chuck is working on the irrigation project.
- Penny thanked David for his work on the area near 840.
- Chuck stated the irrigation system is up and running. Chuck and George are meeting with American Irrigation as they are replacing the 4" heads with 6" heads. They are not happy with American Irrigation and are looking into other companies to quote the work.
- Chuck handed out a report on cost of irrigation for the last 12 months. David stated \$8,000 comes off as for pavilion. It was stated that American Irrigation should do through investigative work and not just submit a "guesstimate".
- Chuck recommended that George be given petty cash to spend without Board approval. **MOTION** made by Jim to give George \$1,500 to spend. Penny seconded. All in favor. **Motion** carried.
- Frontier was billed \$2,500 to fix the irrigation that was broken during their install and that they agreed to pay.
- Penny stated that the tennis court has standing water due to the fact the landscaping is blocking the water from flowing off the court. She suggested a French drain be installed at the west end of the courts. She asked David to look into having MRT do the work. Chuck and George will also review.
- Chuck presented his report.

- David noted that he is not happy with Howard's Pool. Their tech placed a "pool closed" sign up without notifying the Association as to the reason or time frame for closure. The quote from Cool Pool was presented. **PM** to give Howard's Pool a written notice of a 60-day probation. They must let management know when the pool is being closed.
- Chuck reported that the drainage ditches have not been cleaned out for a while.
- Chuck presented the quote from MRT of Southwest Florida to remove the pepper trees along the roadways at a cost of \$875 per day. The quote came in at \$1,750 for two days. It might take three days. **MOTION** made by George to approve the quote from MRT with a maximum of 3-day provision. Jim seconded. All in favor. **Motion** carried.
- Chuck presented oak tree root pruning. The count is 87 that at lifting the roadway. This work needs to be done prior to the re-sodding. David suggested to see if Green Tops can do.
- **MOTION** made by George and seconded by David to install and leave on for 90 days. All in favor. **Motion** carried.
- It was discussed that the landscape employees for MRT be informed that you were not to use the pavilion area for their break time.

**Treasurer's Report:** Presented by David Taylor as follows:

- David stated that the Association had yet to tap into the line of credit. He stated dues may need to be raised in the future as only putting \$25,000 in reserve not

**Unfinished Business:**

- Discussion on irrigation costs
- The Board thanked Jim Tate for all his work on Frontier. Jim reported that the cut off date for Suncoast Broad Band was 2/28/19. **PM** to advise Suncoast of final date and to have them put on their schedule the removal of all their equipment, both on common ground and individual homes. Regarding #490, the Association will pay for one home's service. The guest house would be the owner's responsibility. **PM** to contact the last 6 owners who have not gotten their service switched to Frontier. It is believed the current contract covers the pavilion and one gate. Needs to cover pavilion and three gates.
- The variance that was submitted by #840, to not be required to install a culvert under her driveway, was approved.

**New Business:**

- **PM** presented the bid to pressure clean the boat ramp, boat dock and 2 mailbox roofs.
- #820 has completed the required work on the culvert and has laid the necessary sod. The \$5,000 deposit needs to be refunded to homeowner.
- **PM** to set-up Suburban Propane for tanks.
- **PM** to check on push button (to exist) middle gate. Not working?
- **PM** to send a compliance letter to #560 for his fence that is falling apart.

**Next Meeting Date:** June 10, 2019, 8:30am (no meeting in July and August). Meeting for September 9, 2019 to be pre-budget. Meetings to be held at the Myakka River Trails Pavilion.

**Adjournment:** **MOTION** to adjourn at 10:25am

Respectfully submitted by

Sarah Comrie/ LCAM

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