

*Myakka River Trails Improvement Association, Inc.*

Board of Directors Meeting Minutes

Monday, January 11, 2021

2351 East Venice Avenue

**Call to Order:** Meeting was called to order by Penny Loncar/President at 8:30 AM.

**Determination of a Quorum:** A quorum was established with Penny Loncar/President, David Taylor/Vice President, Jim Tate/Secretary, Daniel Tremblay/Treasurer and George Pickhardt/Director. Also, present were Michelle Thibeault/Sunstate Owner and Sean Noonan/LCAM for Lynn Lakel/LCAM with Sunstate Management and 2 residents.

**Proof of Notice:** Notice of the Board meeting was posted prior to the meeting, in accordance with the requirement of the Association Documents and Florida Statute 720.

**Minutes:** A **Motion** was made by George and seconded by Dan to approve the November 9, 2021 minutes as presented. **Motion** passed unanimously.

**President's Report:**

Penny reported on several issues regarding unfinished and new business.

**Treasurer's Report:**

**Accounts Receivable:** Dan reported as of October 31, one owner is delinquent. The board needs to clarify the collection process from start to finish. Dan reported that he would get this started ASAP. Michelle reported that she would send Dan a copy of Sunstate's policy for his review and/or changes.

**Accounts Payable:** As of October 31, current accounts payable stand at \$4,765.67. **This amount is well in line with expectations. Michelle reported that she would send Dan the Sunstate Payables procedure guidelines.**

**Cash Flow:** Net income for December was \$5,369.00 bringing income for total year to \$17,697.57. *Dan reported the net income roll over vote is a membership vote and should be referenced in the association Annual Meeting of the Membership proxy vote.*

**2021 Budget:** The budget is set for 2021.

**Assessments:** Lengthy discussion was had regarding assessments. Sunstate will provide a policy as guidance for collecting assessments in a timely manner.

**Unfinished Business:**

**New Line of Credit:** The line of credit has been approved by Centennial Bank. MRT was not able to close on the LOC in 2020. This will have to be a proxy item as well. Dan has prepared a motion for the MRT Board and instructed management for inclusion in the proxy. Dan reported the association attorney is of the opinion that the loan must first be approved at the annual meeting. After a lengthy discussion, the Board agreed to instruct the attorney write a motion for the proxy vote on the Annual Meeting. It was further noted that the association needs to approve the permission of a bank loan.

**Wild Hogs:** One resident reported that he shot one over the last few days but was not able to track it.

**Tennis Courts:** Brief discussion was had over the tennis courts. It was noted that Lawson Tennis Courts has postponed the work since the contract was signed on September 15, 2020. Michelle Thibeault reported that Lynn Lakel reported that Lawson is expected to be out this week: January 11, 2021.

**Gate:** Discussion was had over the gates opening and closing numerous times. One closes after the other. Chuck reported the gate company said that is standard operation.

**Pool heater / Spa:** Penny reported that the spa appears to be working and that she would investigate it further to ensure the spa is properly functioning. Penny noted that one payment on the final renovation is being withheld until all the jets are blowing and bubbling correctly.

**Pool lights:** Three lights at the pool are out and switches are not working. Penny noted that fans are left on overnight. Discussion over speaking with a neighbor or electrician known to the association to have them investigate motion activated lights and have them installed.

**Landscaping:** Discussion was had regarding possibly replacing current grass with St. Augustine in the future. Further discussion was had over pine mulch and fertilizer being applied in association.

A **Motion** was made by Jim and seconded by Dan to add vote in proxy for annual meeting to be held 2/27/21 to transfer \$17,697.57 to the reserve accounts to avoid paying taxes on that amount. **Motion** passed unanimously.

**New Business:**

**Open Fires:** Penny reported that an open fire was noticed over the weekend. The Board instructed management to send a letter of non-compliance. Action: Letter to be sent to Board before mailing.

**Annual Meeting:** The Annual meeting is scheduled for February 27, 2021 at 10:00 AM.

**Aluminum gutters:** Resident to talk to Aluminum company to get gutters before pressure washing is completed.

**Maintenance:** Discussion over gutters on mailboxes, decking to be sealed after pressure washing.

**Next Meeting Date:** The Annual Meeting will be held on February 27<sup>th</sup>, 2021 at 10:00 AM.

**Adjournment:** Meeting adjourned at 10:23 AM.

Prepared by

Sean Noonan/LCAM for Lynn Lakel/LCAM

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