

Myakka River Trails Improvement Association, Inc.

Board of Directors Meeting Minutes

Monday, March 8, 2021

2351 East Venice Avenue

approved

Call to Order: The 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 Lynn Lakel and Sean Noonan with Sunstate Management, Chuck McMichael and one other resident

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: A **Motion** was made by Dan Tremblay, seconded by Penny Loncar to waive the reading, and approve the February 8, 2021 Board Meeting minutes and the February 27, 2021 Organizational Meeting minutes as presented. **Motion** passed unanimously.

President's Report: Penny reported on Comcast contract. Jim will reach out to the account manager for more information. Lengthy discussion was had regarding Comcast contract and infrastructure. Penny reported the timer on the spa has been changed to automatically turn off after 1 ½ hours. **Action:** Sean will laminate instructions for the spa and post on site. The plumbing leak at the pavilion has been fixed and new switches have been installed. Quote for pressure washing of the deck and pavilion floor is \$425. Penny asked the board to authorize this work. The tennis court painting has yet to be scheduled due to the weather. The cameras are on backorder and the association is on the list for cameras to be replaced. David has fixed the camera at the north gate. The grass in the front has been reseeded and is looking much better.

Treasurer's Report: As attached to these corporate records, Dan gave the report. Lengthy discussion was had regarding receipt of financials. Discussion was had regarding obtaining a credit card for the association to pay vendors and purchase supplies.

Unfinished Business: Lengthy discussion was had regarding setbacks and variance for 2 adjoining lots recently purchased. Penny recommended viewing site plan before granting variance. **Action:** Once variance is approved; Lynn will contact the attorney. Chuck asked about invoicing for landscaping company. Dan explained the process of how to expedite vendors being paid. Chuck reported the grass along the road is never going to grow and a great deal of money is being spent to treat those areas. Lengthy discussion was had regarding priority and treatment of grass. **Action:** George and David will survey the neighborhood and advise on where grass and chemical treatments should be applied.

New Business: Jim reported on a conversation had with Mrs. Gonzales asking for a gate for his property. The resident is willing to negotiate and would like to receive bids for the gate. Lengthy discussion was had regarding the gate, roads, and potential costs.

Next Meeting Date: April 12, 2021

Adjournment: MOTION to adjourn at 10:15 am

Respectfully submitted by

Sean Noonan/LCAM for Lynn Lakel/LCAM

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