

# *Myakka River Trails Improvement Association, Inc.*

Board of Directors Meeting Minutes  
Monday, September 13, 2021  
2351 East Venice Avenue

**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, and Daniel Tremblay/Treasurer.

**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 August 9, 2021 meeting minutes. Motion passed unanimously.

**President's Report:** Penny reported the pool passed inspection. Lengthy discussion was had regarding the sale of lot 33A. Penny asked about the pavilion floor being painted. George reported he met with a contractor regarding putting an epoxy floor down. Sean has reached out to Sherwin Williams for a spec on refinishing the pavilion floor.

**Treasurer's Report:** As attached to these corporate records, Dan gave the report. Dan reported on the accounts receivables. Lengthy discussion was had regarding accounts receivable. Dan would like to start planning the budget and focus on the reserve accounts. Lengthy discussion was had regarding reserve management.

**Unfinished Business:** Chuck requested that Sean have Reliance submit a weekly report for completed projects. Chuck received a quote for a roof being put over the pool equipment. A **Motion** was made by George and seconded by Dan to approve the \$3,000 bid to put a roof over the pool equipment. **Motion** passed unanimously. Chuck reported he met with Sean and 2 contractors to get bids for pepper tree removal and maintenance. A **Motion** was made by George and seconded by David to approve up to \$1,500 to clean out the lake drainage pipe. **Motion** passed unanimously.

**New Business:** A potential owner address the board regarding the possibility of building on lot 380. The potential buyer submitted a formal request to build on lot 380. Lengthy discussion was had regarding if the lot is buildable.

**Next Meeting Date:** October 11, 2021

**Adjournment:** With no further business to discuss, the meeting was adjourned at 10:01 AM

Respectfully submitted by  
Sean Noonan/LCAM for Lynn Lakel/LCAM  
For the Board of Directors for Myakka River Trails Improvement Association, Inc.