



**MCA BOARD OF DIRECTORS MEETING
THURSDAY, NOVEMBER 14, 2019**

**MEMBERS
PRESENT:**

Marilyn Maleckas, President
Malcolm Hay, Vice President
Jan Lazar, Treasurer

Bob Clark, Secretary
Dr. Bart Levenson, Director
Amy MacDougall, Director
Tom Pound, Director
Fernando Viteri, Director

Mike Mazur, Assembly Chair
(Non-Voting)

EXCUSED: Jay Solomon, Aviva CEO, Bruce Ferretti, Director

STAFF PRESENT: Frances Rippondi, MCA General Manager, Mike Mazur, Administrative Manager, Lisa Compton, Administrative Accountant

President Maleckas called the meeting to order at 1:00 p.m. All in attendance recited the Pledge of Allegiance. It was noted that a quorum of the Board of Directors was present.

PRESIDENT'S COMMENTS

President Maleckas welcomed Board members and guests. She invited those from the audience who wished to speak to a matter to indicate such on the public comment sign-up sheet.

MINUTES OF PRIOR MEETINGS

On a motion by Mr. Clark, seconded by Mr. Hay, the Minutes of the October 10, 2019 Meeting of the Board of Directors were unanimously. On a motion by Mr. Hay, seconded by Mr. Clark, the Minutes of the October 21, 2019 Special Meeting of the Board of Directors were unanimously approved.

EMPLOYEE RECOGNITION

In appreciation for his efforts for several months as the only maintenance employee on staff, Al Ballantyne, Jr. was presented with a gift and applause from the Board and other participants in the meeting.

PUBLIC COMMENT

President Maleckas reviewed the sign-up list for public comment and the following attendees spoke:

Bill Karpel – Mr. Karpel expressed concerns about the fact that his wife was bitten twice by the same dog.

Harold Haynes – Mr. Haynes expressed similar concerns about the dog bite occurrences.

Mr. Clark and Ms. Rippondi related that they had a meeting with the owner of the dog where they outlined specific behavior to be followed. Ms. Rippondi advised that it is critical that those who have a complaint about an animal work directly with Sarasota County Animal Services. In summary, the MCA will review its policies and standards on animal behavior as well as its responsibilities per its documents.

ACTION ITEMS

Delinquent Account – 5449 Downham Meadow

At the request of the Board of Directors, Ms. Compton presented a report on the history and current status of the referenced property. On a motion by Ms. Lazar, seconded by Mr. Clark, the Board unanimously voted to have the matter referred to the proper attorney to outline the next steps to be taken to collect this debt. On a motion by Ms. Lazar, seconded by Mr. Clark, the Board unanimously voted to request that the attorney review the previous behavior of the owner and provide recommendations on a restraining order or other measures.

MANAGER’S REPORT: Ms. Rippondi reported that the MCA is now fully staffed with the recent hiring of Rachel Watson as Lifestyle Coordinator and Jake Davis and Rob Harrison as Maintenance Team members. She also reported that the Water & Wildlife Committee volunteers and MCA staff planted 1,090 new aquatic plants at Butterfly Lake. The Taywood fountain has been totally replaced and had to be slightly moved due to the new spray pattern. The upcoming Yappy Hour is looking to be a very well-attended event and has already generated interest in donations toward the proposed dog park. The entryway project is 95% complete with some landscaping, electrical and lighting tweaks remaining.

COMMITTEE AND LIAISON REPORTS:

Standards – Bob Clark, Chair – Mr. Clark reported that the committee and improvements continue to move forward.

Best Kept – Chair Vacancy – The Board noted the final written report that was submitted by Mr. and Ms. Totten who have resigned as co-chairs of this committee. The Board expressed their appreciation for their very dedicated service. The remaining committee members will conduct the holiday decoration judging as scheduled.

Finance – Jan Lazar, Chair – Ms. Lazar reported that financial matters are on track and referenced the reduction of the line of credit interest rate to 4.3%, down from 4.95%.

Communications – Frances Rippondi, General Manager – Ms. Rippondi noted that the December 2019 issue of *The Meadoword* is in production. She also reported that Tia Calomeris is preparing key

messaging for The Meadows Country Club with input received from interviews with a variety of constituent groups. Planning continues toward an update of the website.

Community Activities and Involvement – Tom Pound, Liaison – There was no update.

Maintenance – Jo Evans, Chair – Ms. Evans’ reported on the results of her committee’s review of maintenance conditions. She reported that Llomel Llorca will be attending the next Maintenance Committee meeting.

Safety – Chair Vacancy – Ms. Maleckas reported that John Spillane has resigned as Safety Committee Chair and a replacement is being sought. It was noted that the Honore/Longmeadow intersection light has some cycles that are very long. Ms. Rippondi advised that she will contact the county again about this recurring issue.

Emergency Preparedness – Mike Mazur & Sue Pound Co-Chairs – Mr. Mazur reported that there was good attendance at the final meeting of the season. Several participants have volunteered to help on several aspects of the work of the committee.

Long-Range Planning – Malcolm Hay, Chair – Mr. Hay reported there will be a new survey of owners during 2020. He reported that Ms. MacDougal has reviewed past strategic plans and has outlined areas that may need to be updated. Ms. Rippondi is assessing infrastructure needs.

Assembly Report – Mike Mazur, Chair – Mr. Mazur reported that the executive committee has all programs planned for 2019-2020. He also reported that the upcoming meeting will have a program on Understanding Financial Reports and a presentation by Ms. Lazar of the 2020 Proposed Budget.

Water and Wildlife – Malcom Hay, Liaison – Mr. Hay reported that the committee expects their first pond water analysis report in about 3-4 weeks. Low Maintenance Zones and shoreline plantings continue throughout the community. He also reported that the committee is working with a student from New College of Florida who is doing a study of pollutants, pharmaceuticals, etc. on ponds.

Liaisons -

- *TMCC – Marilyn Maleckas* – Ms. Maleckas reported marketing message are expected to be released on November 15. She will announce the Renaissance Access Plan at the Assembly meeting followed by a Constant Contact mailing the next day. The club will release their announcement the same day.
- *Aviva and Tarpon Point – Jan Lazar* – Ms. Lazar reported that both entities continue to increase their exposure within the community.
- *Meadows Shopping Village – Dr. Bart Levenson* – Dr. Levenson updated the Board on the plans for the future ownership of the Shopping Village.

Adjournment: President Maleckas asked if there were any further questions or new business. Hearing none, the next meeting was set for 1 p.m. on Thursday, December 12, 2019 and this meeting was adjourned at 2:45 p.m.

Minutes recorded by Mike Mazur, MCA Staff

Minutes submitted by Bob Clark, MCA Secretary