



**MCA BOARD OF DIRECTORS MEETING
WEDNESDAY, OCTOBER 10, 2019**

MEMBERS PRESENT: Marilyn Maleckas, President
Malcolm Hay, Vice President
Jan Lazar, Treasurer

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

Mike Mazur, Assembly Chair

EXCUSED: Jay Solomon, Aviva CEO

STAFF PRESENT: Frances Rippondi, MCA Manager

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 PREVIOUS MEETING

On a motion by Bob Clark, seconded by Bruce Feretti, the Board unanimously approved the Minutes of the September 12, 2019 meeting of the Board of Directors.

Action Items:

- Approval of New Line of Credit with Centennial Bank.

Ms. Lazar reviewed each item and conducted discussions in detail and questions were answered. Mr. Pound moved to accept the line of credit with a rate reduction to 4.3% from 4.95%. Motion was seconded by Mr. Feretti and carried unanimously.

Public Comment: There was none.

MANAGER'S REPORT: Ms. Rippondi reported that work continues on the new 17th Street entryway with irrigation, landscaping, and lighting to come during the balance of October with an expected completion date of October 31, 2019. She also reported that a roof leak in the MCA Community Center affecting the reception area was repaired and that palm tree trimming is underway and will be completed shortly. She and Ms. Maleckas participated in a public meeting concerning rezoning of the portion of the Flagman property owned by his son. The initial plan proposes 14 residences with no detailed plan yet submitted. Neighboring communities expressed much opposition with concerns about drainage, loss of trees, and density.

COMMITTEE AND LIAISON REPORTS:

Standards – Bob Clark, Chair – There has been an uptick in Architectural Review applications.

Best Kept – Bud & Lesley Totten, Co-Chairs – The Board noted the written report that was submitted by Ms. Totten.

Finance – Jan Lazar, Chair – Ms. Lazar reported that financial matters are on track and referenced the approval of the new line of credit terms accepted earlier in this meeting. She noted that the 2019-2020 assessment collection rate is at 99.6%. It was suggested that long term delinquencies be revisited for further action. Ms. Lazar also noted that the Finance Committee has reviewed the proposed Budget for 2020 -2021.

Communications – Frances Rippondi, General Manager – Ms. Rippondi noted that the November 2019 issue of *The Meadoword* is in production and delivery is expected October 31, 2019. The Halloween Party is Thursday, October 31, 2019. A Yappy Hour (residents and their dogs) has been scheduled for November 7, 2019 on the MCA patio. A health event with an audiologist is being planned and the Meadows U program will have a speaker on End of Life Options.

Community Activities and Involvement – Tom Pound, Liaison – Mr. Pound reported that the committee met on October 3, 2019. There were 50 attendees for Bingo. It was noted that Pickle Ball court reservations have been transition to the country club. A writers' support group is in development and geared toward authors or budding authors in the community. A suggestion for a Polish-American group is morphing into an ethnic group.

Maintenance – Jo Evans, Chair – Ms. Evans' written report was reviewed by the Board.

Safety – Ms. Rippondi reported that the committee held an October meeting and is seeking a new chair.

Emergency Preparedness – Mike Mazur, Co-chair – Mr. Mazur reported that there was good attendance at the October meeting with many good ideas to expand the focus of the Emergency Preparedness Committee. These will be discussed at the November 2019 meeting, the last of the season.

Long-Range Planning – Malcolm Hay, Chair – Mr. Hay reported that the committee held a meeting including Ms. Rippondi, Ms. MacDougal and Mr. Pound. The revised charter of the committee will be presented for approval. A community survey is planned for the first quarter of 2020. Mr. Pound is reviewing past questionnaires. Ms. MacDougal is reviewing past strategic plans and the status of the goals and objectives of those past plans. Consideration is being given to adding non-Board members to the committee.

Assembly Report – Mike Mazur, Chair – Mr. Mazur reported that the executive committee has all programs planned for 2019-2020. He also reported that with the passing of the October 4, 2019 deadline, four applications for service on the Board of Directors were received. All applicants were

contacted to confirm their intent to serve and their ownership of property in The Meadows was verified.

The applicants are:

Robert Clark
Claire A. Coyle
Mark Pienkos
Fernando Viteri

All have been invited to make a short presentation to the Assembly of Property Owners meeting on October 16, 2019 at 4:00 pm.

Water and Wildlife – Malcom Hay, Liaison – Mr. Hay reported that the Low Maintenance Zones that have been established continue to mature.

Liaisons -

- *TMCC – Marilyn Maleckas* – Ms. Maleckas reported that there are significant financial challenges being addressed at the club. The Strategic Planning Working Group continues to work on developing new programs geared toward financial stability. The restoration of the Groves courses is expected to be completed in November 2019. The work on the Highlands course has been slower. The budget for 2020 and a three-year capital plan have been prepared. Tia Calomeris of the MCA staff and Amy Tuten of TMCC staff along with their creative team are developing the keys messages platform that includes positions statements and tag lines for the marketing of The Meadows Country Club. Its status will be presented to the Board of Directors at a future meeting.
- *Aviva and Tarpon Point – Jan Lazar* – Ms. Lazar reported that both entities are making physical plant improvements and are participating in MCA programs and expanding programs for their residents.
- *Meadows Shopping Village – Dr. Bart Levenson* – Dr. Levenson updated the Board on improvements and upgrades being made to the property and plans for the future ownership of it. Discussion ensued and questions were answered.

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, November 14, 2019 and this meeting was adjourned at 2:15 p.m.

Minutes recorded by Mike Mazur, MCA Staff

Minutes submitted by Bob Clark, MCA Secretary