

**MCA BOARD OF DIRECTORS MEETING
THURSDAY, SEPTEMBER 11, 2019 1 P.M.**

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

Bruce Ferretti, Director
Dr. Bart Levenson, Director
Amy MacDougall, Director
Tom Pound, Director
Fernando Viteri, Director
Mike Mazur, Assembly Chair

EXCUSED: Jay Solomon, Aviva CEO

STAFF PRESENT: Frances Rippondi, MCA General Manager, Kathy Gibson, MCA Administrative Manager

President Maleckas called the meeting to order at 1 p.m. All those in attendance recited the Pledge of Allegiance.

REVIEW/APPROVE MINUTES: President Maleckas asked for a motion to approve the minutes from the July and August meetings. Ms. Lazar made a motion to approve the July 11, 2019 and August 21, 2019 minutes as written. Clark seconded the motion and it passed unanimously.

PRESIDENT'S COMMENTS: President Maleckas welcomed Board members and guests.

Action Items:

- Holiday schedule: The 2020 Holiday Schedule was presented to the Board. President Maleckas asked for a motion to approve the holiday schedule. Mr. Clark made a motion to approve the 2020 Holiday Schedule. Ms. Lazar seconded the motion and it passed unanimously.
- Amendment to Bylaws: Article III (paragraphs 2, 3 and 6), Article IV (paragraph 3) and Article VI (paragraph 4); re: electronic notices, online voting and quorum requirement. Ms. Gibson gave the Board a review of the proposed amendments at President Maleckas's request. Discussion ensued and questions were answered. President Maleckas asked for a motion to approve the proposed amendments. Mr. Clark made a motion to adopt the proposed amendments, with the exception of only changing, "voting strength" to "voting interests" in Article III, Paragraph 2, but not reducing the quorum requirement to 30%. Ms. MacDougall seconded the motion and it passed unanimously.

After the meeting, Ms. Gibson asked the MCA's attorney, Chad McClenathen, to advise on the quorum requirement exception outlined above. His opinion is that the exception is not advisable. Therefore, the quorum requirement will be an action item on the October Board of Directors meeting agenda.

MANAGER'S REPORT: Ms. Rippondi reported on the status of the 17th Street entrance redesign, the progress of the overall rebranding and property maintenance/improvements. She informed the Board that she and President Maleckas plan to attend a meeting regarding rezoning of the "Flagman Property," the owner of which is trying to rezone from Open Use Estate 2 to Residential Single-Family

4 and she will update the Board at the October meeting. Discussion ensued and questions were answered.

COMMITTEE AND LIAISON REPORTS:

Standards – Bob Clark, Chair – Mr. Clark reported on the last Standards Committee meeting. See attached report for more information.

Best Kept – Bud & Lesley Totten, Co-Chairs – Ms. Totten reported on Best Kept Awards. See attached report for more information.

Finance – Jan Lazar, Chair – Ms. Lazar reported that the MCA's audit is clean with no negative findings. She also reported that Lisa Compton, Administrative Accountant, has collected 99.6% of the assessment income and the line of credit usage is on track as projected. She said she has received one bank proposal and is awaiting another. Discussion ensued and questions were answered.

Communications – Frances Rippondi, Marketing & Communications Dir. – Ms. Rippondi reported that Meadoword advertising prepayments have increased and the website is being redesigned. The redesign will include enhanced security and an electronic event calendar/registration/payment program.

Community Activities and Involvement – Tom Pound, Liaison – Mr. Pound reported that the committee is planning new activities and events, including Yappy Hour and Mindfulness Meditation.

Maintenance – Jo Evans, Chair – Ms. Evans updated the Board on flowers, trees, irrigation, fertilization and current streetscape work. See attached report for more information.

Safety – John Spillane, Chair – Mr. Spillane reported on the last Safety Committee meeting. See attached report for more information.

Emergency Preparedness – John Spillane, Chair – Mr. Spillane reported that the committee did a practice drill on July 3 following Hurricane Dorian and the committee met this week to review the drill. They had a first aid class where 18 members took a three-hour first aid course, and the month prior, Ed McCrane, Sarasota County Emergency Management Chief, talked about preparedness.

Long-Range Planning – The committee is in recess.

Mr. Viteri left at 1:50 p.m.

Assembly Report – Mike Mazur, Chair – Mr. Mazur reported that the schedule of programs for the upcoming year is almost complete.

Water and Wildlife – Malcolm Hay – Mr. Hay reported that the committee has continued to function through the summer. He commented how nice the low-maintenance zones around the ponds look. Discussion ensued and questions were answered.

Liaisons -

- *TMCC – Marilyn Maleckas* – President Maleckas reported that in less than 30 days she will brief the Board in more detail about finances, new programs and upcoming plans. The joint

committee is working on a marketing plan to reach out to Meadows' residents and the community at large. Discussion ensued and questions were answered.

- *Aviva and Tarpon Point – Jan Lazar* – Ms. Lazar reported that both businesses continue their involvement with MCA activities.
- *Meadows Shopping Village – Dr. Bart Levenson* – Dr. Levenson reported that he spoke with the shopping village manager who plans to meet with President Maleckas and Ms. Rippondi soon. Dr. Levenson said the irrigation improvements had a setback because a pump broke down. He informed the Board that the change to business condominiums is moving toward closing with business owners.

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, October 10, 2019 and today's meeting was adjourned at 2:25 p.m.

Minutes recorded by Kathy Gibson, MCA Staff

Minutes submitted by Bob Clark, MCA Secretary

APPROVED OCTOBER 10, 2019: