

Meadows Community Association, Inc.

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

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

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

STAFF PRESENT: Frances Rippondi, MCA Manager, Kathy Gibson, MCA Manager of Administration and Community Relations

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

REVIEW/APPROVE MINUTES: Ms. Lazar made a motion to approve the March 14, 2019 minutes as written. Ms. MacDougall seconded the motion and it passed unanimously.

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

Public Comment Action Items (if any):

- Mr. Gropp, Meadows resident, expressed his concern about overnight parking at Village Lake. Ms. Maleckas advised him to speak to his association. He complimented Ms. Rippondi, Ms. Evans and the maintenance committee on the improved appearance of The Meadows.
- Mr. Viviano, Meadows resident, inquired about the direction the country club is going. Discussion ensued and questions were answered.

Information Items:

- Meeting room policy: Ms. Maleckas introduced the meeting room policy to the Board. Discussion ensued and questions were answered. The policy will be voted on at the May Board of Directors meeting.

MANAGER'S REPORT: Ms. Rippondi reported on the following topics:

17th Street entry bid comparison

- Ms. Rippondi gave a synopsis of the two proposals we have received. She recommends awarding the project to Formella Construction. The Board stipulated that we require subcontractors to sign off that they are being paid and the Board wants to be informed if there are change orders. Further discussion ensued and questions were answered. Mr. Viteri made a motion to award the 17th Street entry project to Formella Construction. Mr. Clark seconded the motion and it passed unanimously.

COMMITTEE AND LIAISON REPORTS:

Standards – Bob Clark, Chair – Mr. Clark reported on the last committee meeting. He complimented the community as a whole on its efforts to beautify The Meadows. The committee is brainstorming on how to inform residents of the requirement to complete Architectural Review forms for projects. See attached report for more information.

Best Kept – Bud & Lesley Totten, Co-Chairs – Ms. Totten reported on each of the Best Kept Spring award winners, including the winner of the new award, “Backyard Garden.” Summer judging is scheduled June 3-6. She reported that the first batch of “carrots” postcards went out to congratulate residents whose properties serve as good examples to the rest of the community. See attached report for more information.

Finance – Jan Lazar, Chair – Ms. Lazar reported that assessment payments are coming in and Lisa Compton, Administrative Accountant, is working on collecting unpaid and delinquent assessments. Expenses are as expected.

Communications – Tia Calomeris, Communications/Marketing Director – Ms. Calomeris reported on current and future plans for communications and marketing. Discussion ensued and questions were answered. See attached report for more information.

Community Activities, Garden Club and Community Involvement – Tom Pound, Liaison – Mr. Pound reported that he attended his first committee meeting in April and is impressed with the number of activities we offer and with Aviva’s involvement. He updated the Board on ideas from the meeting, including implementing multi-tiered fees for Meadows residents and country club members who aren’t residents to participate in various activities. Discuss ensued and questions were answered.

Maintenance – Jo Evans, Chair – Ms. Evans updated the Board on flowers, trees, irrigation, fertilization and current streetscape work. She said the committee would like to add more members to cover zones when current members travel. She reported that the committee is grateful to the garden club for the cleaning up the common areas. She complimented the MCA Maintenance staff on the work they’ve done. She mentioned that she received a letter congratulating the committee for all its efforts and stating the community improvements are obvious. See attached report for more information.

Safety – John Spillane, Chair – See attached report.

Emergency Preparedness – John Spillane, Chair – The committee is in recess.

Long-Range Planning – The committee is in recess.

Assembly Report – Mike Mazur, Chair – Mr. Mazur reported on planned meeting topics for the April and May meetings. He updated the Board the committee’s plans for next year’s topics. He mentioned that the committee is in need of two more members. Discussion ensued and questions were answered.

Water and Wildlife – Malcolm Hay – Mr. Hay reported that the Audubon Society will soon perform a bird count in The Meadows. He said there will also be an alligator count and he explained what is involved in this process. He stated there is an upcoming meeting scheduled to discuss low-

maintenance zones with various Meadows associations. He said plants are available for residents to purchase to plant in the lakes and ponds. Discussion ensued and questions were answered.

Liaisons -

- *TMCC – Marilyn Maleckas* – Ms. Maleckas informed attendees of two working groups comprised of community and country club personnel. One group is focused on a strategic plan and the other is focused on financing outcomes of the strategic plan.
- *Aviva and Tarpon Point – Jan Lazar* – Ms. Lazar reported that both entities continue to increase involvement in and sponsorship of MCA activities.
- *Meadows Shopping Village – Dr. Bart Levenson* – Dr. Levenson reported that he spoke with the shopping village superintendent who gave an update on improvements to the property as well as plans for the possibility of developing or selling the property. 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, May 9, 2019 and today's meeting was adjourned at 2:17 p.m.

Minutes recorded by Kathy Gibson, MCA Staff

Minutes submitted by Bob Clark, MCA Secretary

APPROVED MAY 9, 2019:


Marilyn Maleckas, MCA President


Bob Clark, MCA Secretary