



**MCA BOARD OF DIRECTORS MEETING
THURSDAY, DECEMBER 12, 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, Tia Calomeris, Director of Marketing and Communications.

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

Mr. Mazur noted that an item had been omitted from the October 10, 2019 Minutes approved by the Board of Directors at their November 14, 2019 meeting. He provided a revised copy in the Board materials and requested a re-vote. On a motion by Mr. Hay, seconded by Mr. Viteri, the Minutes of the October 10, 2019 Meeting of the Board of Directors were unanimously approved as amended.

On a motion by Mr. Viteri, seconded by Mr. Levenson, the Minutes of the November 14, 2019 Meeting of the Board of Directors were unanimously approved.

PUBLIC COMMENT

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

Hester Jeswald – Ms. Jeswald requested that the Board address the future of The Meadows in *Meadoword* articles. She expressed concern about increases in the annual assessment and commented that the club facilities are very outdated.

ACTION ITEMS

RESTRICTIONS VIOLATION – 4406 HIGHLAND OAKS COURT

Mr. Clark and Ms. Rippondi advised that the owner of record and his son were notified in writing of the violation of the ban on political signs in The Meadows. Mr. Mazur reviewed the fining and hearing process. On a motion by Mr. Hay, seconded by Ms. MacDougall, the Board of Directors unanimously agreed to levy a fine of \$100 per day. MCA staff will confirm with counsel the proper effective date of the fine and will advise the owner of the date at which his case will be heard by the Hearing Committee.

2020-2021 BUDGET

Ms. Lazar reviewed the operating budget for 2020-2021. She noted the 2020 budget has been presented to the Assembly of Homeowners, and many delegates indicated that they found the programmatic format and charts more informative and much easier to understand and to understand what was being provided for with the budget and that this would be much more comprehensible and able to be explained to their association members, On a motion by Mr. Clark, seconded by Mr. Viteri, the operating budget of \$4,002,785 including the Renaissance Access Plan was unanimously approved, and it was noted that the millage rate is .004726.

MANAGER’S REPORT: Ms. Rippondi reported that the expansion plan for the non-conforming vehicles parking area has been submitted to FPL for their review and approval. The accounts and conditions of the Boat lot have been reviewed and notices or collection letters have been sent as appropriate. The cards for the Renaissance Access Plan have been received and the first distribution sessions are scheduled for December 17 and 18, 9 am–11 am each day. Lastly, she reported that a Dog Park Committee has been formed and its charter document is included in the Board materials.

PUBLIC COMMENT

Willard Steckel – Mr. Steckel expressed liability concerns about the dog park.

COMMITTEE AND LIAISON REPORTS:

Standards – Bob Clark, Chair – Mr. Clark reported that the committee and improvements continue to move forward with 25 Architectural Review applications in the past month.

Best Kept –Chair Vacancy – Mr. Clark reported that Jan Clark facilitated the holiday decoration judging and final judging will occur this evening.

Finance – Jan Lazar, Chair – Ms. Lazar reported that financial matters are on track including projected use of the line of credit.

Communications – Tia Calomeris, Director of Marketing and Communications – Ms. Calomeris reviewed the process that has been employed to develop key messaging for The Meadows Country Club. She presented the results. Input was received from interviews with a cross-section of constituent groups. Planning continues toward an update of the website.

Community Activities and Involvement – Tom Pound, Liaison – Mr. Pound reported that there are a multitude of activities planned by this very productive committee.

Maintenance – Jo Evans, Chair – Ms. Evans’ reported on the maintenance results of the MCA staff. She reported that Llomel Llorca, owner of TruScapes, will be attending the next Maintenance Committee meeting.

Safety – Chair Vacancy – Ms. Rippondi reported that a committee meeting was held. A request for improved crosswalk marking adjacent to Longmeadow and South Glebe Farm Road was presented by resident Nancy Evenden. The committee will consider the request at their next meeting.

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 the committee wishes to explore the possibilities of development or sale of the Hammock Place property segment that falls within Unit 1 of The Meadows PUD. There was discussion, pro and con, about development on this land and in general. On a motion by Mr. Levensen, seconded by Mr. Clark, a majority of the Board authorized the Long Range Planning Committee to explore options for the Hammock Place property.

Assembly Report – Mike Mazur, Chair – Mr. Mazur reported that the executive committee has all programs planned for 2019-2020. He also reported that the January 15, 2020 meeting will have a program on Credit Lines and Emergency Funding.

Water and Wildlife – Malcom Hay, Liaison – Mr. Hay reported that the committee expects their first pond water analysis report in about 3-4 weeks. 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. in our ponds.

Liaisons -

- *TMCC – Marilyn Maleckas* – Ms. Maleckas reported quick recovery from the roof fire at the club building. She also reported that the new equipment has been installed at the fitness center.
- *Aviva and Tarpon Point – Jan Lazar* – Ms. Lazar reported that both entities continue to increase their exposure within the community and that Aviva now has a hospice service.
- *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, January 9, 2020 and this meeting was adjourned at 2:55 p.m.

Minutes recorded by Mike Mazur, MCA Staff

Minutes submitted by Bob Clark, MCA Secretary