

# Meadows Community Association, Inc.

## MCA BOARD OF DIRECTORS MEETING THURSDAY, FEBRUARY 14, 2019 1 P.M.

**MEMBERS PRESENT:** Claire Coyle, President Bob Clark, Director  
Marilyn Maleckas, Vice President Dr. Bart Levenson, Director  
Jan Lazar, Treasurer Hal Poschmann, Director  
Malcolm Hay, Secretary Fernando Viteri, Director  
Mike Mazur, Assembly Chair

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

**STAFF PRESENT:** Frances Rippondi, MCA Manager, Kathy Gibson, MCA Administrative Services Coordinator

President Coyle 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 January 10, 2019 minutes as written. Mr. Clark seconded the motion and it passed unanimously.

**PRESIDENT'S COMMENTS:** President Coyle welcomed Board members and guests. Gave thanks & well wishes for future Board.

**Public Comment:**

Ms. Coyle advised the need to revisit the decision to phase out boat storage and reported that the plan to do so is delayed and contracts may be renewed for three-month periods until an informed decision is reached.

Residents (Mr. Osmussen, Mr. Kackley, Mr. Harding and Mr. Ryan) expressed their opinions against the decision to phase out boat storage. Discussion ensued and questions were answered. Ms. Lazar made a motion to look into the entire storage area situation, then recommend a plan for the future of it and in the interim extend the boat contracts for three-month periods. Ms. Maleckas seconded the motion and it passed unanimously. Mr. Clark, Ms. Lazar, Dr. Levenson and Mr. Osmussen, boat owner representative, agreed to form an ad hoc committee to explore the issue.

**Information Items:**

- Meadoword articles: All Board members were given March Meadoword articles written by the president and manager so they are informed of the information contained therein before publication.
- Annual meeting: The annual meeting date and time is March 4 at 7 p.m. All board members should attend and plan to stay for the organizational meeting that follows to elect the 2019 executive board.

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

**Development Update**

- Ms. Rippondi showed a drawing that incorporated David Weekley's fit study of proposed housing units into the community's overall site plan. The next step is for our planning consultant to take it to the county for an informal meeting to hear feedback before moving forward. Discussion ensued and questions were answered.

Mr. Viteri was excused from the meeting at 1:45 p.m.

**COMMITTEE AND LIAISON REPORTS:**

*Standards – Bob Clark, Chair* – Mr. Clark reported on the last committee meeting. See attached report for more information. He also reported that projects are being done without architectural review applications being submitted and asked if the communications committee will give suggestions on spreading the word. Discussion ensued and questions were answered.

*Best Kept – Bud & Lesley Totten, Co-Chairs* – Ms. Totten gave a year-in-review for 2018 and reported on the planned 2019 Best Kept Awards schedule. See attached report for more information.

*Finance – Jan Lazar, Chair* – Ms. Lazar reported on 2019 assessment collections and said everything is on track as expected.

*Communications – President Claire Coyle* – Ms. Coyle updated the board on the status of, and future plans for, the communications department.

*Community Activities, Garden Club and Community Involvement – Marilyn Maleckas* – Ms. Maleckas reported on the menu of community activities available to residents and the plans to structure our activities platform. She then reported on the garden club.

*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* – The Board reviewed the safety report in advance of the meeting in anticipation of the chairman's absence. Discussion ensued. See attached report for more information.

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

*Long-Range Planning* – The committee is recess.

*Assembly Report – Mike Mazur, Chair* – Mr. Mazur reported on the success of assembly programs and the increase in attendance. He then updated the Board on upcoming programs.

*Water and Wildlife – Malcolm Hay* – Mr. Hay reported that a contingent of committee members have volunteered for a Florida LAKEWATCH program to determine the health of the lakes and ponds in the community. He then presented a written policy statement on the board’s vision for waterbodies and wildlife management in The Meadows. Discussion ensued and questions were answered. The policy will be added to next month’s agenda for adoption by the Board.

Mr. Poschmann was excused from the meeting at 2:25 p.m.

*Liaisons -*


- *TMCC – Claire Coyle* – Ms. Coyle updated the board on developments of the joint committee of the country club and MCA.
- *Aviva and Tarpon Point – Jan Lazar* – Ms. Lazar reported that both entities are becoming increasingly involved with MCA activities.
- *Meadows Shopping Village – Dr. Bart Levenson* – Dr. Levenson thanked Ms. Coyle for her years of service on the Board of Directors. He then updated the Board on the current maintenance of the shopping village as well as possible development on the property. Discussion ensued and questions were answered.

**Adjournment:** President Coyle asked if there were any further questions or new business. Hearing none, the next meeting was set for 1 p.m. on Thursday, March 14, 2019 and today’s meeting was adjourned at 2:45 p.m.

Minutes recorded by Kathy Gibson, MCA Staff

Minutes submitted by Malcolm Hay, MCA Secretary

APPROVED MARCH 14, 2019:

  
Marilyn Maleckas, MCA President

  
Bob Clark, MCA Secretary