



**MCA BOARD OF DIRECTORS MEETING  
THURSDAY, JULY 11, 2019 12 P.M.**

**MEMBERS PRESENT:** Marilyn Maleckas, President  
Jan Lazar, Treasurer  
Bruce Ferretti, Director  
Dr. Bart Levenson, Director  
Amy MacDougall, Director  
Tom Pound, Director  
Fernando Viteri, Director  
Mike Mazur, Assembly Chair

**EXCUSED:** Bob Clark, Secretary, Malcolm Hay, Vice President and Jay Solomon, Aviva CEO

**STAFF PRESENT:** Frances Ripponi, MCA Manager, Kathy Gibson, MCA Administrative Manager

**WORK SESSION:** President Maleckas called the work session, which was noticed and posted at the MCA office, to order at 12:20 p.m. to discuss the concept of a community membership. She explained that representatives from The Meadows Country Club (TMCC), The Meadows Community Association (MCA) and Billy Casper Golf have attended group sessions to devise a plan to drive revenue. Discussion ensued and questions were answered. See attached plan for more details. The work session concluded at 12:55 p.m.

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

**REVIEW/APPROVE MINUTES:** Dr. Levenson made a motion to approve the June 13, 2019 minutes as written. Mr. Ferretti seconded the motion and it passed unanimously.

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

**Action Items:**

- Concept of community membership: President Maleckas asked for public comment of which there was none. She then asked the Board to make a motion to approve the concept, which was discussed at the above-mentioned work session. Mr. Viteri made a motion to approve the concept of community membership. Dr. Levenson seconded the motion and it passed unanimously.

**Information Items:**

- Restated Articles of Incorporation, Bylaws and Maintenance Covenants and Restrictions: President Maleckas asked the Board to review the restated documents to vote on at the September meeting. She asked for public comment of which there was none.

**MANAGER'S REPORT:** Ms. Rippondi updated the Board on the status of the front entrance redesign. She introduced the concept of "Renaissance Phases-Core Values" (see attached for details). She told the Board that the recent planting of almost 2,000 plants was a success. Discussion ensued and questions were answered.

**COMMITTEE AND LIAISON REPORTS:**

*Standards – Bob Clark, Chair* – The committee is in recess.

*Best Kept – Bud & Lesley Totten, Co-Chairs* – Mrs. Totten updated the Board on various community improvements. President Maleckas thanked Mr. and Mrs. Totten for their hard work and dedication, which has led to noticeable resident participation and community-wide improvements.

*Finance – Jan Lazar, Chair* – Ms. Lazar reported that the audit is still in process. She commended Lisa Compton, Administrative Accountant, for her success in collecting assessments. She said the MCA is on track with the line of credit payments and that the committee is in favor of the community membership concept.

Mr. Viteri left at 1:30 p.m.

*Communications – Frances Rippondi, General Manager* – Ms. Rippondi updated the Board on the progress of the redesign of the website and *The Meadoword* as well as the overall rebranding. She reported that Tia Calomeris, Director of Marketing and Communications, is doing a great job on all fronts.

*Community Activities and Involvement – Tom Pound, Liaison* – Mr. Pound reported that the committee has been getting great turnout at all events and activities. He said by January the committee will need a new committee chairperson. Ms. Rippondi informed the Board that we will advertise to fill the Lifestyle Coordinator position this week.

*Maintenance – Jo Evans, Chair* – Ms. Evans updated the Board on flowers, trees, irrigation, fertilization and current streetscape work. Dr. Levenson made some suggestions on improvements to various maintenance items. Discussion ensued and questions were answered.

*Safety – John Spillane, Chair* – The committee is in recess.

*Emergency Preparedness – Mike Mazur, Co-chair* – Mr. Mazur reported that there was good attendance at the July meeting and the committee members are preparing for hurricane season.

*Long-range Planning* – The committee is in recess.

*Assembly Report – Mike Mazur, Chair* – Mr. Mazur reported that the executive committee meets regularly and is getting a handle on next year's programs.

*Water and Wildlife – Frances Rippondi, General Manager* – Ms. Rippondi reported that the committee is continuing to perform lake monitoring for different water types and water levels in the lakes throughout The Meadows.

*Liaisons -*

- *TMCC – Marilyn Maleckas* – Ms. Maleckas reported that the country club is offering a free three-month membership to new owners. Discussion ensued and questions were answered.
- *Aviva and Tarpon Point – Jan Lazar* – Ms. Lazar reported that both entities are participating in MCA programs and they are 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.

**Public Comment**

- Meadows' resident, Robert Drescher, asked for an update on the country club's expenditures and if efforts are being made to integrate the residents into the country club. 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, September 12, 2019 and today's meeting was adjourned at 2:02 p.m.

Minutes recorded by Kathy Gibson, MCA Staff

Minutes submitted by Bob Clark, MCA Secretary

APPROVED SEPTEMBER 12, 2019:

  
Marilyn Maleckas, MCA President

  
Bob Clark, MCA Secretary