



**MCA BOARD OF DIRECTORS MEETING
THURSDAY, JUNE 13, 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
Tom Pound, Director
Fernando Viteri, Director
Mike Mazur, Assembly Chair

EXCUSED: Amy MacDougall, Director and Jay Solomon, Aviva CEO

STAFF PRESENT: Frances Rippondi, MCA Manager; Kathy Gibson, MCA Manager of Administration and Community Relations; Tia Calomeris, Director of Marketing and Communications

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

REVIEW/APPROVE MINUTES: Mr. Clark made a motion to approve the May 9, 2019 minutes as written. Dr. Levenson seconded the motion and it passed unanimously.

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

Action Items:

- Definition of political signs: President Maleckas read the proposed definition and asked for a motion to approve it. Mr. Hay made a motion to approve the definition of political signs. Dr. Levenson seconded it and it passed unanimously.
- Amendment to The Meadows Country Club (TMCC) property purchase payment schedule. Ms. Lazar explained the proposed amendment to the payment and MCA budget. She and TMCC Treasurer, Bob Schaal, were tasked with creating a plan without negatively impacting the MCA budget. Analysis indicated that the loss of revenue from not making improvements would shift more costs for maintenance but with less attractive results and would net more expensive maintenance by MCA. It would, if not done, make any future renovations of the courses significantly more expensive.
- The courses are in need of renovations now to be ready by busy season. This is deemed necessary by TMCC and MCA representatives both for revenue and to protect property values. As the green space is a major feature of The Meadows, MCA concurs because of our commitment to green space preservation.

- Ms. Lazar explained the proposal is two-part. It amends the payment schedule by deferring \$500,000 of the purchase payment due June 30, 2019 until June 30, 2021. It will reduce the restricted payment of \$1,150,000 by \$500,000. That restricted payment will pay out member loans, currently guaranteed at 7% interest, to a guarantee with 3% interest. The total amount is part of the original purchase payment schedule. This will smooth out our payments over four years, rather than the current three years. MCA will hereby amend its budget to pay \$273,000 capital expenditures, which will be spent on the Groves and Highlands courses to bring them back to acceptable playable levels. Their decline has resulted in a loss in excess of \$400,000 through April.
- This plan will test TMCC's assumption that fixing up the courses will improve revenue. TMCC and its management company, Billy Casper Golf, have stated this is essential to allow the courses to be operated with revenue to cover most or all of the cost of maintaining the green space. The amendment to the purchase payment schedule will also make a lesser draw on our line of credit this year.

Mr. Pound asked if we are confident that the club can make repairs for \$273,000 or if it will just upgrade irrigation. Ms. Lazar explained very little work needs to be done to the irrigation, but the courses need starter pumps, re-sodding, seed, chemicals, etc.

Mr. Pound asked if The Meadows course will be open during the closures to which Ms. Lazar responded she doesn't know, but indicated the Highlands course will be open most of the time.

Mr. Hay said the funds are for repairs, not a rebuild. He reported TMCC cut back on fertilizer on the Groves, they are going to kill the bad grass and encourage good grass to come back, work on sand traps, etc. Mr. Pound asked if there would be blackout dates for fertilization. Ms. Rippondi stated she doesn't think so because it's a commercial property and they may be using different types of fertilization. Ms. Lazar was asked who is absorbing the extra interest on the \$500,000. She said the MCA is as outlined in the amendment.

Mr. Clark said we obtained two consultant assessments who said the irrigation is in decent shape, so they can do some modifications and complete repair isn't needed. Mr. Mazur reported that Pat Franklin, TMCC Golf Course Superintendent, has a backlog of supplies for electronics and that he has good purchasing sources and is watching spending.

Mr. Pound inquired if the entire \$500,000 is being pushed forward, which Ms. Lazar confirmed. Everybody who wants to be paid back will be while the others are agreeable to the plan. Ms. Lazar said Andrew Kingsley, TMCC General Manager, understands and agrees that we will pay for the repairs as they are done and we will not send money to the club to make payments. Mr. Clark made a motion to adopt the amendment to The Meadows Country Club property payment schedule. Mr. Pound seconded the motion and it passed unanimously.

Mr. Ferretti arrived at 1:45 p.m. and Ms. Maleckas left at 2:10 p.m.

- Mr. Pound made a motion to make the MCA's objections to the planning board that improvements to Bobby Jones Golf Course aren't a good use of taxpayer money and it will hurt the country club's business. Dr. Levenson seconded it. The five (5) yes votes were Mr. Clark, Dr. Levenson, Ms. Lazar, Mr. Pound and Mr. Viteri. The two (2) no votes were Mr. Ferretti and Mr. Hay. The motion passed.

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

Development Update

- Ms. Rippondi asked Ms. Calomeris to share various examples of the new branding for the community, including the MCA, country club and golf courses as well as proposed changes to *The Meadowood*. Discussion ensued and questions were answered.
- Handbooks are being created for all association presidents, which will be very informative about the structure and operations of the MCA.
- Adams Painting has been awarded the bid to paint the exterior of the MCA building, based on providing the lowest bid and recommendations from several associations.
- The Water and Wildlife Committee and MCA staff members will participate in a planting by the butterfly garden at the lake on June 21.

COMMITTEE AND LIAISON REPORTS:

Standards – Bob Clark, Chair – Mr. Clark reported on the last Standards Committee meeting. See attached report for more information. He credited Sandy Truman, MCA Community Standards Administrator, with working diligently on the list of properties in violation of our restrictions, resulting in a decrease in the number of violations.

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 assessments are down and we are awaiting the audit.

Community Activities, Garden Club and Community Involvement – Tom Pound, Liaison – Mr. Pound reported on Aviva's offerings to Meadows' residents. He mentioned that there has been some occasional trouble with the manner in which payments are made for some of our events. Ms. Rippondi explained that the staff is researching electronic payment systems.

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

Safety – John Spillane, Chair – Mr. Spillane reported on the last Safety Committee meeting. See attached report for more information. Discussion ensued and questions were answered.

Emergency Preparedness – John Spillane, Chair – Mr. Spillane reported that at Tuesday’s meeting, Ed McCrane from Sarasota County updated the committee on hurricane preparedness changes. The main change pertains to the medical needs program. Evacuation levels have also changed. The Meadows is in Level 3, which is one of the highest points in the county. Twenty Meadows’ residents have signed up for the upcoming first aid and CPR course.

Long-Range Planning – The committee is in recess.

Assembly Report – Mike Mazur, Chair – Mr. Mazur reported that the executive committee is full with two new members. He updated the Board on the proposed programs for the upcoming year.

Water and Wildlife – Malcolm Hay – Mr. Hay reported that there are 1,500 plants for the June 21 planting (the MCA received a grant from Sarasota Bay for \$3,000, which paid for the plants). He advised the Board that the big alligator was removed from the MCA pond because it was too tame.

Liaisons -

- *Aviva and Tarpon Point – Jan Lazar* – Ms. Lazar reported that Aviva is looking to expand its interaction with Meadows’ residents. Both places put in gardens so their residents can garden.
- *Meadows Shopping Village – Dr. Bart Levenson* – Dr. Levenson updated the Board on his conversation with the shopping village superintendent about plans for the property. Discussion ensued and questions were answered.

Adjournment: Vice President Hay asked if there were any further questions or new business. Hearing none, the next meeting was set for 1 p.m. on Thursday, July 11, 2019 and today’s meeting was adjourned at 2:30 p.m.

Minutes recorded by Kathy Gibson, MCA Staff

Minutes submitted by Jan Lazar, MCA Treasurer

APPROVED JULY 11, 2019:


Marifyn Maleckas, MCA President


Jan Lazar, MCA Treasurer