



**MCA BOARD OF DIRECTORS MEETING
THURSDAY, MARCH 12, 2020**

**MEMBERS
PRESENT:**

Jan Lazar, President
Malcolm Hay, Vice President
Fernando Viteri, Treasurer
Bob Clark, Secretary

Dr. Bart Levenson, Director
Tom Pound, Director
Mark Pienkos, Director
Amy MacDougall, Director

Mike Mazur, Assembly Chair
(Non-Voting)

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

STAFF PRESENT: Frances Ripponi, MCA General Manager, Mike Mazur, MCA Director of Administration & Community Relations.

President Lazar 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 Lazar welcomed Board members and guests. She invited those from the audience who wished to speak to a matter to indicate such on the owner comment sign-up sheet.

MINUTES OF PRIOR MEETINGS

On a motion by Mr. Viteri, seconded by Mr. Hay, the Minutes of the February 12, 2020 Special Meeting of the Board of Directors were unanimously approved. On a motion by Mr. Viteri, seconded by Mr. Hay, the Minutes of the February 13, 2020 Meeting of the Board of Directors were unanimously approved. On a motion by Mr. Viteri, seconded by Mr. Hay, the Minutes of the March 25, 2020 Special Meeting of the Board of Directors were unanimously approved. On a motion by Mr. Viteri, seconded by Mr. Hay, the Minutes of the March 2, 2020 Organizational Meeting of the Board of Directors were unanimously approved.

OWNER COMMENT

President Lazar reviewed the sign-up list for owner comment and the following attendee spoke:

Neil Roth: 4011 Penshurst Park – Mr. Roth expressed concern on multiple items. The MCA items were addressed. He was referred to his association Board for his questions not related to the MCA.

ACTION ITEMS

There were none.

MANAGER'S REPORT

Ms. Rippondi reported that the architect has been contacted about the relocated dog park site as approved at last month's Board meeting. She reported her participation in the Long Range Planning Committee. The waterfall will be repaired in two weeks per the contractor. The Celebration of the Arts was successfully held.

There was discussion on the dog park concerning size, insurance and funding. Further action was tabled pending gathering information on these concerns from the committee.

COMMITTEE AND LIAISON REPORTS

Standards – Bob Clark, Chair – Mr. Clark reported that he has had some success with the individual meetings with the residents who have chronic violations. There have been 24 architectural review applications since last month.

Best Kept – Lesley Totten, Chair – There was no report.

Finance – Fernando Viteri, Chair – Mr. Viteri reported that 92% of the 2020 assessments have been received. It was reported that bank loans 1 and 2 have been received.

Communications – Frances Rippondi reporting for Ms. Calomeris – Ms. Rippondi reported that Constant Contacts messages are receiving a 50% open rate which is above standard. The April Meadowood with the theme, "Prepare, Plan, Protect" is on target for early release. Content for the renewed website is in review. It was noted that the Facebook account needs attention.

Community Activities/Involvement, Liaison – Mr. Pound reported that the group continues to move forward with a wealth of activities. The Wine Club and Book Club are especially popular.

Maintenance – Chair Vacancy – Ongoing attention to items raised by the Maintenance Committee is underway.

Safety – Chair Vacancy – Ms. Rippondi reported on an incident at a pool. It was suggested that Associations might add cameras to their pool area.

Emergency Preparedness – Mike Mazur, Chair – Mr. Mazur reported that the committee is on hiatus until May. He is looking for additional leadership for the committee.

Long-Range Planning – Malcolm Hay, Chair – Mr. Hay reported the committee is moving along well on drafting its community survey. Aviva input is being sought. Mr. Pound will confer with Sandy Truman and Mike Mazur of the staff concerning the Survey Monkey roll-out. The committee will share the final draft of the survey with the Board before it is released. The MCA infrastructure assessment is moving along well. The Hammock Place property proposal is being reviewed and the appraisal is forthcoming.

Assembly Report – Mike Mazur, Chair – Mr. Mazur reported that the March 18, 2020 meeting will feature attorney Mary Hawk who will address topics related to conflict management and dealing with difficult situations and people.

Water and Wildlife – Malcom Hay, Liaison – Mr. Hay reported that the committee continues its work with a student from New College of Florida who is doing a study of pollutants, pharmaceuticals, etc. in our ponds. There will be more shoreline plantings in June and the committee is working to increase the number of low maintenance zones. It was suggested that the LMZs be included on the agenda for the next Presidents' Council event.

Liaisons -

- *TMCC – Marilyn Maleckas* – Ms. Maleckas reported that meetings of the MCA/TMCC Strategic Planning Committee continue on a weekly basis. She provided copies of the TMCC Annual Report and gave an update on community communications efforts.
- *Aviva and Tarpon Point – Jan Lazar* – Ms. Lazar reported that both entities continue to increase their exposure within the community. Rachel Watson and Tia Calomeris of the MCA staff have established a wellness interface with Aviva.
- *Meadows Shopping Village – Dr. Bart Levenson* – Dr. Levenson had no updated information.

ADJOURNMENT

President Lazar asked if there were any further questions or new business. Hearing none, the next meeting was set for 1 p.m. on Thursday, April 9, 2020 and this meeting was adjourned at 2:30 p.m.

Minutes recorded by Mike Mazur, MCA Staff

Minutes submitted by Bob Clark, MCA Secretary