



MCA BOARD OF DIRECTORS MEETING
THURSDAY, APRIL 09, 2020
(Meeting was held via conference call. Association members
were provided call-in information via posted meeting notice.)

**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 Rippondi - MCA General Manager, Mike Mazur - MCA Director of Administration & Community Relations.

President Lazar called the meeting to order at 1:00 p.m. It was noted that a quorum of the Board of Directors was present.

PRESIDENT'S COMMENTS

President Lazar welcomed Board members and provided an overview of the COVID-19 measures in place in the community.

MINUTES OF PRIOR MEETINGS

On a motion by Dr. Levenson, seconded by Mr. Clark, the Minutes of the March 12, 2020 meeting of the Board of Directors were unanimously approved as distributed.

OWNER COMMENT

There were no property owners present on the call.

ACTION ITEMS

4760 Greencroft – On a motion by Mr. Clark, seconded by Mr. Hay, the Board of Directors unanimously approved a fine of \$100 per day, per violation for three violations – broken window, lack of landscape maintenance, and failure to keep the exterior of the home and driveway clean.

MANAGER'S REPORT

Ms. Rippondi reported that the staff is working remotely due to COVID-19 concerns. Every employee has been set up with the capability to access their work computer remotely and to receive and place telephone calls as if they are in the office. She noted that graffiti was placed on the basketball court fence and it has been removed.

COMMITTEE AND LIAISON REPORTS

Standards – Bob Clark, Chair – Mr. Clark reported that there were 24 architectural review applications during March and that they have dropped off recently due to COVID-19. It was noted that Association presidents must deny applications if the intended work clearly does not meet standards. The Standards Committee is receiving applications that should have been denied by the respective association.

Best Kept – Lesley Totten, Chair – The written report provided was noted with appreciation.

Finance – Fernando Viteri, Chair – Mr. Viteri reported that 94.5% of the 2020-21 assessments have been received. It was reported that bank loans 1 and 2 have been received and work continues on the additional funding.

Communications – Frances Rippondi reporting for Ms. Calomeris – Ms. Rippondi reported that Constant Contact messages regarding COVID-19, TMCC Take Out Specials as well as other informational items have been distributed. Content for the revised website has been developed and the May 2020 Meadoword issue will be out April 27th.

Community Activities/Involvement, Tom Pound, Liaison – Mr. Pound noted that most activities have been canceled or postponed.

Maintenance – Mark Pienkos, Liaison – A meeting was recently held via conference call and items are being addressed.

Safety – Amy MacDougall, Liaison – Ms. Rippondi reported on the theft of a pickup truck and a bike theft.

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 that the survey is currently on hold. He suggested that a counteroffer for property adjacent to Hammock Place is in order. Ms. Lazar advised that the Finance and Capital Planning Committees should review the original offer before the Board votes on a counteroffer.

Assembly Report – Mike Mazur, Chair – Mr. Mazur reported the meetings are currently canceled.

Water and Wildlife – Malcom Hay, Liaison – Mr. Hay had nothing new to report.

Liaisons -

- *TMCC – Marilyn Maleckas* – Ms. Maleckas reported that meetings of the MCA/TMCC Strategic Planning Committee continue on a weekly basis. She indicated that the To Go food service is generally being well-received with high participation by Renaissance Access card holders. Lastly, she advised that Tony Johnson has been appointed as the General Manager. He has over 25 years of golf and club management.
- *Aviva and Tarpon Point – Jan Lazar* – Ms. Lazar reported that both facilities are on lockdown due to COVID-19.
- *Meadows Shopping Village – Dr. Bart Levenson* – Dr. Levenson reported that one of the units may be going under contract.

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, May 9, 2020 and this meeting was adjourned at 2:40 p.m.

Minutes recorded by Mike Mazur, MCA Staff

Minutes submitted by Bob Clark, MCA Secretary