



MCA BOARD OF DIRECTORS MEETING
THURSDAY, MAY 14, 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 the one owner to the conference call meeting.

MINUTES OF PRIOR MEETINGS

On a motion by Mr. Pienkos, seconded by Mr. Pound, the Minutes of the April 9, 2020 meeting of the Board of Directors were unanimously approved as distributed.

On a motion by Mr. Clark, seconded by Mr. Pound, the Minutes of the April 16, 2020 special meeting of the Board of Directors were unanimously approved as distributed.

On a motion by Mr. Hay, seconded by Ms. MacDougall, the Minutes of the April 23, 2020 workshop meeting of the Board of Directors were unanimously approved as distributed.

OWNER COMMENT

Robert Drescher of 5654 Sheffield Greene Circle requested greater disclosure of MCA funds being spent on The Meadows Country Club. President Lazar requested his email address so she can communicate with him about his concerns.

ACTION ITEMS

Trespass Resolution

The following resolution was discussed by the Board of Directors:

Resolution

Whereas, the Meadows Community Association (MCA) is responsible for all the common property within the Meadows, and

Whereas, the MCA has leased golf courses, tennis courts, fitness center and pool to the Meadows Country Club which operates as a semi-private club, and

Whereas, unauthorized walking, cycling, running, dog walking etc. on leased property is dangerous and potentially damaging to property, and

Whereas any unauthorized activity on any MCA property is prohibited,

Now therefore be it resolved that MCA adds no-trespass to its community standards, and be it further resolved that trespass may result in fining such as that for any other rule or standard violation.

On a motion by Mr. Hay, seconded by Mr. Viteri, the Board of Directors unanimously adopted the resolution.

4760 Greencroft Road Violations

Ms. Rippondi and Mr. Clark advised the Board of Directors that the three violations that were discussed and voted upon for fining at the April 9, 2020 Board of Directors meeting were resolved in advance of the Hearing Committee meeting on the case. The hearing was postponed. It was noted that two of the violations were resolved on April 16, 2020 and the third was resolved on April 22, 2020. The Board expressed appreciation for the prompt action following the fine notice letter, but acknowledged that this corrective action did not commence until after multiple notices over the course of a year and the levy of a fine. On a motion by Mr. Clark, seconded by Ms. MacDougall, the Board of Directors unanimously reiterated their levy of a fine and set the specific amount at \$2,700.00 based on the number of days it took from the vote on the fine and the resolution of each violation. The owner will be advised of the re-scheduled meeting of the Hearing Committee.

MANAGER'S REPORT

Ms. Rippondi reported that the staff continues to work remotely due to COVID-19 concerns. Telephone and email requests and inquiries are being handled promptly. She noted that a special edition of The Meadoword on hurricane preparedness is being sent to all residents.

COMMITTEE AND LIAISON REPORTS

Standards – Bob Clark, Chair – Mr. Clark reported that the number of architectural review applications has declined primarily due to COVID-19 concerns.

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

Finance – Fernando Viteri, Chair – Mr. Viteri reported that 97% of the 2020-21 assessments have been received.

Communications – Frances Rippondi reporting for Ms. Calomeris – Ms. Rippondi provided information in this area in her earlier report.

Community Activities/Involvement, Tom Pound, Liaison – Mr. Pound noted that most activities have been canceled or postponed. He further indicated that he has met with Lifestyle Coordinator Rachel Watson concerning the activity structure that she is developing.

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

Safety – Amy MacDougall, Liaison – A meeting was recently held via conference call and items are being addressed.

Emergency Preparedness – Mike Mazur, Chair – Mr. Mazur reported that he is recruiting additional leadership for the committee with a view to remote meetings beginning in June.

Long-Range Planning – Malcolm Hay, Chair – Mr. Hay reported that the survey is currently on hold.

Assembly Report – Mike Mazur, Chair – Mr. Mazur reported the Assembly Executive Committee will start planning 2020-2021 programs in June.

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 club is slowly opening dining facilities after a deep cleaning and adhere to CDC COVID-19 measures. Work is underway on the golf courses. A revised budget considering COVID-19 related matters is being drafted. There are eight new golf members, 21 new tennis members and 29 new summer members.
- *Aviva and Tarpon Point – Jan Lazar* – Ms. Lazar reported that there is a significant COVID-19 outbreak at Tarpon Point.
- *Meadows Shopping Village – Dr. Bart Levenson* – Dr. Levenson reported that the sale of any units is on hold.

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, June 11, 2020 and this meeting was adjourned at 1:59 p.m.

Minutes recorded by Mike Mazur, MCA Staff

Minutes submitted by Bob Clark, MCA Secretary