



**MCA BOARD OF DIRECTORS MEETING**  
**THURSDAY, OCTOBER 8, 2020**  
(Meeting was held via Zoom. 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

Tom Pound, Director  
Mark Pienkos, Director  
Amy MacDougall, Director  
  
Mike Mazur, Assembly Chair  
(Non-Voting)

**EXCUSED:** Jay Solomon, Aviva CEO, Bruce Ferretti, Director, Dr. Bart Levenson, 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. There were no non-Board property owners present.

**MINUTES OF PRIOR MEETING**

On a motion by Mr. Clark, seconded by Dr. Levenson, the Minutes of the July 9, 2020 meeting of the Board of Directors as amended were unanimously approved.

**OWNER COMMENT ON AGENDA ITEMS** – Robert Drescher of 5654 Sheffield Greene Circle commented that it appears that the Meadows course is behind schedule and will open late. His comment was noted. Martha Brown of 4574 Longwater Chase was present but had no comment.

**ACTION ITEMS**

There were no action items for this meeting.

**PRESIDENT'S COMMENTS**

President Lazar advised that all projects are moving forward. It was noted that a color palette is being considered for adoption. Donations to date are \$188,000.

**MANAGER'S REPORT**

Ms. Rippondi reported that the Regency Room renovations are nearly complete. A comprehensive bid set is being developed for the Lifestyle building and a pre-application meeting has been scheduled with Sarasota County. The footbridge between Marsh Field Road and Harvest Bend has been beautifully

repaired. Over 135 residents received flu shots during that program. Upcoming events, all re-worked for COVID safety, are the Halloween party, Yappy Hour and the Garage Sale.

## **COMMITTEE AND LIAISON REPORTS**

*Standards – Bob Clark, Chair* – Mr. Clark reported that there were 30 architectural review applications over the past month. He noted that some 40 postcards for recommended property improvements were sent. Selected long-term unsightly properties will be considered as candidate for the needed work to be arranged by the MCA and invoiced to the owner following provisions in the MCA documents.

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

*Finance – Fernando Viteri, Chair* – Mr. Viteri reported that 99% of the 2020-21 assessments have been paid.

*Communications – Frances Rippondi reporting for Ms. Calomeris* – Ms. Rippondi reported that the new MCA website is being launched on October 16.

*Community Activities/Involvement, Tom Pound, Liaison* – Mr. Pound noted that Lifestyle Coordinator Rachel Penico has developed a new club form, parameters and charter format.

*Maintenance – Mark Pienkos, Liaison* – No meeting was held.

*Safety – Amy MacDougall, Liaison* – The committee held a meeting at the beginning of the month and miscellaneous incident reports were reviewed.

*Emergency Preparedness – Mike Mazur, Chair* – Mr. Mazur reported that there has been no activity impacting the area. Additional Zoom meetings will be held during the balance of hurricane season which ends in November.

*Assembly Report – Mike Mazur, Chair* – Mr. Mazur reported that there are ten applicants for the three positions on the MCA Board of Directors that will be open for election. Each applicant will be provided with a three-minute presentation during the October Assembly meeting. At the November meeting, the list of applicants will be narrowed to five nominees by the Assembly Delegates in accordance with the Assembly Rules.

*Long-Range Planning – Malcolm Hay, Chair* – Mr. Hay reported that Ms. Rippondi provided a very complete and “terrific” study of the infrastructure of The Meadows. The next step will be to assign monetary amounts to the items needing attention.

*Water and Wildlife – Malcom Hay, Liaison* – No meeting was held.

*Liaisons -*

- *TMCC – Marilyn Maleckas* – Ms. Maleckas reviewed her report as submitted noting that the TMCC has received \$500,000 of the \$600,000 goal of prepaid dues. There will be a reception in mid-October for the volunteer leadership and donors to view the renovations. The proposed budget for TMCC has been received and a special Board meeting will be called to provide approval per the lease agreement.
- *Aviva and Tarpon Point – Jan Lazar* – Ms. Lazar reported that AVIVA is being very cautious during these COVID times and is conducting most events via Zoom.
- *Meadows Shopping Village – Dr. Bart Levenson* – No update was provided.

**ADJOURNMENT**

President Lazar asked if there were any further questions or new business. Hearing none, she noted that the next meeting was set for 1 p.m. on Thursday, November 12, 2020 and this meeting was adjourned at 2:35 p.m.

Minutes recorded by Mike Mazur, MCA Staff

Minutes submitted by Bob Clark, MCA Secretary