



MCA BOARD OF DIRECTORS MEETING
THURSDAY, APRIL 8, 2021
(Meeting was held via Zoom. Association members
were provided call-in information via posted meeting notice.)

**MEMBERS
PRESENT:**

Jan Lazar, President
Bob Clark, Vice President
Fernando Viteri, Treasurer
Marilyn Maleckas, Secretary

Paul Easley, Director
Amy MacDougall, Director
Mark Pienkos, Director
Tom Pound, Director

Mike Mazur, Assembly Chair
(Non-Voting)

EXCUSED: Susan Gaynor, Director; Jay Solomon, Aviva CEO

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.

MINUTES OF PRIOR MEETINGS

On a motion by Mr. Pienkos, seconded by Ms. Maleckas, the Minutes of the February 11, 2021 regular meeting and the March 1, 2021 organizational meeting of the Board of Directors were unanimously approved.

PRESIDENT'S COMMENTS

President Lazar reviewed recent COVID-19 information noting that COVID-19 vaccines had been administered this date at the MCA by the company that has provided flu vaccines here for many years. She also advised that the MCA administrative offices remain open on an appointment basis.

OWNER COMMENTS ON AGENDA ITEMS

There were none.

ACTION ITEMS

None

OLD BUSINESS

None

MANAGER'S REPORT

Ms. Rippondi reported that progress continues on The Meadows Wellness and Lifestyle Facility with one county permit to be issued. A meeting was held with pickle ball interested parties and club management. Signage painting continues and the MCA pond embankment work has been completed.

In the Communications area, Ms. Rippondi reported that updates have been made to the website and there have been 23 email blasts via Constant Contact. It was noted that the May issue of The Meadoword will contain a four-page spread on the history and future of capital projects and the related financing.

COMMITTEE LIAISON REPORTS

Standards – Bob Clark, Chair – Mr. Clark reported that there were 34 architectural review applications in February and 39 in March.

Best Kept – Lesley Totten, Chair – The written report submitted and distributed to the Board of Directors was noted with appreciation.

Finance – Fernando Viteri, Chair – Mr. Viteri reviewed the collection report provided to the Board noting that nearly 94% of the 2021 assessments had been received by April 1st.

Community Activities/Involvement, Tom Pound, Liaison – Mr. Pound noted that the committee has met twice via Zoom and continues to develop very popular activities for the community. Notably, the dermatology bus and the audiology programs have been very successful.

Maintenance – Mark Pienkos, Liaison – Mr. Pienkos commended Sandy Truman and Al Ballantyne for quick response to issues that have come up from the committee and from individual residents.

Safety – Amy MacDougall, Liaison – Ms. MacDougall reported that the committee wishes for the Board to consider moving forward on securing sheriff's office patrol of Longmeadow. General concerns on driving violations were expressed. Mr. Pienkos requested that the Board hold a workshop session on this topic.

Emergency Preparedness – Mike Mazur, Chair – Mr. Mazur reported the committee is on hiatus until May.

Assembly Report – Mike Mazur, Chair – Mr. Mazur reported that the March 2021 program on Reserve Studies was very popular. The April program will be an overview of the Renaissance Access Program by Jan Lazar. The final program of the season in May will be a legal update on condo and HOA statutes by attorney Kevin Wells.

Long-Range Planning – Bob Clark & Marilyn Maleckas, Co-Chairs – The committee is planning a meeting this month.

Water and Wildlife – Amy MacDougall, Liaison – Nothing to report.

Liaisons -

- *TMCC – Marilyn Maleckas* – Ms. Maleckas reported on a number of items including attendance at various Renaissance events including Trivia – 150, Meadows Course – 58, and Easter Egg Hunt – 450. Multiple update events have been held with associations. The Highlands course will have some renovation work paid from the TMCC budget.
- *Aviva and Tarpon Point – Jan Lazar* – Ms. Lazar reported that AVIVA is 100% vaccinated. Tarpon Point is at full occupancy.
- *Meadows Shopping Village* – Conversion to commercial condos is still planned by the owner.

OWNER COMMENTS

Michael Kalmar of 4345 Highland Oaks Circle expressed his concern to the Board about drainage issues at the curb in front of his property. Ms. Lazar advised that the Board would be back in touch with him.

ADJOURNMENT

President Lazar asked if there were any further questions or new business. Hearing none, she noted that the next meeting will be held 1:00 pm on Thursday, May 13, 2021. This meeting was adjourned on a motion by Ms. Maleckas, seconded by Mr. Easley at 2:21p.m.

Minutes recorded by Mike Mazur, MCA Staff

Minutes submitted by Marilyn Maleckas, MCA Secretary