



**MCA BOARD OF DIRECTORS MEETING**  
**THURSDAY, May 13, 2021**  
(Meeting was held in person and 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  
Susan Gaynor, Director  
Amy MacDougall, Director  
Mark Pienkos, Director  
Tom Pound, Director

Mike Mazur, Assembly Chair  
(Non-Voting)

**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. Pound, seconded by Ms. Maleckas, the Minutes of the April 8, 2021 meeting of the Board of Directors were unanimously approved.

**PRESIDENT’S COMMENTS**

President Lazar reviewed recent COVID-19 information. She also advised that the MCA administrative offices remain open on an appointment basis.

**OWNER COMMENTS ON AGENDA ITEMS**

- Joe Moore, 5501 Downham Meadow – Mr. Moore suggested that the lease between the MCA and the TMCC be “arm’s length” and expressed his displeasure with the existence of the Renaissance Access Program.

**ACTION ITEMS**

On a motion by Mr. Clark, seconded by Ms. Maleckas, the Board of Directors unanimously approved the lease between the MCA and The Meadows Country Club which is effective July 1, 2021.

On a motion by Ms. Gaynor, seconded by Ms. Maleckas, the Board of Directors unanimously approved the continuation of the Renaissance Access Program.

### **OLD BUSINESS**

The proposed contract between the MCA and Communications Consulting Group, Inc. was discussed. Ms. Lazar reported that CCG advised that the 5G cell tower program for The Meadows is not going to be a possibility as there are two cell towers adjacent to the community. On the cable easement fee and rate negotiation aspect, the consensus was that CCG may move forward with the associations. There was no approval of the master contract as proposed by CCG.

Rules & Regulation and Bylaw Revisions – Copies of the proposed revisions were provided to the Board and a mailing, as required by Florida Statute 720, will be sent to all property owners at least 14 days in advance of the next Board meeting.

### **MANAGER'S REPORT**

Ms. Rippondi reported that progress continues on The Meadows Wellness and Lifestyle Facility with one county permit to be issued. The permit for phase one of the deck project was received. Final sign-off on the Dog Park is expected from FPL. Aquatic plantings are being scheduled with a \$1,000 grant from the START (Solutions to Avoid Red Tide) non-profit. Second COVID-19 vaccines were completed and on May 20, work will be underway at Hampstead Heath on littoral shelf matters.

In the Communications area, Ms. Rippondi reported that open rates on Constant Contact communications are at 46% which is very good with 60% on Renaissance Access Program notices.

### **COMMITTEE LIAISON REPORTS**

*Standards – Bob Clark, Chair* – Mr. Clark reported that there were 39 architectural review applications in April. The committee is working toward a color palette.

*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 98% of the 2021 assessments had been received by May 1<sup>st</sup>. The audit for 2020-2021 continues.

*Community Activities/Involvement, Tom Pound, Liaison* – Mr. Pound noted that the committee continues to develop very popular activities for the community.

*Maintenance – Mark Pienkos, Liaison* – Mr. Pienkos advised that the hot and dry conditions are a concern.

*Safety – Amy MacDougall, Liaison – Ms. MacDougall provided statistics on incidents and citations in the community.*

*Emergency Preparedness – Mike Mazur, Chair – Mr. Mazur reported the committee is holding an Emergency Preparedness Webinar for the entire community in June with Ed McCrane, Chief of the Sarasota County Emergency Services Department as well as members of the Emergency Preparedness Committee management team.*

*Assembly Report – Mike Mazur, Chair – Mr. Mazur reported that the committee is on hiatus until October with the Assembly Executive Committee planning programs for 2021-2022 during this time.*

*Long-Range Planning – Bob Clark & Marilyn Maleckas, Co-Chairs– The committee is planning an organizational meeting.*

*Water and Wildlife – Amy MacDougall, Liaison – Nothing to report other than an alligator issue.*

*Liaisons -*

- *TMCC – Marilyn Maleckas – Ms. Maleckas reported that there are 150 summer members to date which is an increase from 90 last year.*
- *Aviva and Tarpon Point – Jan Lazar – Ms. Lazar reported that AVIVA is 100% vaccinated. No information on Tarpon Point.*
- *Meadows Shopping Village –Conversion to commercial condos is still planned by the owner.*

**OWNER COMMENTS**

Joe Moore, 5501 Downham Meadow – Mr. Moore read from a prepared statement which he requested be added to these Minutes.

**ADJOURNMENT**

President Lazar asked if there were any further questions or new business. This meeting was adjourned on a motion by Mr. Pound, seconded by Ms. Maleckas at 2:03 p.m.

Minutes recorded by Mike Mazur, MCA Staff

Minutes submitted by Marilyn Maleckas, MCA Secretary