



**MCA BOARD OF DIRECTORS MEETING  
THURSDAY, JULY 08, 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  
Mark Pienkos, Director  
Tom Pound, Director

Mike Mazur, Assembly Chair  
(Non-Voting)

**EXCUSED:** Amy MacDougall, Director

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

President Lazar called the meeting to order at 1:05 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 Mr. Easley, the Minutes of the May 13, 2021 and the June 9, 2021 meetings of the Board of Directors were unanimously approved.

**PRESIDENT'S COMMENTS**

President Lazar offered general comments about the state of COVID-19 and its continuing impact on the community.

**OWNER COMMENTS ON AGENDA ITEMS**

- There were none.

**ACTION ITEMS**

On a motion by Mr. Clark, seconded by Ms. Gaynor, the Board of Directors unanimously approved the revisions to The Meadows Basic Rules and Regulations with the exception of item 5.1.2. A copy of the revised The Meadows Basic Rules and Regulations as amended is attached to these Minutes.

On a motion by Mr. Viteri, seconded by Ms. Maleckas, the Board of Directors unanimously approved the amendments to the Bylaws of The Meadows Community Association, Inc. A copy of the amendments is attached.

On the matter of an Architectural Review Application submitted by P. Christopher Jaensch of 4453 Highland Oaks Circle, the Board asked Mr. Jaensch some questions after his three-minute presentation. It was the consensus of the Board that the proposed improvements are more than minor. After discussion, the Board unanimously approved a motion by Mr. Clark, seconded by Ms. Gaynor, stating that the Board approves the request pending amendment of the Declaration of Restrictions for Single Family Lots of The Highlands, Unit 3 to allow the Board to approve other than minor changes. The MCA will provide Mr. Jaensch with a sample Written Joinder and Consent form to be signed by at least 66<sup>2/3</sup> of the lot owners in The Highland, Unit 3. In addition, the MCA will provide notary services on a scheduled basis.

Best Kept Committee Charter – On a motion by Mr. Clark, seconded by Ms. Maleckas, the Best Kept Committee Charter, amended to remove the title “Restrictions” for the Standards Committee, was unanimously approved by the Board of Directors.

Most Improved Committee Charter – On a motion by Mr. Clark, seconded by Ms. Maleckas, the Most Improved Committee Charter, amended to remove the title “Restrictions” for the Standards Committee, was unanimously approved by the Board of Directors.

On a motion by Mr. Viteri, seconded by Ms. Maleckas, the revised Finance Committee Charter was unanimously approved by the Board of Directors.

On a motion by Mr. Viteri, seconded by Mr. Clark, the 2020-2021 Audit prepared and submitted by Cavanaugh & Co. LLP and reviewed by the Finance Committee was unanimously accepted by the Board of Directors.

## **OLD BUSINESS**

### **MANAGER’S REPORT**

Ms. Rippondi reported that progress continues on The Meadows Wellness and Lifestyle Facility with the pond behind the Dickens Center being increased and infrastructure being started. The deck expansion for the Center Court Lounge is being prepped. The Dog Park fence material and benches have been ordered. The entry cover with structural issues at the main club building is being removed July 12. Tennis court light repairs are scheduled for July 26<sup>th</sup>. New trees funded by a generous annual donation are being planted July 20<sup>th</sup>. The main doors of the Meadows Community Center were opened at the beginning of the month. Ms. Rippondi offered thanks to the staff for their perseverance during the pandemic.

In the Communications area, Ms. Rippondi reported that there were 20 Constant Contact communications during the previous month. The July issue of The Meadoword was released in the latter days of June.

## **COMMITTEE LIAISON REPORTS**

*Standards – Bob Clark, Chair* – Mr. Clark reported the committee continues working toward a color palette.

*Most Improved – Lesley Totten, Chair* – The written report and attachments submitted and distributed to the Board of Directors were noted with appreciation.

*Finance – Fernando Viteri, Chair* – Mr. Viteri reviewed the collection report provided to the Board noting that 99% of the 2021 assessments had been received by June 1<sup>st</sup>.

*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 noted the committee is on hiatus, but that maintenance items are being well handled by the MCA staff.

*Safety – Amy MacDougall, Liaison* – There was no report as the committee is on hiatus.

*Emergency Preparedness – Mike Mazur, Chair* – Mr. Mazur reported the committee held a called meeting on Monday, July 5, 2021 in advance of Hurricane Elsa. In addition, an Emergency Preparedness Webinar for the entire community was held in June with Ed McCrane, Chief of the Sarasota County Emergency Services Department as well as members of the Emergency Preparedness Committee management team. There were 10 in person attendees including Mr. McCrane and 60 virtual attendees. The committee continues monthly meetings during hurricane season.

*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.

### *Liaisons -*

- *TMCC – Marilyn Maleckas* – Ms. Maleckas provided a brief verbal report on the country club status and news.
- *Aviva and Tarpon Point – Jan Lazar* – Ms. Lazar reported that AVIVA is holding various educational programs.

- *Meadows Shopping Village* – Conversion to commercial condos is still planned by the owner.

### **OWNER COMMENTS**

Jim Festa – 5667 Sheffield Greene – Mr. Festa questioned the status of the MCA Reserve fund and asked if statutory reserves were ever established. Ms. Lazar responded that there is no evidence of such an action and this is again noted in the auditor’s report.

Mary Batten – 5656 Sheffield Greene – Ms. Batten asked is the lease between the MCA and the country club was being renewed. Ms. Lazar responded that it was approved at the May 2021 Board of Directors meeting and has been signed by all parties.

Patricia Schultz – 3149 Heatherwood Lane – Ms. Schultz asked about the unfavorable appearance of the Meadows Village Centre. Ms. Lazar responded that the Board has had monthly contact with the manager of that property for several years and has strongly urged improvements.

David Hilts – 2812 Breton Woods – His corrected HOA documents are not on the MCA website. This will be referred to Tia Calomeris who oversees the website.

Joseph Davis – 5582 Long Common Ct. – Mr. Davis suggested the Meadows needs to advertise the Country Club. Ms. Lazar advised that that the club is a separate entity and has a marketing team at their management company with that responsibility.

Joe Adamaitis – 5043 Marsh Field Rd. – Mr. Adamaitis suggested that holiday decorations should be allowed to remain until January 6 which is a holiday transition for some. In addition, he asked about a robbery on Ringwood Meadow.

Joe Moore – 5501 Downham Meadow – Mr. More suggested that depreciation needs to be included in the budget and debt service payments should be split between principal and interest.

### **ADJOURNMENT**

President Lazar asked if there were any further questions or new business. This meeting was adjourned on a motion by Mr. Clark, seconded by Ms. Maleckas at 2:20 p.m.

Minutes recorded by Mike Mazur, MCA Staff

Minutes submitted by Marilyn Maleckas, MCA Secretary