



MCA BOARD OF DIRECTORS MEETING
THURSDAY, SEPTEMBER 9, 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

Mike Mazur, Assembly Chair
(Non-Voting)

EXCUSED: Tom Pound, 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.

MINUTES OF PRIOR MEETINGS

On a motion by Mr. Clark, seconded by Ms. Maleckas, the Minutes of the July 8, 2021 meeting 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; advised that the Newcomers' packet has been revised and is available, that the budget development is underway and there is a possibility that final assessed values from the Sarasota County Property Appraiser's office may be late.

OWNER COMMENTS ON AGENDA ITEMS

- There were none.

ACTION ITEMS

- On a motion by Ms. Gaynor, seconded by Ms. Maleckas, the Resolution of the Renaissance Access Plan was unanimously approved by the Board of Director. A copy of the resolution is attached to these Minutes.

- On a motion by Ms. MacDougall, seconded by Mr. Viteri, a proposed amendment housekeeping to the Declaration of Maintenance Covenants and Restrictions on the Commons for The Meadows regarding the previously approved capital contribution was unanimously approved by the Board of Director. A copy of the amendment is attached to these Minutes.
- On a motion by Ms. Maleckas, seconded by Ms. Gaynor, the revised charter of the Best Kept Committee was unanimously approved by the Board of Directors.
- On a motion by Ms. Maleckas, seconded by Ms. Gaynor, the revised charter of the Most Improved Committee was unanimously approved by the Board of Directors.

OLD BUSINESS

None

MANAGER'S REPORT

Ms. Rippondi reported that progress continues on The Meadows Wellness and Lifestyle Facility with the expansion of the pond behind the Dickens Center being completed, utility lines moved, FPL service line conduit installed, with the irrigation well be added shortly and work on the slab with an anticipated mid-October completion date. With the rainy season ending, the pace of progress should be increased.

Finishing touches on the Dog Park are underway with a grand opening on September 13, 2021.

A generous resident donation funded new trees on Longmeadow, Butterly Lake and Near Meadows 9.

The outdoor dining deck project Phase One is moving along well with Phase Two delayed by the county. Deteriorated exterior ledges at the country club building will be removed September 13. Tennis court lighting repairs have been completed with TMCC, the MCA and donations funding one-third each.

Mr. Easley suggested that additional work is needed on the Longmeadow walkway adjacent to the MCLWF construction site and Mr. Rippondi noted that matter is being addressed. Mr. Easley also suggested the MCA obtain demographics on the residents and Mr. Clark advised that is part o the Long Range Planning survey which will be developed and distributed in the short term.

In the Communications area, Ms. Rippondi reported that there were 15 Constant Contact communications during the previous month with 334 new users. The October issue of *The Meadoword* is expected to be in the mail September 28, 2021.

COMMITTEE LIAISON REPORTS

Standards – Bob Clark, Chair – Mr. Clark reported there were 28 new architectural reviews in July and 33 in August for a total to date of 276.

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 99.8% of the 2021 assessments had been received September 1, 2021. It was noted that a Debt Service fund will be established in the accounting reporting to better track the projects that cross fiscal years, and a Contingency fund will be established to be discussed next month.

Community Activities/Involvement, Tom Pound, Liaison – Mr. Pound was not present, but Ms. Rippondi reported that a New Owners event is upcoming.

Maintenance – Mark Pienkos, Liaison – Mr. Pienkos noted the committee recently met and all is generally in good shape with maintenance items are being well handled by the MCA staff. All of the monument signs along Honore and the curb at the 17th Street entrance have been repainted.

Safety – Amy MacDougall, Liaison – Ms. MacDougall reported that July activity was low.

Emergency Preparedness – Mike Mazur, Chair – Mr. Mazur reported that the hurricane season has been quiet.

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. The first program on October 20, 2021, at 4:00 pm will feature Tom Kochis from Atlas Insurance, a major insurance broker in the area, who will outline anticipated changes in Association insurance coverages that may have significant budgetary implications and the individual residential market.

Long-Range Planning – Bob Clark & Marilyn Maleckas, Co-Chairs– The committee is planning an organizational meeting before the end of September.

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. TMCC is reporting its best eight months financial results over the past twenty years with 210 summer membership compared with 90 last year, ongoing outside events, repainting of the interior of the Fountain View Lounge including removal of the shutters and a donation of window film. Next steps include conversion of summer memberships and advance renewal of existing members. There is an invasive mold cricket issue that is attributed to the extensive rain and resulting ground mold that is being addressed.

- *Aviva and Tarpon Point – Jan Lazar* – Ms. Lazar reported that Tarpon Point has new ownership and that St. James United Methodist Church, not a part of The Meadows but adjacent is being sold for condominium or apartment development.
- *Meadows Shopping Village* – Conversion to commercial condos is still planned by the owner.

OWNER COMMENTS

Susan Whitcomb – 5106 Everwood Run asked that the red caution flags that have been placed on the stop signs at Longmeadow and S. Gleve Farm Rd. also be placed at the Longmeadow/Marsh Field North intersection.

ADJOURNMENT

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

Minutes recorded by Mike Mazur, MCA Staff

Minutes submitted by Marilyn Maleckas, MCA Secretary

This instrument prepared by and return to:
Chad M. McClenathen, Esq.
783 S. Orange Ave., Suite 210
Sarasota, FL 34236

**PROPOSED AMENDMENT TO
DECLARATION OF MAINTENANCE COVENANTS
AND
RESTRICTIONS ON THE COMMONS FOR THE MEADOWS**

WHEREAS, TAYLOR WOODROW HOMES LIMITED (FLORIDA DIVISION), a corporation under the laws of the United Kingdom, authorized to do business in the state of Florida, (Taylor Woodrow) has heretofore filed a document entitled "Declaration of Maintenance Covenants and Restrictions on The Commons for The Meadows," together with exhibits thereto, in Official Records Book 1113, pages 715-759, inclusive of the Public Records of Sarasota Count (Declaration), and

WHEREAS, Taylor Woodrow assigned the right to amend the Declaration to The Meadows Community Association, Inc., pursuant to an Indenture and Assignment of Rights recorded in Official Records Book 2749, Pages 982-985, inclusive of the Public Records of Sarasota County; and

WHEREAS, pursuant to such assignment, the Board of Directors of the **Meadows Community Association, Inc.**, on October 11, 2018, approved an amendment to the Declaration pertaining to the imposition of a capital contribution payment.

NOW, THEREFORE, pursuant to the foregoing authority, the Meadows Community Association, Inc. does hereby modify and amend the Declaration as follows:

Paragraph 30 is amended to read:

30. Capital Contribution. Each Owner who acquires title to a Property subject to this Declaration after the recording of this amendment in the public records of Sarasota County, Florida shall pay to the Association a one-time contribution (the Capital Contribution") to be used by the Association for purposes of benefitting the Meadows community. The amount of the Capital Contribution shall be ~~Two-Five~~ Two-Five Hundred and ~~Fifty~~ Fifty Dollars (\$~~250~~250.00)

A. Failure to Pay Capital Contributions. The Capital Contribution payable upon acquisition of a Property by an Owner shall be the personal obligation of the Owner. If any Capital Contribution is not paid within fifteen (15) days after the date on which payment of the Working Capital Contribution is due, then:

(i) Interest shall accrue on the Capital Contribution from the due date until paid at the rate of 18 percent per annum or such other legal rate as may be established by the Board;

(ii) A delinquency charge equal to five (5%) percent of the Capital Contribution shall be added to the applicable Capital Contribution.

(iii) The Association may bring suit against the Owner on the personal obligation to recover the amount of the Capital Contribution, together with the delinquency charge and interest and all costs incurred by the Association, including Attorney's Fees, in preparation for and in bringing such suit.

B. Creation of Lien. Each Capital Contribution against a Property shall be secured by a lien in favor of the Association against the Property in accordance with the provisions of this Section. The lien

shall secure not only the amount of the Capital Contribution, but also all interest, delinquency charges, and costs of collection as provided therein.

C. Enforcement of Lien. In the event any Capital Contribution is not paid within 30 days after it is due, the Association shall have the right to file a claim of lien in the Public Records. The Capital Contribution lien may be enforced by the Association by foreclosure suit in the same manner as a mortgage foreclosure or in such other manner as may be permitted by law. In the event the Association files a claim of lien against any Property, the Association shall be entitled to recover from the Owner of such Property the interest and delinquency charges provided herein and all costs, including attorney's fees, incurred in preparing, filing, and, if applicable, foreclosing the Capital Contribution, and all such costs, delinquency charges, interest, and Attorney's Fees shall be secured by such lien.

D. Priority of Lien. It is the intent hereof that the Capital Contribution lien against each Property shall be subordinate and inferior only to the lien of taxes and special assessments levied by the County of Sarasota and other governmental bodies and to the lien of any mortgage upon such Property acquired by a mortgagee prior to the recording of a claim of lien.

Resolution

Whereas more than 2,800 Meadows residents have signed up for the Renaissance Access Plan (RAP) to allow them access for use of negotiated Meadows Country Club recreational facilities and programs, and

Whereas the adopted budget provided funds to continue the RAP, and

Whereas MCA has been able to have additions to that program negotiated throughout the past year within the same budgeted amount,

Now be it resolved that that the contract for recreational services under the Renaissance Access Program (RAP) continue without increase in rate at the current \$600,000 annually through 6/30/2024 and that the President and Treasurer be authorized to sign the agreement.