



**MCA BOARD OF DIRECTORS MEETING
THURSDAY, OCTOBER 14, 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	Susan Gaynor, Director Amy MacDougall, Director Mark Pienkos, Director Mike Mazur, Assembly Chair (Non-Voting)
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EXCUSED: Paul Easley, Director and Tom Pound, Directors were not present.

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. MacDougall, the Minutes of the September 9, 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 and made general comments on safety especially on Meadows roadways.

OWNER COMMENTS ON AGENDA ITEMS

- There were none.

ACTION ITEMS

- On a motion by Mr. Clark, seconded by Ms. Maleckas, the 2022 MCA Holiday Schedule was unanimously approved by the Board of Directors. (A copy is attached to these Minutes.)
- On a motion by Mr. Viteri, seconded by Ms. MacDougall, the Amendment to the Declaration of Maintenance Covenants and Restrictions on the Commons for The

Meadows regarding preservation of open space was unanimously approved. (A copy is attached to these Minutes.)

- On a motion by Ms. MacDougall, seconded by Ms. Maleckas, the Resolution to amend the budget to transfer \$250,000 to contingency funds to be applied to the completion of the capital projects for the 2022-23 fiscal year was unanimously approved. (A copy is attached to these Minutes.)
- On a motion by Ms. Gaynor, seconded by Ms. Maleckas, the Board of Directors unanimously approved to amendment to the Basic Rules & Regulations regarding damage to common property.
- On a motion by Mr. Clark, seconded by Ms. Maleckas, the Board of Directors unanimously approved the budget for The Meadows Country Club, Inc. as required by the lease agreement. (NOTE: The TMCC budget is a document of that entity and is not attached to these Minutes.)

OLD BUSINESS

None

MANAGER'S REPORT

Ms. Rippondi reported that progress continues on The Meadows Wellness and Lifestyle Facility with the main water line installed, sewer line connected, pad graded, corner stakes installed, and vertical construction expected near the end of the month.

The Dog Park is open with 125 registered users to date. An additional donation of \$2,100 was received.

On the Center Court Lounge dining expansion, Phase 1 is completed and Phase 2 remains awaiting final county approval.

The tennis light repair/replacement project is completed with the cost shared among donations, TMCC and the MCA. This remedies a safety situation.

The Groves 13 bridge has been repaired and the Highland 7 bulkhead wall repair has been completed.

COMMITTEE LIAISON REPORTS

Standards – Bob Clark, Chair – Mr. Clark reported there were 26 new architectural reviews in September for a total to date of 301.

Best Kept – Jerry Bernier, Chair – The written report and attachments submitted and distributed to the Board of Directors were noted with appreciation.

Communication – Tia Calomeris, Chair – Ms. Rippondi reported that there were twelve Constant Contact notices released during the month, 81 new Renaissance Access cards were distributed and The Meadoword will be mailed on October 27, 2021.

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 through September 1, 2021. 2022-23 Budget is well underway with a first review by the Finance Committee already completed.

Community Activities/Involvement, Tom Pound, Liaison – Mr. Pound submitted a report via email and it was noted with appreciation.

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. Seasonal members of the committee are returning and are serving as “fresh eyes” on the community.

Safety – Amy MacDougall, Liaison – Ms. MacDougall reported that there were 32 safety reports during September.

Emergency Preparedness – Mike Mazur, Chair – Mr. Mazur reported that the hurricane season has been quiet and the committee will hold its last meeting on November 9.

Assembly Report – Mike Mazur, Chair – Mr. Mazur reported that there were four applications for the Board of Directors submitted by the deadline of noon on the first Friday of October. The applicants are:

Richard Malgren
Amy MacDougall
Stan Miska
Tom Pound

The applicants will address the Assembly at its October 20 meeting. As there are four applicants for the three positions that will be available, there will be no vote needed by the Assembly to narrow the list of applicants.

Long-Range Planning – Bob Clark & Marilyn Maleckas, Co-Chairs– The committee had its inaugural meeting on September 22 and has established sub-committees in key areas including the community survey, safety and infrastructure.

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. Maintenance and marketing are key areas of progress. New fitness classes have been developed and are being announced.
- *Aviva and Tarpon Point – Jan Lazar* – Ms. Lazar reported AVIVA has some COVID activity, but generally quiet.
- *Meadows Shopping Village* – The farmers market held at the shopping village appears to have good attendance. Parking is being monitored by there is no on-street parking or use of private parking at adjacent condominium communities.

OWNER COMMENTS

Ken Ludwig – Commented on the deadlines for Board applications.

Susan Whitcomb – Suggested adding red flags to additional sign on Longmeadow and attention needed to walkways at the Centre Court Lounge.

EXECUTIVE SESSION – On a motion by Ms Gaynor, seconded by Ms. Maleckas, the Board went into Executive Session on personnel matters.

ADJOURNMENT

President Lazar asked if there were any further questions or new business. This meeting was adjourned on a motion by Ms. Gaynor, seconded by Mr. Clark at 2:25 p.m.

Minutes recorded by Mike Mazur, MCA Staff

Minutes submitted by Marilyn Maleckas, MCA Secretary