



MCA BOARD OF DIRECTORS MEETING
THURSDAY, NOVEMBER 11, 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
Marilyn Maleckas, Secretary

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

Mike Mazur, Assembly Chair
(Non-Voting)

EXCUSED: Fernando Viteri, Treasurer was 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

The Minutes as distributed did not have an indication of the maker and the second of the motion to adjourn the October 14, 2021 meeting. It was noted that the Board was in Executive Session at which Mr. Mazur was not present. It was noted that the maker and second for the meeting were Ms. Gaynor and Mr. Clark, respectively. On a motion by Mr. Clark, seconded by Ms. Maleckas, the Minutes of the October 14, 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 the upcoming holiday season.

OWNER COMMENTS ON AGENDA ITEMS

- There were none.

ACTION ITEMS

- On a motion by Mr. Easley, seconded by Ms. Maleckas, the Board of Directors unanimously approved the Resolution to pay a \$250,000 principal payment on the \$2 million loan, payable from the debt service reserve. {A copy of the approved Resolution is 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 slab to be poured in early December. The repairs to the damage from a fire at the Pro Shop have been completed and paid by insurance coverage. Parking expansion at the Center Court Lounge area is underway. On Highlands Bridge Road, the County is making repairs to a county pipe and repaving the road after their work. Over 200 have registered for Dog Park usage.

COMMITTEE LIAISON REPORTS

Standards – Bob Clark, Chair – Mr. Clark reported there were 42 new architectural reviews in October for a total to date of 345.

Best Kept – Jerry Bernier, Chair – Nothing to report.

Communications – Tia Calomeris, Chair – Ms. Rippondi reported that there were twelve Constant Contact notices released during the month, and The Meadoword will be mailed in late November.

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

Finance – Fernando Viteri, Chair – Mr. Viteri reported that the collection rate for the 2021 Assessments is now at 99.7%. He noted that the Finance Committee has reviewed and approved the 2022-2023 MCA Budget which will be voted upon by the Board of Directors at their December 9, 2021 meeting.

Community Activities/Involvement, Tom Pound, Liaison – Mr. Pound noted interest in orchid raising and wellness programs.

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.

Safety – Amy MacDougall, Liaison – Ms. MacDougall noted a slight increase in citations.

Emergency Preparedness – Mike Mazur, Chair – Mr. Mazur reported that the hurricane season held its last meeting of the hurricane season on November 9 and celebrated the fact that there were no significant storms this season with cupcakes for all attendees and a discussion of

program improvements for next season. We plan a community wide Storm Preparedness program which will be chaired by Steve Ingalls.

Assembly Report – Mike Mazur, Chair – Mr. Mazur reported that the Assembly will meet on November 17, 2021 with a presentation on the Property Tax Assessment Process by Brian Loughrey, Chief Deputy Property Tax Appraiser with Sarasota County.

Long-Range Planning – Bob Clark & Marilyn Maleckas, Co-Chairs– The committee will have its next meeting on December 1, 2021.

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

Liaisons -

- *TMCC – Marilyn Maleckas* – The written report submitted and distributed to the Board of Directors was noted with appreciation.
- *Aviva and Tarpon Point – Jan Lazar* – Ms. Lazar reported that Tarpon Point has been sold and is rebranding. Aviva is embarking on capital planning.
- *Meadows Shopping Village* – The farmers market held at the shopping village appears to have good attendance. Parking is being monitored as there is no on-street parking or use of private parking at adjacent condominium communities and, to date, has not been an issue.

OWNER COMMENTS

Joe Moore – 5501 Downham Meadow – Expressed concern about a decision not to run his business card ad in The Meadoword. Advised the President that debt service is not correct terminology for the repayment of principal. Provided questions that should be included in the community survey.

Chris Perone – 4724 Greencroft Road – Expressed concern about allowing “Blue Line” flags to be displayed at residences. He urged the Board to check further into the social and political positions of that organization.

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 Ms. Maleckas at 1:48 p.m.

Minutes recorded by Mike Mazur, MCA Staff

Minutes submitted by Marilyn Maleckas, MCA Secretary

Resolution

Whereas the MCA has undertaken several major capital improvement projects in implementing its strategic plan to accomplish its renaissance plan , and

Whereas MCA took out loans for this purpose, and

Whereas the MCA collects the majority of its annual revenue at the beginning of the fiscal year when the annual assessments are paid and expends those funds over the course of the year, and

Whereas short term interest rates and shor term CDs and other fixed short term investments have been paying 0.01% to 0.1 % for the past year and one half whereas loan interest is 4.25%, and

Whereas MCA has saved more than \$180,000 in projected interest through the end of 2021 due to cash flow management on the draw down of loan proceeds through use of operating funds to advance project costs until such operating funds were required for their intended operational purposes, and

Whereas deferral of budgeted debt service payments due to cash flow management and project start up delays have been reserved as per by Finance Committee recommendation and approval by the Board,

Now therefore be it resolved that \$250,000 be paid from the debt service reserve as a principal payment on the outstanding \$2,000,000 loan, thereby reducing outstanding debt and further reducing interest costs.