



MCA BOARD OF DIRECTORS MEETING
THURSDAY, JANUARY 13, 2022
(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
Fernando Viteri, Treasurer

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

Mike Mazur, Assembly Chair
(Non-Voting)

EXCUSED ABSENCE: Mark Pienkos, 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.

CRAFT GROUP DONATIONS

Donations to local charities were presented by the co-chairs of the Craft Group to representatives of local charities Baby Basics, Resurrection House, SPARCC and The Haven. Donations were funded by the proceeds of Craft Group sales.

MINUTES OF PRIOR MEETINGS

On a motion by Mr. Viteri, seconded by Ms. Maleckas, the Minutes of the December 9, 2021 meeting of the Board of Directors were unanimously approved.

PRESIDENT'S COMMENTS

President Lazar offered general comments about traffic safety and the impending release of the MCA annual assessment notices and election ballots..

OWNER COMMENTS ON AGENDA ITEMS

- There were none.

OLD BUSINESS

None

FINANCE

Mr. Viteri presented the Collections Report.

MANAGER'S REPORT

Ms. Rippondi reported that progress continues on The Meadows Wellness and Lifestyle Facility with the block walls in place. Trusses will arrive in early February and then roof decking will occur. The decking at the Centre Court Lounge outdoor dining area is slated for a late January completion. FPL is upgrading power service in the area and residents that may be impacted by this multi-month project will be notified by FPL. Renaissance Access cards were released to 42 new recipients and 267 dog park applications have been processed. Interviews have been conducted with two of the eighteen applicants to date for the Assistant General Manager position with two additional interviews scheduled.

COMMITTEE LIAISON REPORTS

Standards – Bob Clark, Chair – Mr. Clark reported there were 401 requests during 2021.

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

Communications – Tia Calomeris, Marketing Director – Ms. Rippondi reported that there were nineteen Constant Contact notices released during the month and The Meadoword will be mailed in late January. Facebook engagement has increased to 72%. A Valentine's Day luncheon program is planned.

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

Community Activities/Involvement, Tom Pound, Liaison – Mr. Pound noted planned activities.

Maintenance – Mark Pienkos, Liaison – Mr. Pienkos noted that the mowing looks great.

Safety – Amy MacDougall, Liaison – Ms. MacDougall noted that there were 15 incident-free days, some theft from unlocked cars and vandalism. There were various general discussions about speed bumps, roundabouts, e-bikes, bike etiquette.

Emergency Preparedness – Mike Mazur, Chair – Mr. Mazur reported that the committee is on hiatus until May 2022.

Assembly Report – Mike Mazur, Chair – Mr. Mazur reported that the Assembly will next meet on January 19, 2022 with the topic of Service Animals and Emotional Support pets presented by attorney Scott K. Petersen. There will be no assembly program during February but the President Council meeting being held that month will be open to Assembly Delegates and Alternates via Zoom.

Long-Range Planning – Bob Clark & Marilyn Maleckas, Co-Chairs– The committee continues to develop the community survey and concentrate on the infrastructure and safety matters.

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

Liaisons -

- *TMCC – Marilyn Maleckas* – Ms. Maleckas reported that TMCC is in a cash positive position and noted continued generous donations.
- *Aviva and Tarpon Point – Jan Lazar* – Ms. Lazar reported no news from Tarpon Point and that Aviva is adding to its wellness offerings.
- *Meadows Shopping Village* – It was noted that there is a new general store in the Village Centre and matters concerning signage violations have been addressed with the respective merchants.

OWNER COMMENTS

Martha Brown of 4574 Longwater Chase provided some suggestions for dog walker etiquette.

EXECUTIVE SESSION

On a motion by Ms. Gaynor, seconded Mr. Pienkos, the Board of Directors entered Executive Session.

On a motion by Mr. Clark, seconded by Ms. MacDougall, the Board of Directors rose from Executive Session.

ADJOURNMENT

President Lazar seeing no further business requested a motion for adjournment. This meeting was adjourned on a motion by Mr. Viteri, seconded by Mr. Clark at 2:10 p.m.

Minutes recorded by Mike Mazur, MCA Staff

Minutes submitted by Marilyn Maleckas, MCA Secretary.