



MCA BOARD OF DIRECTORS MEETING
THURSDAY, FEBRUARY 10, 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
Mark Pienkos, Director
Tom Pound, Director

Mike Mazur, Assembly Chair
(Non-Voting)

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 Ms. Gaynor, seconded by Mr. Pound, the Minutes of the January 13, 2022 meeting of the Board of Directors were unanimously approved.

PRESIDENT'S COMMENTS

President Lazar offered general comments about traffic safety and the release of the MCA annual assessment notices and election ballots. She also advised that the 2022-23 Budget – summary and detail are available on the website.

OWNER COMMENTS ON AGENDA ITEMS

- There were none.

OLD BUSINESS

None

FINANCE

Mr. Viteri advised that approximately 25% of the 2022-23 Annual Assessments have been paid.

MANAGER'S REPORT

Ms. Rippondi reported that progress continues on The Meadows Wellness and Lifestyle Facility with the block walls in place. Trusses arrived in early February and will go up soon. The decking at the Centre Court Lounge outdoor dining area is nearing completion. At the boat storage lot, repairs are being made to the fence that was vandalized. Roof repairs at the MCA Community Center building are underway and bridge repairs are slated near the 17th Street entrance and Groves 10.

COMMITTEE LIAISON REPORTS

Standards – Bob Clark, Chair – Mr. Clark reported there were 52 requests over the past month. Mr. Clark also advised that meetings have been scheduled with chronic violators.

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

Communications– Tia Calomeris, Marketing Director – Ms. Rippondi reported that there were twenty-one Constant Contact notices released during the month and The Meadoword will be mailed in late February

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

Community Activities/Involvement, Tom Pound, Liaison – Mr. Pound noted planned activities and it was noted that the Valentine's Day event has been canceled.

Maintenance – Mark Pienkos, Liaison – Mr. Pienkos noted that all is in good condition.

Safety – Amy MacDougall, Liaison – Ms. MacDougall noted that there were 17 incident-free days.

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 note meet in February but, on February 16, 2022, a Presidents' Council meeting will be held and all Assembly Delegates and Alternates will be invited to attend via Zoom.

Long-Range Planning – Bob Clark & Marilyn Maleckas, Co-Chairs– The committee continues to develop the community survey and it will be ready for Board review shortly.

Water and Wildlife – Amy MacDougall, Liaison – Ms. Rippondi reported that the Sarasota Bay Estuary Program offers grants for items like aquatic plantings and the MCA is seeking a grant of \$3,000 to further advance the plantings in this community.

Liaisons -

- *TMCC – Marilyn Maleckas* – Ms. Maleckas reported that TMCC is having a very significant cash positive result this year. The lady golfers from Bobby Jones have returned to TMCC. Public golf is undergoing repricing.
- *Aviva and Tarpon Point – Jan Lazar* – Ms. Lazar reported that Tarpon Point has been rebranded as The Meadows Center for Nursing and Healing and that Aviva is expanding its offerings.
- *Meadows Shopping Village – No report.*

OWNER COMMENTS

There were no owner comments.

EXECUTIVE SESSION

On a motion by Mr. Pound, seconded by Ms. Maleckas, the Board of Directors entered Executive .

On a motion by Mr. Pound, seconded by Ms. Maleckas, 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. Clark, seconded by Ms. Gaynor at 2:07 p.m.

Minutes recorded by Mike Mazur, MCA Staff

Minutes submitted by Marilyn Maleckas, MCA Secretary.