



**MCA BOARD OF DIRECTORS MEETING
THURSDAY, SEPTEMBER 10, 2020**
(Meeting was held via conference call. Association members
were provided call-in information via posted meeting notice.)

**MEMBERS
PRESENT:**

Jan Lazar, President
Malcolm Hay, Vice President
Fernando Viteri, Treasurer
Bob Clark, Secretary

Dr. Bart Levenson, Director
Tom Pound, Director
Mark Pienkos, Director
Amy MacDougall, Director

Mike Mazur, Assembly Chair
(Non-Voting)

EXCUSED: Jay Solomon, Aviva CEO, Bruce Ferretti, 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. There were no non-Board property owners present.

MINUTES OF PRIOR MEETING

On a motion by Mr. Clark, seconded by Dr. Levenson, the Minutes of the July 9, 2020 meeting of the Board of Directors were unanimously approved as distributed.

OWNER COMMENT ON AGENDA ITEMS – None present.

ACTION ITEMS

On a motion by Dr. Levenson, seconded by Mr. Viteri, the restated Articles of Incorporation, Bylaws and Declaration of Maintenance Covenants and Restrictions on the Commons for The Meadows were unanimously adopted by the Board of Directors. Copies of said restated documents are attached to these Minutes.

On a motion by Mr. Pienkos, seconded by Mr. Clark, the MCA Holiday Schedule for 2021 was approved. A copy of the 2021 Holiday Schedule is attached to these Minutes.

PRESIDENT'S COMMENTS

President Lazar advised that all projects are moving forward. Draws on Loan #3 will begin in October.

MANAGER'S REPORT

Ms. Rippondi reported that the Regency Room renovations are underway. The tennis deck expansion is moving forward due to donations and designers have been reviewed and a permit package is being prepared. The community building is progressing with Stantec reviewing the site in collaboration with the architect and staff.

Lifestyle activities, mostly virtual, continue. The Meadows Treasure Hunt had 88 participants and the Meadows Village Pub provided lunch for all participants. Flu shots, the Eco Fair and an outdoor Halloween event are all upcoming. Rachel Penico has drafted new event safety guidelines.

COMMITTEE AND LIAISON REPORTS

Standards – Bob Clark, Chair – Mr. Clark reported that there were 38 architectural review applications over the past month. He noted that nine violations were resolved.

Best Kept – Lesley Totten, Chair – The written report provided was noted with appreciation.

Finance – Fernando Viteri, Chair – Mr. Viteri reported that 99% of the 2020-21 assessments have been paid and that a draft of the 2019-2020 audit has been received.

Communications – Frances Rippondi reporting for Ms. Calomeris – Ms. Rippondi advised that the website redesign is nearing completion and the October 2020 Meadoword featuring the capital improvements will be released by September 29.

Community Activities/Involvement, Tom Pound, Liaison – Mr. Pound noted that an Activities Committee meeting will be held by chair Kathy Easley on October 1, 2020.

Maintenance – Mark Pienkos, Liaison – The held a blended meeting (Zoom and limited in-person). Quarterly inspections were completed by staff.

Safety – Amy MacDougall, Liaison – The committee held a meeting at the beginning of the month including Deputy Duff from the Sarasota County Sheriff's Department.

Emergency Preparedness – Mike Mazur, Chair – Mr. Mazur reported that there has been no activity impacting the area. Additional Zoom meetings will be held during the balance of hurricane season which ends in November.

Long-Range Planning – Malcolm Hay, Chair – Mr. Hay reported that the survey is currently on hold but planning a meeting in the near future.

Assembly Report – Mike Mazur, Chair – Mr. Mazur reported that notices have been distributed about the three positions on the MCA Board of Directors that will be open for election. Applications are due by noon on Friday, October 2, 2020.

Water and Wildlife – Malcom Hay, Liaison – It was suggested by Dr. Levenson that a press release about the accomplishments of this committee be prepared and released to the media.

Liaisons -

- *TMCC – Marilyn Maleckas* – Ms. Maleckas reviewed her report as submitted.
- *Aviva and Tarpon Point – Jan Lazar* – Ms. Lazar reported that there is one contractor at Aviva that tested positive for COVID-19.
- *Meadows Shopping Village – Dr. Bart Levenson* – Dr. Levenson provided an update indicating that some of the businesses are struggling.

ADJOURNMENT

President Lazar asked if there were any further questions or new business. Hearing none, she noted that the next meeting was set for 1 p.m. on Thursday, October 8, 2020 and this meeting was adjourned at 1:59 p.m.

Minutes recorded by Mike Mazur, MCA Staff

Minutes submitted by Bob Clark, MCA Secretary