



MCA BOARD OF DIRECTORS MEETING
THURSDAY, May 12, 2022
(Meeting was held in person and via Zoom. Association members were provided call-in information via posted meeting notice.)

**MEMBERS
PRESENT:**

Bob Clark, President
Marilyn Maleckas, Vice President
Fernando Viteri, Secretary
Stan Miska, 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, Luisa Vavra – Assistant General Manager and Mike Mazur - MCA Director of Administration & Community Relations

President Clark 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 MEETING

On a motion by Mr. Easley, seconded by Ms. Maleckas, the Minutes of the April 14, 2022 meeting of the Board of Directors were unanimously approved.

PRESIDENT'S COMMENTS

President Clark presented to Major Robert Martin of Allied United Security Services with a certificate recognizing his 15 years of service at The Meadows.

OWNER COMMENTS ON AGENDA ITEMS

- No action items.

OLD BUSINESS

None

FINANCE

Mr. Miska advised that over 95% of the 2022-23 Annual Assessments have been paid. He also reviewed the three established loans and their status as well as noting that expenses are below due to staff vacancies and expense control

MANAGER'S REPORT

Ms. Rippondi noted the Informational Item provided to the Board which outlines policies and practices on usage of the MCA buildings. She reported that progress continues on The Meadows Wellness and Lifestyle Facility with irrigation, pavers, windows and interior framing completed. Regency Room window replacements are underway. Bridge work is planned at Groves 10 and Map Island. Lastly, she introduced Luisa Vavra who has been hired as Assistant General Manager.

COMMITTEE LIAISON REPORTS

Standards – Bob Clark, Chair – Mr. Clark reported there were 409 architectural review requests over the past month.

Best Kept – Leslie Totten, Chair – Written report noted, and Mr. Clark welcomed Ms. Totten back as Chair.

Communications– Tia Calomeris, Marketing Director – Ms. Rippondi reported that the July Meadowd theme is Get Involved and noted that June and August would have special four-page publications. The Safety page on the website has been upgraded. Over 1,200 responses have been received on the community survey and the results are being compiled.

Community Activities/Involvement, Tom Pound, Liaison – The committee is on hiatus.

Maintenance – Fernando Viteri, Liaison – Mr. Viteri noted that all is in good condition.

Safety – Amy MacDougall, Liaison – Ms. MacDougall noted that Major Martin reported that there have been some scam victims in the community.

Emergency Preparedness – Mike Mazur, Chair – Mr. Mazur reported that the committee is holding its first Emergency Preparedness Committee meeting on May 31, 2022 with a webinar open to the community with a hurricane season update and a review of personal preparedness kits.

Assembly Report – Mike Mazur, Chair – Mr. Mazur reported that the Assembly is on hiatus until October 2022.

Long-Range Planning – Bob Clark & Marilyn Maleckas, Co-Chairs– The infrastructure report is completed but not yet distributed as prioritization and costs are being assigned to the items therein. The community survey project was completed bringing together the various ideas put forth into a cohesive final product.

Water and Wildlife – Mark Pienkos, Liaison – There will be an aquatic planting project on May 29 at 7:00 am.

Liaisons -

- *TMCC – Marilyn Maleckas* – Ms. Maleckas provided the highlights of her written report noting the work being done on the Highlands and Groves courses. A 25% discount on golf for Renaissance Access card holders was obtained.
- *Aviva and Tarpon Point* — Aviva is having a fundraising event on May 15.
- *Meadows Shopping Village* – Annual assessments have been paid by the two-unit owners with a balance still pending from the developer on the remaining units.

OWNER COMMENTS

- Susan Whitcomb of 5106 Everwood Run asked if the meeting space usage policy is being distributed to the association presidents and it is. She asked if the Emergency Preparedness webinar could be recorded and it is and the 2021 program with Ed McCraine, Sarasota County Emergency Services Director has been on the website since last year.
- Martha Brown of 4574 Longwater Chase asked if the MCA will be buying new equipment for the fitness center. It was explained that the fitness operation is handled by the TMCC with all equipment decisions and purchases made by that entity. The TMCC leases most of the equipment which is about two years old, and it will be moved to the new facility. She also asked if the MCA would consider installing electric car charging stations.

Mr. Clark indicated that he will not be present for the next regular meeting, and it will be chaired by Vice President Maleckas.

On a motion by Ms. Maleckas, seconded by Ms. MacDougall, the Board moved to Executive Session for personnel matters.

ADJOURNMENT

President Clark, seeing no further business, declared this meeting adjourned.

Minutes recorded by Mike Mazur, MCA Staff

Minutes by Fernando Viteri, MCA Secretary.