



**MCA BOARD OF DIRECTORS MEETING
THURSDAY, SEPTEMBER 8, 2022**
(Meeting was held in person and via Zoom. Association members
were provided call-in information via posted meeting notice.)

MEMBERS PRESENT:

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| Bob Clark, President | Tom Bondur, Director |
| Marilyn Maleckas, Vice President | Amy MacDougall, Director |
| Stan Miska, Treasurer | Mark Pienkos, Director |
| Fernando Viteri, Secretary | |
| | Mike Mazur, Assembly Chair (Non-Voting) |

EXCUSED ABSENCE: Paul Easley, Director and Tom Pound, Director

STAFF PRESENT: Frances Rippondi - MCA General Manager, Luisa Vavra – MCA Assistant General Manager, 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 and required notice was given.

MINUTES OF PRIOR MEETING

On a motion by Stan Miska, seconded by Mr. Pienkos, the Minutes of the July 14, 2022, meeting of the Board of Directors were unanimously approved (see attachment).

PRESIDENT’S COMMENTS

None

OWNER COMMENTS ON AGENDA ITEMS

None

ACTION ITEMS

The Executive Committee of the Board of Directors proposed amendments to the Articles of Incorporation, the Bylaws and the Assembly of Property Owners Rules to allow all applicants for Board positions to become nominees without any narrowing of the slate by the Assembly. The intent is to provide a more open process and to allow the members of the MCA to elect candidates from among all applicants. On a motion by Ms. Maleckas, seconded by Ms. MacDougall, the proposed amendments were unanimously approved, and copies of the revisions are attached to these minutes.

OLD BUSINESS

None

FINANCE

Mr. Miska discussed current bank balances, cash flow projections for end of year and bank requirements. Final draw on the \$4 million loan in October 2022.

MANAGER'S REPORT

Mrs. Rippondi reported:

- MCLWF - Progress continues with painting, plumbing and clean up. Furniture is being moved over. Working on setting up for grand opening. Had a walk through with Centennial Bank and they were very pleased and complimentary. Centennial offered to take part in our opening celebration by donating towards food.
- Pickleball court resurfacing has been completed. The courts received patching of cracks, paint and restriping. MCA received positive feedback on refurbishments.
- Due to a generous donation from a resident, new oak and pine trees were installed down Longmeadow. To date the resident has donated \$10,000 for trees within the community.
- Fountain View Lounge – Moving forward on necessary repairs on structural beams to the deck. Approximate timeline for work is 3-4 weeks.
- Centre Court Lounge – We will be moving forward on the final phase of CCL deck. The deck will be replaced with composite and match the east side renovation. This is planned to be a joint project between MCA and TMCC.
- Draft Restatements of Bylaws, Articles of Incorporation and Declaration of Covenants and Restrictions have been received back from attorney and are in review.

COMMITTEE LIAISON REPORTS

Standards – Bob Clark, Chair – Mr. Clark reported this was the first meeting after summer hiatus. There were 295 architectural review requests to date this year. There were 19 complied violations.

Best Kept – Leslie Totten, Chair – Written report attached.

Communications – Tia Calomeris, Marketing Director – Mrs. Rippondi reported that the September Meadoword edition was larger in size due to paper shortages. Good feedback was received regarding the larger size. October edition theme is opportunity.

Community Activities/Involvement, Tom Pound, Liaison – Our Google reach has increased due to the posts and community activities being shared. Health Fair is coming up in October. Over 2,400 have signed up for Constant Contact. Five new activity groups were added. We are pulling in volunteers to help with activities and events list (see hand-out).

Maintenance – Fernando Viteri, Liaison – There was no meeting last month. Nothing to report at this time.

Safety – Amy MacDougall, Liaison – Stantec Engineering turned in their report on our Longmeadow signage and safety evaluation. Ms. Rippondi is reviewing the report and will determine a budget.

Emergency Preparedness – Mike Mazur, Chair – September 20th will be the regular meeting. We will be working on updating our database. CPR certification to be confirmed. CPR invitation went out to Emergency Prep group only at this time.

Assembly Report – Mike Mazur, Chair – The changes discussed are a good decision. We plan to do more education and training in the future. Our first meeting will be in October. We will be introducing the changes that took place today. Candidate deadline is out to the community.

Long-Range Planning – Bob Clark & Marilyn Maleckas, Co-Chairs– Stantec Engineering turned in their report. Tom Bondur reports the catalog of infrastructure – list of lakes and bridges, turned into a 200-page document. Tom has organized it and will do periodic updates as we make repairs and updates.

Water and Wildlife – Mark Pienkos, Liaison – Mr. Pienkos reported that the committee met in August. Concerns regarding the level of the water and plants were discussed. Microforest presentation was viewed by members. Microforest is environmentally sound and has proven successful, possibility to introduce it to The Meadows was discussed. Grant program available. Next meeting is on September 30th.

Liaisons -

- *TMCC – Marilyn Maleckas –* Ms. Maleckas reported a summary of the article to be in The Meadoword (see hand-out) regarding the club's year to date items. New Homebuyer Program for trial membership to the club was 3 months and now changed to 1 month. We are working with the club to get it back to 3 months. We have 300-400 new homeowners ever year.
- *Aviva and The Meadows Center for Nursing and Healing —* Aviva is switching from in-house staff to outsourced resident and dining services. They are at 70% capacity. They are in heavy recruitment mode. We are reaching out to them to see what we can do to help. Invited them to participate in the MCA Health Fair.
- *Meadows Village Center –* Participated in a discussion regarding concerts. We have set up a meeting to discuss how to work together.

OWNER COMMENTS

Martha Brown of 4574 Longwater Chase - I'm excited about the fitness center in the new building. I'm also concerned over how old the equipment is that is being moved over to the new building. Asking for newer equipment in the future.

Robin LaClair of 4773 Ringwood Meadow – Truck parking restrictions.

ADJOURNMENT

On a motion by Mr. Miska, seconded by Mr. Viteri.

Minutes recorded by Luisa Vavra, MCA Staff

Minutes submitted by Fernando Viteri, MCA Secretary.