



## MCA BOARD OF DIRECTORS MEETING

THURSDAY, OCTOBER 13, 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  
Stan Miska, Treasurer  
Fernando Viteri, Secretary

Paul Easley, Director  
Tom Bondur, Director  
Amy MacDougall, Director  
Mark Pienkos, Director

Mike Mazur, Assembly Chair  
(Non-Voting)

**EXCUSED ABSENCE:** 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 Mr. Pienkos, seconded by Marilyn Maleckas, the Minutes of the September 8, 2022, meeting of the Board of Directors were unanimously approved.

### **PRESIDENT'S COMMENTS**

President Clark proposed a resolution recognizing and showing appreciation for staff efforts during hurricane Ian. Post storm we had our crew out removing debris, trees blocking roads, etc.

### **OWNER COMMENTS ON AGENDA ITEMS**

None

### **ACTION ITEMS**

Resolution of Appreciation – Marilyn Maleckas

Mike Mazur, Sandy Truman, Al Ballantyne and Rob Sanders were recognized for going above and beyond before and after Hurricane Ian. On a motion by Ms. MacDougall, seconded by Mr. Bondur, the proposed resolution was unanimously approved, and a special thank you was given. Notable mentions were Frances Rippondi and Paul Easley. See attached resolution.

### **OLD BUSINESS**

Paul Easley - Last month resident Robyn Leclair attended the board meeting to discuss limiting trucks to park in driveway. Requesting review of truck restrictions.

## **FINANCE**

Mr. Miska reported that finances are stable. Loans drawn in full with a \$500,000 credit line approved. Loans total \$8.2 million. CDAR program, as previously presented, has started.

## **MANAGER'S REPORT**

Mrs. Rippondi reported:

- Thank you, Board, for recognizing staff.
- Hurricane Ian Clean up – We are using Clean Cut as our vendor for tree removal. To date, their focus has been removal of any large trees blocking roadways or sidewalks. Starting next Monday they will begin to clear trees in outlying areas. Tree debris is being placed in a holding area off of Honore for chipping to mulch for landscaping beds.
- Meadows Community Lifestyle & Wellness Facility (MCLWF) – The building is not open to yet. Fire inspection was scheduled but due to the storm it was rescheduled. We need to complete fire inspection and obtain building use permit. Once acquired, the building will be ready for occupancy and the contractor will start phase II - the demolition of the Dicken's facility.
- Some of the new trees that were installed down Longmeadow were knocked down due to storm and have been reset.
- Fountain View Lounge – There has been a delay due to the storm, however, the job should be completed by Monday.
- Regency Room – The column that has been causing water intrusion into the Regency Room has been waterproofed and received new stucco finish. Once painted, the job will be completed.
- The pond by the MCA building valves have been turned off by the county therefore causing the water elevation to drop significantly. This issue has been corrected and water level should return to normal.
- The new backflow preventor at the club has been installed.

## **COMMITTEE LIAISON REPORTS**

*Standards – Bob Clark, Chair* – Mr. Clark reported that installation of hurricane window applications have increased due to recent storm. It has paid off for those who have them installed. We are ahead by 17 applications compared to 2021.

*Best Kept – Leslie Totten, Chair* – Written report attached. We are making allowances due to the storm impact.

*Communications– Tia Calomeris, Marketing Director* – Mrs. Rippondi reported that the November Meadoword edition will be “We Salute You”.

*Community Activities/Involvement, Tom Pound, Liaison* – The Health Fair was postponed. Ice Cream Social was very successful. There were 117 people served at the Flu Shot Clinic.

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

*Safety – Amy MacDougall, Liaison* – Thank you Mike and team for Zello. Any suspicious person reports were handed over to Deputy Duff. Good job by the Richard Gorman, Safety Project Manager, he is approachable and personable.

*Emergency Preparedness – Mike Mazur, Chair* – We had the highest attendance to date. We still need more community volunteers. Communication was set up. Generator kicked in on Wednesday. When the MCA has internet out, our phones also go out. Our cell back up did kick in for phones.

*Assembly Report – Mike Mazur, Chair* – Nominations for the board were closed on Friday, October 7<sup>th</sup>. We had one individual withdraw his application. Not all have been confirmed. We have 5 candidates for 3 positions. Candidates will be introduced at an Assembly meeting this month to do their 3-minute presentation. On January 11<sup>th</sup> at 7pm we will do the Community Forum to meet the nominees. The community is invited to submit questions.

*Water and Wildlife – Mark Pienkos, Liaison* – Mr. Pienkos reported that there was no meeting this past month, nothing to report.

#### *Liaisons -*

- *TMCC – Marilyn Maleckas* – A meeting will be scheduled between the MCA and TMCC this week to review their 2023 budget. TMCC is also working feverishly to clean up storm debris. Fitness will move equipment to the new building after the fire inspection. TMCC’s desire is to update their older equipment in the future when funding is available.
- *Aviva and The Meadows Center for Nursing and Healing* — Paul Easley reported that Aviva will be hosting “Keep Dream Alive” event on November 14<sup>th</sup> at Michaels. In the past, they have raised seven hundred and sixty thousand dollars for charity. They have refurbished their Chapel and have installed new security cameras.
- *Meadows Village Center* – In process of illuminating new owners and attorneys about Meadows Restrictions and Rules.

#### **OWNER COMMENTS**

Susan Whitcomb – 5106 Everwood Run. Somerset has a renter whose son rides his motorcycle through the neighborhood very loudly. She requested that something be done.

#### **ADJOURNMENT**

On a motion by Mr. Pienkos, seconded by Ms. MacDougall.

Minutes recorded by Luisa Vavra, MCA Staff

Minutes submitted by Fernando Viteri, MCA Secretary.