



MCA BOARD OF DIRECTORS MEETING
THURSDAY, NOVEMBER 17, 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	Paul Easley, Director Mark Pienkos, Director Tom Pound, Director Mike Mazur, Assembly Chair (Non-Voting)
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EXCUSED ABSENCE: Fernando Viteri, Secretary; Amy MacDougall, Director; Tom Bondur, Director

STAFF PRESENT: Frances Rippondi - MCA 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 Ms. Maleckas, the Minutes of the October 13, 2022 (Regular) and October 18, 2022 (Special), meetings of the Board of Directors were unanimously approved.

PRESIDENT'S COMMENTS

President Clark reviewed post Hurricane Ian & Tropical Storm Nicole efforts and cleanup, indicated that a community poll regarding pickup trucks is in development, street light project is in initial stage, and pickle ball discussions are ongoing.

OWNER COMMENTS ON AGENDA ITEMS

None

ACTION ITEMS

Violation and Consideration of a Fine – 4757 Ringwood Meadow. Ms. Rippondi provided the background of the matter regarding multiple pickup truck overnight parking violations. After discussion of a motion to fine the property owner \$100 per day made by Mr. Pienkos and seconded by Ms. Maleckas, the Board unanimously approved the motion. The owner will be advised of the Board action and will be provided with details on the process of a hearing by the Hearing Committee.

OLD BUSINESS

FINANCE

Mr. Miska reported that finances are stable with three months remaining in the fiscal year. The loans are now fully drawn, and principal and interest are being paid monthly on all. Investment accounts have been finalized with \$1.25 million in various vehicles.

MANAGER'S REPORT

Ms. Rippondi reported:

- The Meadows Community Lifestyle & Wellness Facility (MCLWF) is essentially completed with punch list items being handled. The opening event – Shoppportunity – is slated for December 1, 2022.
- Dickens Center – Demolition to begin shortly after the MCLWF opening.
- Fountain View Lounge deck work is completed.
- Grove 10 bridge work is completed.
- Longmeadow concrete light poles have been pressure washed and look like new.
- The LED sign at the MCA Building and the waterfall are needing repair.
- The first pass of Ian debris collection by Sarasota County has been completed. There will be additional passes, but debris not placed at the curb will not be removed. It will be the owner's responsibility to handle if not properly prepared as communicated in multiple notices by the MCA and the County as well as media outlets.

COMMITTEE LIAISON REPORTS

Standards – Bob Clark, Chair – Mr. Clark reported that architectural review applications have slowed but impact resistant windows are still a popular improvement.

Best Kept – Leslie Totten, Chair – Written report noted with appreciation.

Communications – Tia Calomeris, Marketing Director – Ms. Rippondi reported that the December Meadoword edition will be released in late November.

Community Activities/Involvement, Tom Pound, Liaison – Mr. Pound reported on several committee issues. [Recorder's Note: There was a faulty audio connection with Mr. Pound. He may amend the Minutes at the 12/08/2022 Board meeting if desired.]

Maintenance – Fernando Viteri, Liaison – Mr. Viteri was not present, but Ms. Rippondi reported that all is in good order and items referenced by the committee have been noted by staff.

Safety – Amy MacDougall, Liaison – A written report was noted with appreciation.

Emergency Preparedness – Mike Mazur, Chair – No activity since Ian. The committee members were contacted about possible activity after Nicole passed but that storm ultimately was a non-issue for the EPC.

Assembly Report – Mike Mazur, Chair – Candidates were introduced at the October Assembly meeting to do their 3-minute presentation. On January 11th at 7pm we will hold a Community Forum to meet

the nominees. The community will be invited in early January via Constant Contact and The Meadoword 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* – The resident membership offering is well underway. The written report provided was noted with appreciation.
- *Aviva and The Meadows Center for Nursing and Healing* — Paul Easley reported that Aviva is offering some promotional discounts for new applicants.
- *Meadows Village Center* – The process of illuminating new owners and attorneys about Meadows Restrictions and Rules continues.
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OWNER COMMENTS

Robinette LeClair – 4773 Ringwood Meadow. Ms. LeClair expressed concern that she was not allowed to speak about changes in truck restrictions at the October Assembly meeting. It was noted that she did distribute flyers to the attendees.

EXECUTIVE SESSION

The Board of Directors met in Executive Session to discuss personnel matters.

ADJOURNMENT

On a motion by Mr. Pienkos, seconded by Mr. Easley the meeting was adjourned.

Minutes recorded by Mike Mazur, MCA Staff

Minutes submitted by Fernando Viteri, MCA Secretary.