



MCA BOARD OF DIRECTORS MEETING
THURSDAY, DECEMBER 8, 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
Tom Bondur, Director
Amy MacDougall, Director
Mark Pienkos, Director
Tom Pound, Director

Mike Mazur, Assembly Chair
(Non-Voting)

EXCUSED ABSENCE:

STAFF PRESENT: Frances Rippondi - MCA General Manager and Mike Mazur, Director,
Administration & Community Support

President Clark called the meeting to order at 1:05 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 November 17, 2022, meeting of the Board of Directors were unanimously approved.

PRESIDENT'S COMMENTS

Mr. Clark commented on the Open House event for the Meadows Community Lifestyle & Wellness Facility, indicating it was well-attended and commended the staff on an excellent event. FPL provided preliminary approval for placement of a second set of pickleball courts adjacent but staggered from the existing ones. The next step, already underway, is determining the layout specifics and the costs. The format for the poll on pickup trucks is nearing completion with an anticipated release this month.

OWNER COMMENTS ON AGENDA ITEMS

An owner indicated he has comments, but, after starting, as they were not on action items, his comments were deferred to later in the agenda.

ACTION ITEMS

On a motion by Mr. Pound, seconded by Ms. MacDougall, the proposed 2023-24 Budget and associated Resolution were unanimously adopted by the Board of Directors.

On a motion by Mr. Viteri, seconded by Mr. Pienkos, the 2023 Holiday Schedule was unanimously adopted by the Board of Directors.

OLD BUSINESS

None

FINANCE

Mr. Miska indicated that the current year budget is tracking very well, the cash position is strong and the previously approved C-DAR program is in place and performing well.

MANAGER'S REPORT

Mrs. Rippondi reported:

- MCLWF – Successfully opened and the contractor is working on punch list items.
- The 5/6 Fitness bridge is out of operation pending inspection and repairs.
- Permitting is underway for Phase 3 of the Center Court Lounge deck project.
- The waterfall is out of service.
- Key entryway curb pressure washing and painting are contracted.
- Sarasota County recently advised that hurricane debris will not be picked up within condominium property per FEMA provisions. Condominium association presidents are being advised.

COMMITTEE LIAISON REPORTS

Standards – Bob Clark, Chair – Mr. Clark reported there were 25 architectural review requests over the past month and 364 to date this year. There were also 22 complied violations.

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

Communications – Tia Calomeris, Marketing Director – Ms. Rippondi reported that the January 2023 Meadoword will be in the mail December 27, 2022. There were 450 attendees at the MCLWF Open House with 265 registered for the Health Fair on January 5, 2023.

Community Activities/Involvement, Tom Pound, Liaison – Mr. Pound noted we have had great events with great turnouts.

Maintenance – Fernando Viteri, Liaison – Mr. Viteri was unable to attend the most recent meeting and deferred to Ms. Rippondi's report of community conditions delivered earlier in this meeting.

Safety – Amy MacDougall, Liaison – Ms. MacDougall reported 11 incident free days and the issuances of 79 citations.

Emergency Preparedness – Mike Mazur, Chair – Mr. Mazur reported that the committee is on hiatus until May 2023.

Assembly – Mike Mazur, Chair – The November Assembly meeting consisted of a series of roundtable discussions on the topics: Insurance, Reserve Studies, Association Document Revision and Cast Iron Pipe Replacement. There will be no meeting in December and in January, there will be a Meet the Candidates Session.

Water and Wildlife – Mark Pienkos, Liaison – Mr. Pienkos shared the agenda of the November meeting of the committee to illustrate the variety of work that is being done by this very creative group of volunteers.

Liaisons -

- *TMCC – Marilyn Maleckas* – Ms. Maleckas reported there were 40 new members in November and food and beverage revenue is up. Her report provides additional details.
- *Aviva and The Meadows Center for Nursing and Healing* — Nothing to report.
- *Meadows Village Center* – Work continues to resolve the MVC association document matters.

OWNER COMMENTS

Mr. Mario Ramos of 4505 Longmeadow asked a number of questions about the MCLWF. Arrangements are being made to schedule a meeting to respond to his questions.

Mr. Ken Ludwig of 3004 Rosemead raised questions concerning placing ads in The Meadoword and voting rights. He asked the Board to address these questions in advance of the March 2023 election.

ADJOURNMENT

On a motion by Mr. Viteri, seconded by Mr. Pienkos, the Board moved to adjourn the meeting.

Minutes recorded by Mike Mazur, MCA Staff

Minutes submitted by Fernando Viteri, MCA Secretary.