



**MCA BOARD OF DIRECTORS MEETING
THURSDAY, JANUARY 12, 2023**
(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
Tom Pound, Director

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

Mike Mazur, Assembly Chair
(Non-Voting)

EXCUSED ABSENCE:

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

President Clark called the meeting to order at 1:01 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. Easley, seconded by Mr. Miska, the Minutes of the December 08, 2022, meeting of the Board of Directors were unanimously approved.

PRESIDENT'S COMMENTS

None.

OWNER COMMENTS ON AGENDA ITEMS

None.

ACTION ITEMS

None.

OLD BUSINESS

None

FINANCE

Mr. Miska indicated that the committee proposes prioritizing the aggressive loan reduction payments. Recommends making this an action item for the next board meeting.

MANAGER'S REPORT

Mrs. Rippondi reported:

- Dickenson Building Demolition – we are making progress, the back of the building should be coming down next week followed by the tree demolition. They will be laying down sewer lines going to the pro shop, working on the direction of the light poles, grading parking lot area, the asphalt paving will be done and then the final inspection.
- MCLWF – Partition walls are scheduled to be shipped tomorrow. Once received we will be scheduling installation around our community events. Keyless entry, alarms and cameras, delay due to technician having Covid. We are scheduling fitness class and transitioning MCA meeting to the new MCLWF. This week we have 49 meetings scheduled. Anyone with concerns regarding scheduling, contact the MCA. We are meeting with Associations to assist with use of equipment for their meetings. We have posted for a part-time position.
- Renaissance Access – Cards are in high demand, we have scheduled two community sessions for card pick-ups on January 31st, one in the morning and one in the evening.
- Fitness bridge –In process of obtaining quotes.
- Center Court Lounge deck –Phase 3 is still in permitting, we are expecting it back in a few weeks.
- Annual Assessments – Waiting to get our information back from printers so we can start preparing for mailing.

COMMITTEE LIAISON REPORTS

Standards – Bob Clark, Chair – Mr. Clark reported there were 7 fewer architectural reviews than last year. We have owners continuing to remodel their properties. The board is considering adding fining language to the violation notices.

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

Communications– Tia Calomeris, Marketing Director – Ms. Rippondi reported that the Meadoword for February 2023 is Etiquette. Scheduled to go out electronically on the 25th. March issue's theme is Meadows Day. The Health Fair had over 300 in attendance. Relationships with vendors were built for future partnerships such as Sarasota Mobile Unit here quarterly, Sarasota Hospital, continuing education and sponsorship opportunity, Alzheimer's Association, 5K Walk to Remember, Fit For Life, Paradise Physical Therapy, health and nutrition classes and more.

- *Community Activities/Involvement, Tom Pound, Liaison* – Mr. Pound noted a meeting took place this morning. The structure of activities is being re-structured. Ice Cream Social had over 135 attended. Movie night is scheduled at the MCLWF. The Great Gatsby is already sold out. That's Amore is scheduled for Valentine's Day, already 86 people registered. Looking at a Meadows Day in March, combing a variety of our events. The Meet & Greets are going well. We have had 300 new residents in the last year and are looking into an orientation. A Clubs & Committees Day is being scheduled for February 7th. We would like to be more involved with Aviva. The Giving Tree was a huge success, the Sheriff's Office had to bring a 40ft trailer to

load it all. Meadows Craft Group is planning to make a donation soon. The spirit of participation in charity is alive in The Meadows.

Maintenance – Fernando Viteri, Liaison – Nothing to report at this time.

Safety – Amy MacDougall, Liaison – Ms. MacDougall reported for the month of December there were 11 incident free days - same as November. There were 33 reported incidents - 11 more than in November. There were 73 citations issued this month - 6 less than November. Deputy Duff reported on scammers in the area.

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

Assembly – Mike Mazur, Chair – Candidates Session is next Wednesday at 5:30pm, we are at capacity at 162 registered to attend. Each candidate will present for up to 5 minutes, an increase from last years' time. We have a good number of community questions.

Water and Wildlife – Mark Pienkos, Liaison – Mr. Pienkos reported the committee will be held on January 13th. The WWC will be holding a follow up meeting with Chatsworth Greene to discuss condition of the pond.

Liaisons -

- *TMCC – Marilyn Maleckas – Nothing to report at this time.*
- *Aviva and The Meadows Center for Nursing and Healing — Mr. Easley reports that Aviva has a new Marketing & Sales Director who is very interested in plugging back into an active partnership with The Meadows. Aviva did participate in the Hanukkah Party. Event schedule-hand out.*
- *Meadows Village Center – Work continues with the Village Center.*

OWNER COMMENTS

Mr. Joe Moore, resident of The Meadows, raised questions concerning Amendment to Articles of Incorporation signed in October 2022, Meet the Candidates session process clarification and Bylaw-Article 9, Section 3 tabulation/count clarification.

Mr. Robert Drescher, resident, brought up issues with overnight truck parking restriction. Would like the board to consider amending the description of trucks to allow everyday family driven trucks.

ADJOURNMENT

On a motion by Mr. Easley, seconded by Ms. MacDougall, the Board moved to adjourn the meeting at 1:43 pm.

Minutes recorded by Luisa Vavra, MCA Staff
Minutes submitted by Fernando Viteri, MCA Secretary.