



**MCA BOARD OF DIRECTORS MEETING
THURSDAY, JULY 14, 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
Tom Pound, Director

Paul Easley, Director
Susan Gaynor, Director
Amy MacDougall, Director
Mark Pienkos, Director

Mike Mazur, Assembly Chair
(Non-Voting)

EXCUSED ABSENCE: Fernando Viteri, Secretary

STAFF PRESENT: Frances Rippondi - MCA General Manager, 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 Ms. Maleckas, seconded by Mr. Pienkos, the Minutes of the June 09, 2022, meeting of the Board of Directors were unanimously approved.

PRESIDENT’S COMMENTS

None

OWNER COMMENTS ON AGENDA ITEMS

None

ACTION ITEMS

On a motion by Mr. Pienkos, seconded by Ms. Maleckas, to appoint Mr. Tom Bondur in the vacant Board of Director seat for the remainder of the term was unanimously approved.

On a motion by Ms. Maleckas, seconded by Mr. Pienkos, to adopt the Investment Policy was unanimously approved.

OLD BUSINESS

None

FINANCE

Mr. Miska discussed current bank rate changes. Earning market rate interest on working capital will be an improvement. Delay on principal payments on the 4-million-dollar loan until October. The other loans are still being paid. Loans interest rate resets in 2025.

MANAGER'S REPORT

Mrs. Rippondi reported:

- MCLWF - progress continues with tiling, painting, acoustical ceiling installation and HVAC trim outs. Furniture and equipment will start going in at the end of the month. Still on target for mid-August opening. HUFCOR (wall partition company) has gone out of business. Formella is investigating options for getting our partitions delivered as soon as possible.
- Contractor is currently investigating water leak in Regency room where 3 new windows were installed.
- Resurfacing Pickleball courts scheduled for the end of August.
- The bridge across from Map Island was repaired. Decking replaced with composite and pylons added.
- Bylaws, Articles of Incorporation and Declaration of Covenants and Restrictions are being updated by the attorney to ensure they are consistent with governing statutes.
- FPL is now adding the poles within the FPL corridor to upgrade the existing transmission line.
- The Honore expansion County meeting. Project is still in design phase. This will be a 2-year process. It has not been funded yet, just a matter of time before this gets approved. They are taking out the traffic signal at 17th Street and Honore and installing a roundabout. Concerns regarding backed up traffic rerouting through Longmeadow. We are exploring options.
- Fountain View Lounge deck is closed, and repairs are under discussion. Structural support beams issues have arisen. In the process of obtaining bids for options.

COMMITTEE LIAISON REPORTS

Standards – Bob Clark, Chair – Mr. Clark reported there were 31 architectural review requests over the past month and 243 to date this year. There were also 40 complied violations.

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

Communications – Tia Calomeris, Marketing Director – Mrs. Rippondi reported that the August Meadoword edition will be a special edition and the theme is Resident Survey and noted that the September edition will focus on health and wellness.

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

Maintenance – Mark Pienkos, Liaison – Mr. Pienkos noted that the fountain on Honore is out and being worked on. If you see barriers on sidewalks, it is due to repairs being done.

Safety – Amy MacDougall, Liaison – Mrs. Rippondi reported two incidents involving sliding glass doors. One made entry and one was an attempt. The sheriff was notified for both. A constant contact was sent out to residents regarding the solicitor going around asking for money. Safety is aware and keeping an eye out. Great Cyber Safety seminar this week and another one planned for January.

Emergency Preparedness – Mike Mazur, Chair – Mrs. Rippondi reported a tour of the Sarasota County Emergency Operations Center invite has gone out to all board members and emergency preparedness committee members. It is scheduled for Tuesday, June 19th at 1:00 pm.

Assembly Report – Mike Mazur, Chair – Committee is on hiatus, June – September.

Long-Range Planning – Bob Clark & Marilyn Maleckas, Co-Chairs– Stantec Engineering has started their inspections of Longmeadow traffic control devices. As soon as their report becomes available, we will report back. The MCA 2022 Resident Survey will have a final version in a few weeks. Survey results will produce actions and workshops.

Water and Wildlife – Amy MacDougall, Liaison – Mr. Pienkos reported that Al from Sunwest sold his business. Write up in September Meadoword.

Liaisons -

- *TMCC – Marilyn Maleckas – Ms. Maleckas* reported met with management regarding classes, they will develop Pickleball and Tennis program. Approved Strategic Plan will send it to all Board members.
- *Aviva and The Meadows Center for Nursing and Healing —* Had good visit and took care of rock garden.
- *Meadows Village Center –* Scheduled a meeting to review survey.

OWNER COMMENTS

Jan Lazar – 4709 Harvest Bend

Asked questions on the disposition of Meadows land, building financing and TMCC inspections and property maintenance.

ADJOURNMENT

On a motion by Mr. Pound, seconded by Mr. Miska, the Board moved to Executive Session for personnel matters.

Minutes recorded by Luisa Vavra, MCA Staff

Minutes submitted by Fernando Viteri, MCA Secretary.