



**MCA BOARD OF DIRECTORS MEETING  
THURSDAY, MARCH 10, 2022**  
(Meeting was held in person and via Zoom. Association members  
were provided call-in information via posted meeting notice.)

**MEMBERS  
PRESENT:**

Jan Lazar, President  
Bob Clark, Vice President  
Marilyn Maleckas, Secretary  
Fernando Viteri, Treasurer

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

Mike Mazur, Assembly Chair  
(Non-Voting)

**STAFF PRESENT:** Frances Rippondi - MCA General Manager, Mike Mazur - MCA Director of Administration & Community Relations.

President Lazar called the meeting to order at 1:05 p.m. It was noted that a quorum of the Board of Directors was present.

**MINUTES OF PRIOR MEETING**

On a motion by Mr. Clark, seconded by Mr. Viteri, the Minutes of the February 10, 2022 meeting of the Board of Directors were unanimously approved.

**PRESIDENT'S COMMENTS**

President Lazar offered general comments about the upcoming Annual Meeting (March 14 at 7:00 pm).

**OWNER COMMENTS ON AGENDA ITEMS**

- Lysbeth Barnett of 3796 Lyndhurst Court commented on the proposed community survey that the Board will consider on this agenda.

**ACTION ITEMS**

**COMMUNITY SURVEY** - Marilyn Maleckas provided an overview of the survey development and status. Tom Pound expressed concern about the final survey and how it did not reflect some of the issues deliberated by the Survey Sub-Committee. On a motion by Ms. Gaynor, seconded by Ms. Maleckas, consideration of the survey was referred back to the sub-committee.

**PERSONNEL POLICY** – The amendments to MCA Personnel Policy were approved on a motion by Mr. Clark, seconded by Ms. Gaynor.

### **OLD BUSINESS**

None

### **FINANCE**

Mr. Viteri advised that over 90% of the 2022-23 Annual Assessments have been paid. The audit is underway.

### **MANAGER'S REPORT**

Ms. Rippondi reported that progress continues on The Meadows Wellness and Lifestyle Facility with the roof in place, fire sprinkler system to be installed and sidewalks to be poured. At the boat storage lot, repairs were completed on the fence that was vandalized. Roof repairs at the MCA Community Center building were completed with attention to two leak areas and needed caulking applied in other areas exhibiting wear. Staffing has been an issue for the Safety Officers due to turnover and illness and the MCA staff due to COVID. Both areas have returned to previous staffing levels; however, two full-time maintenance positions remain open.

### **COMMITTEE LIAISON REPORTS**

*Standards – Bob Clark, Chair* – Mr. Clark reported there were 29 architectural review requests over the past month. He also advised that some 29 standards violations have been resolved.

*Best Kept – Jerry Bernier, Chair* – Nothing to report.

*Communications – Tia Calomeris, Marketing Director* – Ms. Calomeris submitted a written report which was noted.

*Most Improved – Lesley Totten, Chair* – The written report submitted and distributed to the Board of Directors was noted with appreciation.

*Community Activities/Involvement, Tom Pound, Liaison* – Mr. Pound noted planned activities.

*Maintenance – Mark Pienkos, Liaison* – Mr. Pienkos noted that all is in good condition.

*Safety – Amy MacDougall, Liaison* – Ms. MacDougall noted that Major Martin of Allied Universal is out on medical leave. Deputy Duff reported at the last Safety Meeting that 3G cell service is being eliminated by carriers which may impact owners' security systems or their own phones.

*Emergency Preparedness – Mike Mazur, Chair* – Mr. Mazur reported that the committee is on hiatus until May 2022.

*Assembly Report – Mike Mazur, Chair* – Mr. Mazur reported that the Assembly will hold a program on Community Care encompassing end of season preparation and some emergency preparedness topics.

*Long-Range Planning* – Bob Clark & Marilyn Maleckas, Co-Chairs– The infrastructure report is completed but not yet distributed. The community survey has been referred back to the committee and the safety arm of the committee continues to prepare for the proposed Longmeadow traffic control device study.

*Water and Wildlife – Amy MacDougall, Liaison* – Ms. MacDougall reported that a grant request for aquatic plants has been submitted to the Sarasota Bay Estuary Program.

*Liaisons -*

- *TMCC – Marilyn Maleckas* – Ms. Maleckas reported that TMCC held their annual meeting and all business areas are on the upswing.
- *Aviva and Tarpon Point – Jan Lazar* – Ms. Lazar reported that Aviva continues to develop programs and activities. Tarpon Point has changed its name to The Meadows Center for Nursing and Healing
- *Meadows Shopping Village* – Working with them on sign conformance and other matters.

### **OWNER COMMENTS**

John Farrell of 5497 Downham Meadow expressed a need for an additional pickleball court and suggested that the pickleball group could raise funds if the MCA could provide a location.

### **EXECUTIVE SESSION**

On a motion by Mr. Easley, seconded by Ms. Maleckas, the Board of Directors entered Executive Session for legal matters.

On a motion by Mr. Viteri, seconded by Ms. Gaynor, the Board of Directors rose from Executive Session.

### **ADJOURNMENT**

President Lazar seeing no further business requested a motion for adjournment. This meeting was adjourned on a motion by Mr. Clark, seconded by Mr. Pound at 2:15 p.m.

Minutes recorded by Mike Mazur, MCA Staff  
Minutes by Marilyn Maleckas, MCA Secretary.