



**MCA BOARD OF DIRECTORS MEETING
THURSDAY, FEBRUARY 9, 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

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, Mike Mazur, Director, Administration & Community Support and Luisa Vavra, MCA Assistant General Manager

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.

PRESENTATIONS

- MCA President Bob Clark and MCA Craft Group Chair Sharon Godlewski presented the annual donations from their Craft Sale proceeds to four Non-profit organizations: Baby Basics, Resurrection House, The Haven and SPARCC. Each received a check for \$2,400.00.
- Water & Wildlife Committee Chair Bob Hueter shared a power point presentation showing the importance of preserving our lake and pond shorelines and what happens when erosion occurs.

MINUTES OF PRIOR MEETING

On a motion by Mr. Viteri, seconded by Ms. Maleckas, the Minutes of the January 12, 2022, meeting of the Board of Directors were unanimously approved.

PRESIDENT'S COMMENTS

Mr. Clark commented on this being his last meeting as president of the MCA and the completion of six years. Thanking the Board members, the volunteers, the staff and the residents.

OWNER COMMENTS ON AGENDA ITEM

None

ACTION ITEMS

On a motion by Ms. Maleckas, seconded by Ms. MacDougall, the proposed Resolution to prepay \$500,000 principal on the \$3.2 million loan. (attached) was unanimously adopted by the Board of Directors.

OLD BUSINESS

None

FINANCE

Mr. Miska presented to the Board his request for a resolution for debt prepayment.

MANAGER'S REPORT

Mrs. Rippondi reported:

- MCLWF – Phase two, parking lot area has a temporary delay while waiting for storm inlet to be fabricated. Starting next week, they will start installing the storm inlets, then sewer pipes, light poles and asphaltting. Centennial and Formella signs will come down at completion of the project.
- The 5/6 Fitness bridge is closed due to structural issues. Engineering drawings to repair bridge are in permitting with the county. Upon approval we will move forward with the repairs.
- Center Court Lounge phase 3 deck project is with Sarasota County in the review process.
- Renaissance Access Plan Registration took place on January 31st, we had 40 residents pick up cards during two sessions and since then we have had another 25 cards picked up at the Community Center.
- MCA Building is having new carpet installed on the public side on the week of February 27th.
- Meadow's resident has donated \$5,000.00 to reach 30 trees and to date she has donated \$15,000.00.
- Current posting for 3 positions, 1 for maintenance, 1 design consultant for Meadoword and 1 part time administrative assistant for the MCLWF.
- Special thanks to Bob Clark and Bob Hueter.

COMMITTEE LIAISON REPORTS

Standards – Bob Clark, Chair – Mr. Clark reported there were 33 architectural review requests. There were also 29 complied violations during the month.

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

Communications – Tia Calomeris, Marketing Director – Ms. Rippondi reported that the March 2023 Meadoword will be delivered on February 24th and the electronic version will be up on the website on the 22nd. April's issue theme is Earth Day. There were 13 digital communications from January 13th through February 7th. Averages reported for digital communications.

Community Activities/Involvement, Tom Pound, Liaison – Mr. Pound turned it over to Ms. Rippondi who reported Cyber Safety had over 150 people signed up, a first aid program is being developed partnering with Sarasota Health Department. A Health & Wellness program will feature healthy Italian cooking in February and March will be healthy Hawaiian cooking.

Maintenance – Fernando Viteri, Liaison – Mr. Viteri in continuing with the theme of being grateful, we have 6 zones who do a fantastic job. The Memorial Garden is the best it's ever looked. Getting ready for rainy season. FPL will be working on the reported 72 lights out for the next few months. Work continues on the waterfall pump by the Memorial Garden.

Safety – Amy MacDougall, Liaison – Ms. MacDougall reported during the month of January, 2023 there were 18 incident free days - 7 more than December 2022. There were 16 reported incidents - 17 less than December 2022. There were 88 citations issued this month - 15 more than December 2022.

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

Assembly – Mike Mazur, Chair – Assembly meeting scheduled for next week. Will be doing a Legal Q & A. Good attendance at the Meet the Candidates last month.

Water and Wildlife – Mark Pienkos, Liaison – Mr. Pienkos has invited Mr. Bob Hueter to present.

Liaisons -

- *TMCC – Marilyn Maleckas* – Ms. Maleckas reported on synopsis, contract between the club and ICON, , the resident exclusive offer and community/club meetings
- *Aviva and The Meadows Center for Nursing and Healing* — Met with the Marketing Director a few times. Many ongoing programs, environmental issues, annual show case, concert series. There are over 600 Meadows residents residing there.
- *Meadows Village Center* – Owner has returned to the U.S. and will be meeting with attorneys and working with us to have documents signed.

OWNER COMMENTS

Ms. Leslie Totten of 3185 Sandleheath, spoke about recent communication sent to residents including misinformation circulation. Encourage residents to get involved and volunteer, be informed and learn about our community, learn facts and attend meetings, love our community. Appreciation given to the board and staff.

Ms. Rosemary Stafford of 3228 Sandleheath, concerns regarding the time it is taking to move forward with another pickleball court.

Mr. Ken Ludwig of 3007 Rosemead, thanked board members, volunteers and Stan Miska, he also shared concerns regarding emails and signage.

ADJOURNMENT

On a motion by Ms. Maleckas, seconded by Ms. MacDougall, the Board moved to adjourn the meeting.

Minutes recorded by Luisa Vavra, MCA Staff

Minutes submitted by Fernando Viteri, MCA Secretary.