



**MCA BOARD OF DIRECTORS MEETING  
THURSDAY, MARCH 9, 2023**  
(Meeting was held in person and via Zoom. Association members  
were provided call-in information via posted meeting notice.)

**MEMBERS  
PRESENT:**

Marilyn Maleckas, President  
Michelle Johnston, Vice President  
Tom Bondur, Secretary  
Stan Miska, Treasurer

Paul Easley, Director  
Chris Perone, Director  
Mark Pienkos, Director  
Tom Pound, Director

Mike Mazur, Assembly Chair  
(Non-Voting)

**EXCUSED ABSENCE:** Amy MacDougall, Director

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

President Maleckas 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.

**MINUTES OF PRIOR MEETING**

On a motion by Mr. Pienkos, seconded by Mr. Easley, the Minutes of the February 9, 2023 meeting of the Board of Directors and the February 21, 2023 Board of Directors Special meeting were unanimously approved.

**PRESIDENT'S COMMENTS**

Ms. Maleckas welcomed the new board members and commented on her election as President of The Meadows Community Association Board of Directors.

**OWNER COMMENTS ON AGENDA ITEMS**

None.

**ACTION ITEMS**

No action items at today's meeting.

**OLD BUSINESS**

None

## **FINANCE**

Mr. Miska indicated that the year-end report will be available after the audit is completed in early May.

## **MANAGER'S REPORT**

Ms. Rippondi reported:

- The MCLWF phase II parking lot is in progress, noting that due to water and pressure inspection/testing the Hunt Club's water services will be interrupted for several hours. The MCA will provide advance notification to Hunt Club.
- Site improvements to follow are erect light poles, asphalt paving, irrigation, landscape, and final plumbing and electrical inspections.
- 5/6 Fitness Bridge - The engineering drawings are completed and will be submitted into county for permitting.
- Center Court Lounge - CCL Phase III deck - is out of permitting and contractor will be providing start date.
- Highlands Bridge Road - There are two areas on Highlands Bridge Rd that are showing signs of road depression where the stormwater pipes lead to the inlets. Manager is working with contractor to investigate.
- TMCC Club Lake - A section of lake bank failed at pond behind the Meadows Pro shop. MCA addressing with TMCC.
- New Hire - A new part-time receptionist was hired for our MCLWF. Her name is Tina Wagstaff starting Monday.
- In upcoming weeks Manager will be holding planning sessions with staff on this year's upcoming projects, programming, to ensure we meet our upcoming year's goals.

## **COMMITTEE LIAISON REPORTS**

*Standards – Tom Bondur* – Mr. Bondur reported a community walk through was done and some Hurricane Ian storm damage noted still present. New zone maps were distributed.

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

*Communications – Tia Calomeris, Marketing Director* – Ms. Rippondi reported that the April 2023 *Meadoword* theme is Earth Day. There will be a week of presentations and a Saturday event day. Presentations include Composting Station, Community Bee Hotel, Wildflowers & Native Plants and much more.

*Community Activities/Involvement, Tom Pound, Liaison* – Mr. Pound reported that the Community Garage Sale is coming up on March 18<sup>th</sup>, they are still in need of volunteers. March 28<sup>th</sup>, is Suncoast blood drive and the 31<sup>st</sup> is Living In Paradise. On April 28<sup>th</sup> we will host a new homeowner Sip & Social. Craft Sale will be coming up and will be in the new building.

*Maintenance* –  
None

*Safety – Amy MacDougall, Liaison* – Ms. Rippondi reported on Safety responding to a report of a suspicious person seen at a condominium association pool area.

*Emergency Preparedness – Mike Mazur, Chair* – Mr. Mazur reported that the committee is on hiatus until May 2023. Volunteers are still needed.

*Assembly – Mike Mazur, Chair* – Thank you to the Assembly Executive Committee members and volunteers for their help with auditing the ballots. Planning to have CAI Chapter for W. Florida come speak to our association leaders. They are giving a presentation about CAI. CAI Day is March 23<sup>rd</sup>, it's a great opportunity for our leaders to attend and learn about resources and meet other association leaders. Mr. Pienkos suggested that the Assembly Executive Committee evaluate the election process and events that were employed for this year.

*Water and Wildlife – Mark Pienkos, Liaison* – Mr. Pienkos reported that the WWL Committee last met on February 24<sup>th</sup> and spoke about adding more members to the committee and designating ponds to members, like they do with zones in the Standards Committee. March 24<sup>th</sup> is the next meeting, at which the April 12<sup>th</sup> lake bank planting will occur.

*Liaisons -*

- *TMCC – Marilyn Maleckas* – Ms. Maleckas reported that the TMCC Annual Meeting went very well. A hand-out has been shared with all Board members. There is a strong emphasis on membership. New leased golf carts have been well received.
- *Aviva and The Meadows Center for Nursing and Healing – Paul Easley* — Mr. Easley reports Aviva is celebrating its 30<sup>th</sup> year of providing The Meadows with services. They continue to host concerts and the University Bird Talk.
- *Meadows Village Center* – Continuing communication with owner and attorneys.

### **OWNER COMMENTS**

Mr. Ned Boston of 3228 Ringwood MDW – Pleased to hear that more pickleball courts will be available. Asks the Board to consider an Ad hoc Committee for Pickleball similar to TMCC Tennis Committee.

### **ADJOURNMENT**

On a motion by Mr. Bondur, seconded by Mr. Miska, the Board moved to adjourn the meeting. Meeting adjourned at 1:32 pm.

Minutes recorded by Luisa Vavra, MCA Staff

Minutes submitted by Tom Bondur, MCA Secretary.