



**MCA BOARD OF DIRECTORS MEETING
THURSDAY, MAY 11, 2023**

**MEMBERS
PRESENT:**

Marilyn Maleckas, President
Michelle Johnston, Vice President
(via telephone)
Tom Bondur, Secretary
Stan Miska, Treasurer

Amy MacDougall, Director
Chris Perone, Director
Mark Pienkos, Director
Tom Pound, Director

EXCUSED ABSENCE: Paul Easley, Director

STAFF PRESENT: Frances Rippondi - MCA 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 Ms. MacDougall, the Minutes of the April 13, 2023 meeting of the Board of Directors were unanimously approved.

PRESIDENT'S COMMENTS

Ms. Maleckas welcomed everyone. She advised that responses are coming in on the pick-up truck survey but it is too early to draw any conclusions on trends.

OWNER COMMENTS ON AGENDA ITEMS

None.

ACTION ITEMS

Consideration of a Fine - 3432 Longmeadow

Ms. Rippondi presented the case on behalf of The Meadows Community Association noting that approved Architectural Review applications remain incomplete an excessive amount of time beyond the stated deadline; construction and other debris litters the property, no construction schedule has been provided as requested on multiple occasions and debris and other conditions are eliciting complaints from neighbors. MCA management suggested a fine of \$50 per day. On a motion by Mark Pienkos, seconded by Ms. MacDougall, the Board of Directors unanimously approved a fine of \$100 per day.

OLD BUSINESS

None

FINANCE

Mr. Miska provided a brief report on the financial results of the fiscal year to date. New cash management approaches have resulted in \$17,000 of revenue so far this year. The loan balance is \$7.2 million with \$6.7 million or less projected by year end.

MANAGER'S REPORT

Ms. Rippondi reported:

- The MCLWF phase II parking lot is nearing completion.
- Center Court Lounge - CCL Phase III deck project will be completed this month and the 5/6 Fitness Bridge will be next.
- The replacement of 300' of storm damaged fence along Gocio Road Extension will require debris cleanup before fencing can be replaced.
- The damaged fencing at the R/V lot is being replaced.
- Pickleball – The survey of the new courts will be completed in four to eight weeks.
- Streamlining of the fining process is underway.
- The Kitchen Dry Storage and the Meadows Pro Shop HVAC units are being replaced due to excessive leakage and end of useful life.
- Audit completion is slated for late-May.
- Tomorrow, May 12 is the aquatic planting date for eight ponds. A press release on this project and the general environmental efforts in The Meadows is being released.
- Acoustics – Opinions on acoustical measures have been sought from architects and other sources.

COMMITTEE LIAISON REPORTS

Standards – Tom Bondur– Mr. Bondur reported on the activities of the committee to date. Community improvements continue with applications for window replacement, painting and tree and landscaping matters with 146 applications to date.

Best Kept – Leslie Totten, Chair – This committee is on hiatus.

Communications– Tia Calomeris, Marketing Director – Ms. Rippondi noted key items in the written report provided.

Community Activities/Involvement, Michelle Johnston, Liaison – The written report provided was noted with appreciation.

Maintenance – Jo Evans, Chair – The written report provided was noted with appreciation.

Safety –Michelle Johnston, Liaison – The written report provided was noted with appreciation.

Emergency Preparedness – Bob Clark and Mike Mazur, Co-Chairs – Mr. Mazur reported that the committee held its first meeting on May 9, 2023. The associations have been very responsive in providing new committee members.

Assembly – Ned Boston and Mike Mazur, Co-Chairs – Mr. Mazur reported that the final meeting of the season will be held May 17, 2023 with a program entitled “Effective Meetings – Leaving Helter-Skelter Behind.” The Assembly Executive Committee has been finalized including Ned Boston, Chair, Cathy Gruneisen, Pat Hess, and Lorraine Scrimshaw.

Water and Wildlife – Mark Pienkos, Liaison – Mr. Pienkos reported that the committee will be holding their aquatic planting on May 12. He noted that the minutes and agenda of the recent meeting of the committee are included in the Board packet at his request to illustrate the extent of the items being handled by this group.

Pickleball – Ned Boston, Chair – Ned reported that fundraising and other communications are being developed.

Liaisons -

- *TMCC – Marilyn Maleckas* – Ms. Maleckas covered highlights of the written report provided.
- *Aviva and The Meadows Center for Nursing and Healing – Paul Easley* — It was noted that AVIVA is resuming its sponsorship of informational events for MCA residents.
- *Meadows Village Center – Chris Perone* – Mr. Perone reported that he has met with the Village Center Manager and there have been mixed messages about how the manager wishes to proceed to address issues on their property. Mr. Perone and Ms. Rippondi will schedule a meeting with the manager.

OWNER COMMENTS

There were none.

ADJOURNMENT

On a motion by Ms. MacDougall, seconded by Mr. Miska, the Board moved to adjourn the meeting at 1:55 pm.

Minutes recorded by Mike Mazur, MCA Staff

Minutes submitted by Tom Bondur, MCA Secretary.