



**MCA BOARD OF DIRECTORS MEETING
THURSDAY, June 8, 2023**

**MEMBERS
PRESENT:**

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

Paul Easley, Director
Amy MacDougall, Director
Chris Perone, Director
Mark Pienkos, Director
Tom Pound, 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 Ms. Johnson, seconded by Mr. Pienkos, the Minutes of the May 11, 2023, meeting of the Board of Directors were unanimously approved.

PRESIDENT'S COMMENTS

Ms. Maleckas welcomed everyone and introduced MCA Director of Marketing Tia Calomeris who presented the results of the Truck Survey. A response rate of 34% was received and 61% of the responses favored continuing the ban and 39% favored discontinuing the ban. The existing policy stands.

OWNER COMMENTS ON AGENDA ITEMS

Peggy Lang of 4568 Longwater Chase referenced the need for more defibrillation devices and Narcan in the MCA and TMCC leased buildings.

ACTION ITEMS

Consideration of a Fine – 4760 Greencroft Rd.

Ms. Rippondi presented the case on behalf of The Meadows Community Association noting non-compliant or dilapidated fences and toys being left in the front yard and other exterior conditions are in violation and are eliciting complaints from neighbors. On a motion by Ms. MacDougall, seconded by Mr. Miska, the Board of Directors unanimously approved a fine of \$100 per day until violations are cured.

Ms. Rippondi noted the Hearing Committee met on the fine levied at 3432 Longmeadow, the owner did not appear, and the fine was upheld.

Pickleball Committee

President Maleckas presented the charter for the Pickleball Committee. On a motion by Mr. Pienkos, seconded by Ms. Johnson, the charter was unanimously approved by the Board of Directors.

OLD BUSINESS

None

FINANCE

Mr. Miska provided a brief report on the financial results of the first quarter of the fiscal year to date. He reported the audit report is in draft form and clean as a whistle. The Finance Committee will meet and the final audit report will be released.

MANAGER'S REPORT

Ms. Rippondi reported:

- The MCLWF phase II parking lot is completed, the contractor's and bank signs have been removed and various acoustical measures are being explored.
- Center Court Lounge - CCL Phase III deck project is completed and the permit for the 5/6 Fitness bridge has just been released by county.
- Pickleball – The survey of the new courts has been completed and engineers are preparing necessary documents to submit to county. A Pickleball page has been added to the website.
- Biennial tree trimming is underway.
- The second aquatic planting is scheduled for June 23rd.
- The new homeowners' kit revision is underway.
- The MCA maintenance building has been evaluated and it will be demolished with a move to a part of the TMCC maintenance office.

COMMITTEE LIAISON REPORTS

Standards – Tom Bondur– Mr. Bondur reported on the activities of the committee to date. Community improvements continue with 212 applications to date. Forty-five violation notice postcards have been sent.

Best Kept – Leslie Totten, Chair – This committee is on hiatus. Ms. Totten distributed the promotional flyers for the upcoming Best Kept programs.

Communications– Tia Calomeris, Marketing Director – Ms. Rippondi provided a brief update on communications.

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 is holding its June meeting next week. In July, there will be a community-wide emergency preparedness program.

Assembly – Ned Boston and Mike Mazur, Co-Chairs – Mr. Mazur reported that committee is on hiatus, but the Assembly Executive Committee is preparing a July program on the changes in the condo and HOA statutes and are planning for the program that resumes in October.

Water and Wildlife – Mark Pienkos, Liaison – Mr. Pienkos reported on the committee referencing the included agenda and minutes.

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 was recognized as 2023 Platinum Winner for Best Retirement Community by *SRQ Magazine*.
- *Meadows Village Center – Chris Perone* – Mr. Perone reported that he and Ms. Rippondi will be meeting with the manager on June 12.

OWNER COMMENTS

There were none.

ADJOURNMENT

On a motion by Mr. Pound, seconded by Ms. MacDougall, the Board moved to adjourn the meeting at 1:58 pm.

Minutes recorded by Mike Mazur, MCA Staff

Minutes submitted by Tom Bondur, MCA Secretary.