



**MCA BOARD OF DIRECTORS MEETING  
THURSDAY, JULY 13, 2023**

**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

**EXCUSED ABSENCE:** Amy MacDougall, 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 Mr. Miska, the Minutes of the June 8, 2023, meeting of the Board of Directors was unanimously approved.

**PRESIDENT'S COMMENTS**

Ms. Maleckas welcomed everyone and advised that this evening, leaders and owners of properties adjacent to the proposed Edens Gate community will be participating in a Neighborhood Workshop. She noted that a previous request by this proposed community for emergency street access to The Meadows was denied. This workshop will enable the owner and developer to outline their plan and to address community (Meadows and adjacent others) concerns. This is the first step in the process for this proposed development.

**OWNER COMMENTS ON AGENDA ITEMS**

None

**ACTION ITEMS**

**Consideration of a Fine – 1904 Dalecroft Rd.**

Ms. Rippondi presented the case on behalf of The Meadows Community Association noting attention is needed to roof cleaning, weed removal, and overgrown hedges. On a motion by Mr. Pound, seconded by Mr. Pienkos, the Board of Directors unanimously approved a fine of \$50 per day effective on the hearing date until violations are cured.

### Consideration of a Fine – 4847 Greywood Lane.

Ms. Rippondi presented the case on behalf of The Meadows Community Association noting attention is needed to dead grass, gutter and fascia damage and a leaning mailbox. On a motion by Ms. Johnston, seconded by Mr. Perone, a majority of the Board of Directors approved a fine of \$50 per day effective on the hearing date until violations are cured. Mr. Pienkos requested that his negative vote be recorded with a preference for a \$100 per day fine.

### **FINANCE**

Mr. Miska provided a brief report on the financial results to date noting that income and expenses are tracking to budget or below; the loan balance is \$7.1 million; and the final audit report was released with an unqualified (clean) opinion.

### **MANAGER'S REPORT**

Ms. Rippondi reported:

- Center Court Lounge - CCL Phase III deck project is completed with final inspection underway.
- The 5/6 Fitness bridge demolition is scheduled for next week.
- Clearing of north drainage area above Sheffield Greene is underway.
- Fence – Gocio Rd – Debris is being cleared and then fence will be installed by the end of July.
- Highlands Bridge Road and Highlands Oak Circle – Drainage pipes are being camera inspected to determine next steps.
- Pool – Resurfacing, tile and grouting to be started in the middle of August.
- Striping – Highlands Bridge Road and Glebe Farm Road are being scheduled.
- Homeless Encampment at 17<sup>th</sup> Street – Sarasota Sheriffs Office Hot Team has been contacted.
- Pickleball – Site design has undergone some minor amendments.

### **COMMITTEE LIAISON REPORTS**

*Standards – Tom Bondur*– Mr. Bondur reported on the activities of the committee to date. Community improvements continue with trees, window replacements and remodels most prevalent.

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

*Communications– Tia Calomeris, Marketing Director* – A written report was attached with Ms. Rippondi highlighting the completion of the revised new resident packets.

*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 there will be a community-wide emergency preparedness program next week with approximately 150 in attendance.

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

*Pickleball – Ned Boston, Chair* – Mr. Boston reported additional information about pickleball in The Meadows was added to the MCA website. He noted that a fund raising program is in development.

*Water and Wildlife – Mark Pienkos, Liaison* – Mr. Pienkos reported on the committee referencing the included 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* — Mr. Easley reported on the AVIVA concert series.
- *Meadows Village Center – Chris Perone* – Mr. Perone reported that he has been collaborating with the manager on a keyless lock for the dumpster coral surround and island cleanup.

**OWNER COMMENTS**

Mr. Alex Peake of 2891 Longleat Woods raised questions about the policies on the use of the Meadows Community Lifestyle & Wellness Facility. He suggested The Meadows obtain a bottle club license.

**ADJOURNMENT**

On a motion by Ms. Johnston, seconded by Mr. Miska, the Board moved to adjourn the meeting at 2:05 pm.

Minutes recorded by Mike Mazur, MCA Staff  
Minutes submitted by Tom Bondur, MCA Secretary.