



**MCA BOARD OF DIRECTORS MEETING  
THURSDAY, SEPTEMBER 14, 2023**

**MEMBERS  
PRESENT:**

Marilyn Maleckas, President  
Michelle Johnston, Vice  
President  
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 Ms. Johnston, seconded by Mr. Perone, the Minutes of the July 13, 2023, meeting of the Board of Directors were unanimously approved.

**PRESIDENT'S COMMENTS**

Ms. Maleckas welcomed everyone and referenced the multitude of activities coming up.

**OWNER COMMENTS ON AGENDA ITEMS**

None

**ACTION ITEMS**

**Consideration of a Fine – 4535 Glebe Farm Rd.**

Ms. Rippondi presented the case on behalf of The Meadows Community Association noting attention is needed to irregular lawn mowing, landscape beds overgrown, hedges need trimming. In addition, there is a broken window, the pool is green due to algae growth and multiple complaints have been received on the condition of the property. On a motion by Mr. Perone, seconded by Ms. MacDougal, the Board of Directors unanimously approved a fine of \$100 per day effective on the hearing date until violations are cured.

### Consideration of a Fine – 4686 Glebe Farm Rd.

Ms. Rippondi presented the case on behalf of The Meadows Community Association noting multiple complaints of a nuisance dog that has been unsupervised and off leash in violation of both Meadows Restrictions and Sarasota County ordinances. In addition, it has been reported by multiple residents that the dog has been charging, growling, barking and following residents. On a motion by Mr. Pienkos, seconded by Ms. MacDougal, the Board of Directors unanimously approved a fine of \$100 per day effective on the hearing date until violations are cured.

### **FINANCE**

Mr. Miska provided a brief report on the financial results to date noting that income and expenses are tracking to budget or below.

### **MANAGER'S REPORT**

Ms. Rippondi reported:

- The first of several acoustical measures have been installed in the MCLWF building.
- Center Court Lounge - CCL Phase III deck project is completed.
- The 5/6 Fitness bridge project is completed.
- Fence – Gocio Rd – The damaged fence has been replaced.
- Highlands Bridge Road and Highlands Oak Circle – Drainage pipes camera inspection has been rescheduled to October.
- Pool – Resurfacing, tile and grouting have been completed and opening is pending county inspection.
- Striping – Highlands Bridge Road and Glebe Farm Road have been completed and streetlight poles will be power washed.
- Pickleball – Pre submittal conference was held with 12 county department heads. Stormwater management conference is next.

### **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 among the 36 applications received in the past month. A table of standards fines has been developed and will be communicated via the Meadoword. The fine schedule is to be sent to the Board when it is in final form.

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

*Communications– Tia Calomeris, Marketing Director* – A written report was attached with Ms. Rippondi highlighting recent activities and 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 there were no significant incidents from Hurricane Idalia; however, the EPC members including the communications center were out in force.

*Assembly – Ned Boston and Mike Mazur, Co-Chairs* – Mr. Boston reported that the inaugural meeting of the Assembly for the season on October 18 will feature a review of recent condo and HOA statute changes presented by attorney Byrony Smith of Becker.

*Pickleball – Ned Boston, Chair* – Mr. Boston noted that Ms. Rippondi had covered the recent activities regarding additional pickleball courts.

*Water and Wildlife – Mark Pienkos, Liaison* – Mr. Pienkos reported on the committee referencing the included minutes and noted an upcoming article about Low Maintenance Zones for single family homes.

#### *Liaisons -*

- *TMCC – Marilyn Maleckas* – Ms. Maleckas covered highlights of the written report provided particularly noting the hiring of a new marketing director and that the TMCC budget will be presented to the MCA Board for approval at the October 12, 2023 meeting.
- *Aviva and The Meadows Center for Nursing and Healing – Paul Easley* — Ms. Maleckas reported on the AVIVA Open House program.
- *Meadows Village Center – Chris Perone* – Mr. Perone reported that a new sign and a keyless lock for the dumpster surround have been installed.

#### **OWNER COMMENTS**

Ms. Martha Brown of 4574 Longwater Chase presented a drawing of an expansion of fitness center space in The Meadows Community Lifestyle & Wellness Facility. The proposed plan would take all of the Heron Room and the adjacent primary storage closet and the east section of the foyer hall space.

Ms. Susan Whitcomb of 5106 Everwood Run asked when an ADA required door opener would be installed at the MCLWF. It was noted that neither ADA nor County regulations require such a system, but it is being budgeted for the next fiscal year.

Mr. Alex Peake of 2891 Longleaf Woods noted the lap lines in the recently renovated pool look good and encouraged continued efforts on acoustical matters at the MCLWF and consideration of adding dimmer switches. It was noted that dimming the lighting requires much more extensive measures than installing dimmer switches.

**ADJOURNMENT**

On a motion by Mr. Pound, seconded by Ms. Johnston, the Board moved to adjourn the meeting at 2:18 pm.

Minutes recorded by Mike Mazur, MCA Staff

Minutes submitted by Tom Bondur, MCA Secretary.