



**MCA BOARD OF DIRECTORS MEETING
THURSDAY, JANUARY 11, 2024**

MEMBERS PRESENT:	Marilyn Maleckas, President	Ned Boston, Director
	Michelle Johnston, Vice President	Paul Easley, Director
	Tom Bondur, Secretary	Amy MacDougall, Director
	Stan Miska, Treasurer	Chris Perone, Director
		Mark Pienkos, 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.

She noted that representatives of the charities selected to receive donations from the Craft Group sale proceeds were present. Representatives from Baby Basics, Resurrection House, SPARCC and The Haven were presented with \$2,500 each by Craft Group Co-Chairs Sharon Godlewski and Gail Kroll.

Ms. Maleckas then presented a certificate of appreciation and a gift card to Lesley and Bud Totten for their many years of volunteer service as leaders of the Best Kept Committee and numerous other roles.

It was noted that a quorum of the Board of Directors was present and required notice was given.

MINUTES OF PRIOR MEETING

A motion was made by Mr. Perone, seconded by Mr. Easley, that the Minutes of the December 14, 2023 meeting of the Board of Directors be approved. Mr. Pienkos offered an edit to reflect the vote count of the amendment that he made to the budget and to reflect his suggestion that a workshop of the Board be held prior to future budget approval. The Minutes as amended were approved.

OWNER COMMENTS ON AGENDA ITEMS

None

FINANCE

Mr. Miska provided a brief report on the financial results, noting interest income is rising, expenses are in line with budget or below with a cash balance of \$1.8 million with \$500,000 in reserves and \$1 million on deposit with Centennial Bank and other reciprocal institutions as the loan agreements require.

MANAGER'S REPORT

Ms. Rippondi reported:

- FPL is in the process of installing new LED streetlights throughout The Meadows. This is a zero-cost project with no change in fixture style and using existing poles.
- Two sections of fencing along Hauri Rd. are being repaired.
- Replacement fitness trail equipment has been ordered.
- Road striping has been completed for Myrtlewood and Everwood Run and pressure washing of the light poles along those roads is underway.
- The Pickleball plan has come back from permitting with three options on stormwater handling and the possibility of a variance request.
- The Meadows Village Center Declaration amendment has been recorded and the Meadows attorney is drafting a letter of explanation to the owners.
- The expansion of ADA parking at the MCLWF is under review.
- The 2024 Annual Assessment mailing will be in the mail in a week thanks to the staff and volunteer efforts to do final assembly.
- New Renaissance Access cards will be distributed near the end of February.

COMMITTEE LIAISON REPORTS

Standards – Tom Bondur– Mr. Bondur reported on the activities of the committee to date. Community improvements continue, although applications slowed down over the holiday period.

Activities –Michelle Johnston, Liaison – The written report was attached.

Best Kept – Leslie Totten, Chair – There was no report, but Ms. Totten indicated that a plan for the next two years was submitted for consideration.

Communications– Tia Calomeris, Marketing Director – A written report was attached with Ms. Rippondi highlighting recent activities and communications.

Maintenance – Jo Evans, Chair – The written report was attached.

Safety –Michelle Johnston, Liaison – The written report provided was attached.

Emergency Preparedness – Bob Clark and Mike Mazur, Co-Chairs – Mr. Mazur noted that the committee is on hiatus until May 2024.

Assembly – Ned Boston and Mike Mazur, Co-Chairs – Mr. Boston reported that the January 17, 2024 program will be on the topic of Emotional Support Animals with attorney Scott Petersen. On February 24, 2024 the program will be on Home Checkers. Both programs are at 4:00 pm.

Pickleball – Ned Boston, Chair – Mr. Boston noted that per Ms. Rippondi's earlier report, the project is in permitting with the county.

Water and Wildlife – Mark Pienkos, Liaison – Mr. Pienkos had a meeting on January 5. He suggested that \$5,000 a year be designated for remediation of the muck level in the lakes and ponds in future budgeting.

Liaisons -

- *TMCC – Marilyn Maleckas* – Ms. Maleckas referred to the written report provided. She noted that the one-hour social events with associations have resumed.
- *Aviva and The Meadows Center for Nursing and Healing* – Mr. Easley reported that Aviva continues their environmental program series with the next topic being the history of the Mote Marine Laboratory. Meadows residents are urged to join in the Aviva programs.
- *Meadows Village Center – Chris Perone* – Mr. Perone reported that he continues to contact the Village's property manager to discuss issues that are still in need of attention with a focus on the dumpster appearance and usage.

OWNER COMMENTS

June Fenton of 5614 Long Common Cir. expressed concern over the newly-enacted rules on the frequency and time limitation on pickleball court usage

Deborah Ansary of 3305 Highlands Bridge Rd. also expressed concerns about pickleball availability.

ADJOURNMENT

On a motion by Mr. Easley, seconded by Ms. MacDougall, the Board unanimously adjourned the meeting at 1:55 pm.

Minutes recorded by Mike Mazur, MCA Staff.

Minutes submitted by Tom Bondur, MCA Secretary.