



**MCA BOARD OF DIRECTORS MEETING  
THURSDAY, FEBRUARY 8, 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 2:00 p.m. It was noted that a quorum of the Board of Directors was present and required notice was given.

**MINUTES OF PRIOR MEETING**

A motion was made by Ms. MacDougall, seconded by Mr. Easley, that the Minutes of the January 11, 2024, meeting of the Board of Directors be approved and that motion carried unanimously.

Ms. Maleckas advised the Board that Lee Wetherington Homes is planning to build seven homes in the \$1.5 million and up range on the former Flagman property on 17<sup>th</sup> Street. There will be no road access to The Meadows, however, they wish to be a part of The Meadows.

She also noted that the pickleball policies have been altered to allow for two court reservations per day. Lastly, she noted there is a plan to run the Legacy Trail along 17<sup>th</sup> Street to Honore Avenue to Athletes Drive into Nathan Benderson Park. There will be no connection within The Meadows.

**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. He will have more information at the March meeting as February is the final month of the fiscal year.

## **MANAGER'S REPORT**

Ms. Rippondi reported:

- MCLWF acoustical panels have all been installed.
- At the MCLWF, a credenza has been installed in the lobby holding a monitor that lists the events of the day and their location. Updates and changes to this monitor can be made from any Internet-connected workstation.
- FPL is actively working on the replacement of streetlights with new LED fixtures.
- The 17<sup>th</sup> Street entryway monument sign has been repaired after being hit by a vehicle. The driver's insurance company is paying for the \$11,000 damage.
- The Association's attorney has written and sent a letter about the MVC Declaration amendment to all Meadows Village Center unit owners. A meeting with the owners will be arranged.
- Road work has been scheduled for Highlands Bridge Road, Highlands Oak Circle and Downham Meadow.
- The data from the radar speed signs placed on Ringwood Meadow is being reviewed by staff and the Safety Chair. From initial reports over a month, the average speed in this 20-mph zone is 21-mph and the maximum recorded was 37 mph.
- Another \$5,000 for trees has been donated by resident Janice Kunkel.
- An alligator was removed from the pond adjacent to Wood Ridge. Unfortunately, workers were feeding the animal which is illegal and can make them more prone to approach humans. The workers' employers were advised of this situation and advised to cease any wildlife feeding.
- Three new pieces of outdoor fitness trail equipment were installed.
- Restated document progress was delayed. It is expected that the documents will be presented to the Board of Directors for review in the upcoming weeks.
- Pickleball court approval continues to be with the county with an application most recently presented to be completed by the engineer.

Mr. Pienkos requested a report on the utilization of the function rooms of the MCA.

## **COMMITTEE LIAISON REPORTS**

*Standards – Tom Bondur*– Mr. Bondur reported on the activities of the committee to date. Community improvements continue and violation postcards are receiving responses and action.

*Activities –Michelle Johnston, Liaison* – Ms. Johnston reported that the committee is reviewing ways to increase volunteerism and cross committee collaboration.

*Best Kept – Open, Chair* – There was no report as Mr. and Mrs. Totten have resigned and they are transitioning the committee for new leadership.

*Communications– Tia Calomeris, Marketing Director* – A written report was attached.

*Maintenance – Jo Evans, Chair* – The focus is on irrigation repairs and adding new shell along paths and gathering areas.

*Safety –Michelle Johnston, Liaison* – Comments were made about the radar speed signs on Ringwood Meadow. Signs are being purchased to be placed on Longmeadow.

*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 March 20 program will provide an update on insurance matters for the associations and for the individual.

*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 reported that the next meeting will be March 8, 2024 and the committee will be evaluating and establishing goals.

#### *Liaisons -*

- *TMCC – Marilyn Maleckas* – Ms. Maleckas referred to the written report provided. She noted that net membership for the past year is positive and that she and Ms. Johnston met with the TMCC Director of Marketing and discussed a revamp of the community meetings process.
- *Aviva and The Meadows Center for Nursing and Healing* – Mr. Easley reported that Aviva is planning another Open House for Meadows residents on February 29, 2024.
- *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. He provided photos of items that need attention. He and Ms. Rippondi are compiling a prioritized list of items to be addressed by the MVC management.

## **OWNER COMMENTS**

Deborah Ansary of 3305 Highlands Bridge Rd. expressed thanks for the action taken on the pickleball scheduling.

Samir Ansary of 3305 Highlands Bridge Rd. offered belated congratulations to the leadership on the wonderful Meadows Community Lifestyle & Wellness Facility. He was disappointed that the Perch could not be used for his association's potluck dinner. He requested the policy concerning association meals in the MCLWF be reviewed.

Alex Peake of 2891 Longleat Woods expressed thanks for the work done to adjust the pickleball court scheduling parameters. He also requested that Constant Contact be utilized to announce Board meetings.

## **ADJOURNMENT**

On a motion by Ms. Johnston, seconded by Mr. Perone, the Board unanimously adjourned the meeting at 2:40 pm.

Minutes recorded by Mike Mazur, MCA Staff.

Minutes submitted by Tom Bondur, MCA Secretary.