



**MCA BOARD OF DIRECTORS MEETING
THURSDAY, MARCH 14, 2024**

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

EXCUSED ABSENCE: Chris Perone, Director and Fernando Viteri, Director

STAFF PRESENT: Frances Rippondi - MCA General Manager and Luisa Vavra - MCA Assistant General Manager

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 Mr. Pienkos, seconded by Mr. Boston, that the Minutes of the February 8, 2024, meeting of the Board of Directors be approved and that motion carried unanimously.

PRESIDENT'S COMMENTS

Ms. Maleckas made a comment that if residents have questions or concerns, the MCA is available to meet with them. Residents who would like to stay better connected can join one of the MCA's many committees or attend Board meetings but to please keep in mind that at a Board meeting owners can speak for a limited amount of time. Residents will have more of an opportunity to discuss issues if they contact the MCA.

FINANCE

Mr. Miska provided a brief report on the financial results, this should be a successful year. We are right on schedule, right on budget. The Renaissance cards are providing a great discount on amenities for residents.

MANAGER'S REPORT

Ms. Rippondi reported:

- Annual meeting was last month's focus. Communication was sent out regarding the interruption of zoom audio at the beginning of the meeting and we are researching what happened and looking into solutions. We will also be posting both Marilyn Maleckas' script and portion of presentation that was recorded on the website.
- MCA digital sign outside 2004 Longmeadow will not be replaced with a new Electronic Messaging Center (EMC). Research unveiled that EMC's are not allowed in our zone area (RSF2).
- Road work has now been completed for Highlands Bridge Road and Highlands Oak Circle. Downham Meadow needs more attention. Geotech report indicated poor compaction around the inlet. We are working on obtaining quotes for repair.
- The two electronic radar speed signs for Longmeadow have been received and will be installed over the next few weeks.
- WWL planting takes place tomorrow morning, Friday, March 15th. Aviva residents have been invited to join. We have 13 volunteers and 825 plants.
- Renaissance Access Card Distribution – will take place on Wednesday, March 20th from 9am-1pm. We will be having our 5th distribution of cards. To date we have distributed close to 2000 cards.
- Vandalism and Break ins at the MCA & TMCC Maintenance have occurred. Damage has occurred to misc. items, signage, street signs and chain link fencing. Cameras are in place, safety has increased patrolling in those areas and reports have been made to the Sheriff's office. Officer Grayson with the Sherrif's office stated that some patrolling would be done in the area as well.
- Restated declaration has been sent for your review. Our primary goal is to fold all amendments into one document and bring a few items current. The Articles and Bylaws will be sent out next week. Once we have all comments received, we will bring all the documents back to the board for your votes.

Mr. Pienkos requested an update on the report request for the utilization of the MCA function rooms. He also recommended bringing in a sound engineer during meetings to better assist with audio issues.

COMMITTEE LIAISON REPORTS

Standards – Tom Bondur– Mr. Bondur reported on the activities of the committee. Updates were given for violation postcards, reported compliance and architectural applications received.

Activities –Michelle Johnston, Liaison – April will focus on Earth Day. Earth Day Celebration will be happening the entire week of April 20th. We are looking for volunteers to help.

Communications– Tia Calomeris, Marketing Director – Ms. Rippondi reported April Meadoword theme to be “Planting Seeds for Tomorrow”. The April edition is expected to be mailed out around March 27th – 28th. May Meadoword theme will be Emergency

Preparedness. Tia will be out on medical leave for approximately 8 weeks. A written report was attached.

Maintenance – Jo Evans, Chair – The committee met yesterday. A report for March will be provided at April's Board meeting.

Safety –Michelle Johnston, Liaison – Committee did not meet quorum for its March meeting. It was an informational meeting only. Pedestrians vs. bicycles was discussed.

Emergency Preparedness – Bob Clark and Mike Mazur, Co-Chairs – Mr. Mazur was unable to attend today's meeting. The committee is on hiatus until May.

Assembly – Ned Boston and Mike Mazur, Co-Chairs – Mr. Boston reported that they will have an arborist come in to address the topic of tress at the April 17 Assembly meeting. Waiting on July 1st update from Governor's office regarding bills on his desk for HOA's and Condominiums that would bring change if passed.

Water and Wildlife – Mark Pienkos, Liaison – Mr. Pienkos reported that the committee met on March 8, 2024. The committee discussed goals for the upcoming year. A presentation will be prepared. No meeting will take place in April. The next meeting will be on May 3, 2024.

Liaisons -

- *TMCC – Marilyn Maleckas* – Ms. Maleckas reports that TMCC began 2024 with more members. The Groves is in its best condition, best of the 3 courses. The Highlands needs a development plan. Audio dropped at the beginning of the Annual meeting on Zoom. A detailed script will be sent out for those who joined the Zoom meeting and could not hear.
- *Aviva and The Meadows Center for Nursing and Healing* – Mr. Easley's term has expired. . Anyone interested in becoming the liaison should contact the MCA.
- *Meadows Village Center* – Chris Perone – Mr. Perone was unable to attend today's meeting . Ms. Rippondi reported that she met with Chris Perone at the Village Center to determine what their needs are. Afterwards a call was placed to Mr. Hall, owner of the remaining Meadows Village Center units, and a voicemail was left asking for a call back. We were able to speak with Milford and he reported that they are currently working on replacing the lights, tree service is coming out tomorrow to maintain the trees and the dumpster has been repaired.

OWNER COMMENTS

Susan Whitcomb of 5106 Everwood Run asked questions regarding repairs needed and expressed thanks for the digital sign update. She also suggested an email be sent to board presidents making them aware that the MCA is looking for volunteers.

David Moore of 4641 Longwater Chase expressed concern regarding the lease fee the Club pays per year. Assessments are going up and concerns we are putting ourselves in debt.

Ken Ludwig of 3007 Rosemead reports the estoppel issue did not pass. Annual meeting by Zoom did not work and hope it gets fixed. Assuming audio did not record, will we get a scripted version for Marilyn's section?

ADJOURNMENT

On a motion by Ms. MacDougall, seconded by Ms. Johnston, the Board unanimously adjourned the meeting at 2:32 pm.

Minutes recorded by Luisa Vavra, MCA Staff.

Minutes submitted by Tom Bondur, MCA Secretary.