



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

MEMBERS	Marilyn Maleckas, President	Ned Boston, Director
PRESENT:	Michelle Johnston, Vice President	Chris Perone, Director
	Tom Bondur, Secretary	Mark Pienkos, Director
	Stan Miska, Treasurer	Fernando Viteri, Director

EXCUSED ABSENCE: Amy MacDougall, Director

STAFF PRESENT: Frances Rippcondi - 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 Mr. Pienkos, seconded by Mr. Boston, that the Minutes of the April 11, 2024, meeting of the Board of Directors be approved and that motion carried unanimously.

PRESIDENT'S COMMENTS

Ms. Maleckas commented that if residents have questions or concerns, the MCA is available to meet with them.

CONSIDERATION OF A FINE – 4760 GREENCROFT ROAD

Ms. Rippcondi presented evidence of violations by the tenants at this address. In summary, the owner is being cited for being in violation of:

- Section 8 of the Master Declaration which prohibits Nuisances. It was reported to the MCA on 03/16/2024 at 11:15 pm and on 03/17/2024 that a party was occurring on the front lawn of the residence.
- Section 9 of the Master Declaration prohibits loud or objectionable noise. A vehicle at this location had its doors open and was blasting music in excess of Sarasota County Regulation (Chapter 20, Sec. 20-4, which states that there shall be no loud music after 10:00 pm and in violation of MCA rules.
- The Meadows Pride and Preservation Basic Rules allows for no regular street parking. Meadows Safety officer on duty reported at least eight cars parked at this location.

On a motion by Mr. Viteri, seconded by Mr. Pienkos, a fine of \$100 per day for future violations was enacted. Ms. Rippcondi explained that the owner and the tenant have the right to a hearing conducted by the Hearing Committee.

FINANCE

Mr. Miska provided a brief report on the financial results noting that the Association is under budget overall.

MANAGER'S REPORT

Ms. Rippcondi reported:

- There is a hole in the road at the Marsh Field/Everwood Run intersection. Sarasota County will be working on a large pipe issue about 12 feet below the street surface and the area will be blocked off. The county will be looking to reline pipes in the future.
- There was a sewage spill behind the MCA Community Center caused by damage to a pressure relief valve struck by a mower. County staff were on the scene rapidly after the damage was reported and their repair and clean-up efforts began immediately.
- General considerations and estimates to add handicapped parking to The Meadows Lifestyle & Wellness Facility were obtained. In addition to removing existing striping and adding new striping, there would be engineering and permitting costs, sidewalk demolition and reconstruction costs, lighting, and re-wiring costs. In addition, the net reduction in actual parking spaces may fall below the number of spaces required by the county reaching back to the approved site plan approved prior to construction.
- The ADA Door Openers for The Meadows Lifestyle & Wellness Facility were installed at both main entrances.
- Aquatic plantings were completed by volunteers and staff utilizing the grant from the Sarasota Bay Estuary Grant Program.
- Ms. Rippcondi a room usage and utilization report of the MCLWF and MCA buildings noting that a total of 1,692 meetings took place from March 2023 to February 2024 or an average of seven per day.
- Two meeting room orientation programs were held for association presidents and property managers with the intent to explain procedures for reservations and usage of the electronics that are available.

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 –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. Rippcondi reported that Ms. Calomeris is recovering from recent surgery. The May 2024 Meadoword will be released about April 30 and its production was overseen by Luisa Vavra, Assistant General Manager, with layout and design by a graphic freelancer.

Maintenance – *Jo Evans, Chair* – There was no report.

Safety – *Michelle Johnston, Liaison* – Committee did not meet quorum for its April meeting. It was an informational meeting only. Report provided to the Board.

Emergency Preparedness – *Bob Clark and Mike Mazur, Co-Chairs* – Mr. Mazur reported the committee is on hiatus until May 14. In addition, there will be a community-wide emergency preparedness information event on May 23, 4:30-6:00 pm with keynote speakers John Scalzi, meteorologist from ABC7 and EJ Landrith, Operations Manager with the Sarasota County Emergency Operations Center as well as service and product providers and members of the Emergency Preparedness Committee sharing their knowledge and experience.

Assembly – *Ned Boston and Mike Mazur, Co-Chairs* – Mr. Boston reported that the Assembly program on May 15, 2024, will be a presentation on legislative updates to Florida Statutes 718 and 720 presented by attorney Bryony Swift of Becker & Poliakoff.

Water and Wildlife – *Mark Pienkos, Liaison* – Mr. Pienkos reported that the committee will next meet on May 3, 2024.

Pickleball – *Ned Boston, Liaison* – Mr. Boston reported that progress continues to be made despite delays by the county.

Liaisons –

- *TMCC – Marilyn Maleckas* – Ms. Maleckas reported that The Meadows Member's Golf Course was voted as a Finalist in Sarasota Herald Tribune's Community's Choice Award for the Best Private Golf Course in Sarasota. The Board was provided with a written report.
- *Aviva and The Meadows Center for Nursing and Healing* – Ms. Johnston is now the liaison to AVIVA and The Meadows Center.
- *Meadows Village Center* – Chris Perone – Mr. Perone reported that a meeting was held with the Meadows Village Center manager and the developer, Mr. Tom Hall. A timeline for repairs and cleanup was discussed and agreed upon.

OWNER COMMENTS

Harvey Sirota of 5125 Willow Links commented on the condition of the pool and spa noting that the heaters have not been operational at times.

Michele Lewis of 4574 Highland Oaks Circle commented on the condition of the pool and spa and the temperature.

Donald Breece of 4988 Greencroft Rd requested information on the country club property lease committee and their qualifications to serve.

Steven Diaz of 4926 Waterbridge Down requested information on the country club property lease committee.

Susan Zellers of 5044 Marsh Field Rd expressed general concern about general issues between the MCA Board and the members seeking information and providing direction on the country club lease renewal.

ADJOURNMENT

On a motion by Mr. Pienkos, seconded by Mr. Boston, the Board unanimously adjourned the meeting at 3:10 pm.

Minutes recorded by Luisa Vavra, MCA Staff.

Minutes submitted by Tom Bondur, MCA Secretary.