



MCA BOARD OF DIRECTORS MEETING
THURSDAY, MAY 9, 2024

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

FINANCE

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

MANAGER'S REPORT

Ms. Rippondi reported:

- The county pipe repair at Marsh Field Rd and Everwood Run is nearing completion and the road will be reopened by the end of the week.
- Pool maintenance concerns at the TMCC pool as expressed at the last Board meeting were discussed with club management as TMCC is responsible for the operation and equipment maintenance at the pool. The items presented were all resolved.
- TMCC has installed new vinyl flooring in the snack bar kitchen as well as new baseboard molding, drywall repair (where needed) and a fresh coat of paint. At

the Centre Court Lounge, the TMCC replaced all flooring in men's and ladies bathrooms at CCL, repainted hallway, bathrooms and doors and also added new hardware on doors.

- MCA Maintenance is currently focusing their attention on our storm water system to ensure drainage areas are free from debris, and any overgrowth of culverts and swales are cutback.
- The MCA audit is in progress as is a workers' compensation annual audit.
- The Community Emergency Preparedness Event is scheduled for May 23, 2024. As of this time, FEMA guidance on debris removal has not changed. Details will be announced at the Community Emergency Prep. event as well as Assembly and follow up with an email to Condominium/HOA Associations.
- We had a successful Earth Week with over 175 in attendance. It was a perfect day. Thirteen presentations and lectures were held during the week and a final celebration with 20 vendors, music.
- The "Meet the Safety Team" program including Rick Gorman - Director of Safety, Deputy Cathy Duff Sarasota County Sheriff's, Michael Spiegle-Emergency Operations Sarasota County Sheriff's Office was very well received and attended. They discussed their roles for the community and how they interact.
- The Meadoword deadline for the July issue is May 31, 2024. There are no June and August 2024 issues per past practice allowing for Communications planning for the next year. Tia Calomeris, Marketing Director, continues to recover from recent surgery and is expected to return to work in mid-June. It is worth mentioning that Luisa Vavra has been doing an outstanding job coordinating advertisers, articles and working directly with our graphic designer to ensure The Meadoword gets delivered and uploaded to the website on time.
- Next Aquatic Grant Plantings are scheduled for May 31st and June 28th. These two plantings (which will be close to 2000 plants) will utilize the remaining money from the Sarasota Bay Estuary Grant.

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 –Ms. Johnston reported that more evening activities are being considered.

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, but the committee members will be an integral part of the Community Emergency Preparedness program on May 23, 2024.

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. This will be the last Assembly program of the season.

Water and Wildlife – Mark Pienkos, Liaison – Mr. Pienkos reported that the committee met on May 3, 2024.

Pickleball – Ned Boston, Liaison – Ms. Maleckas and Mr. Boston reported that a repurposing of tennis courts 1 and 2 will provide eight pickleball courts. Seven sites were considered in conjunction with TMCC leaders over the past few years.

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 reported that AVIVA is hosting an event at the MCLWF on May 21, 2024.
- *Meadows Village Center* – Chris Perone – Mr. Perone reported that minimal progress has been made on correcting issues brought to the attention of the manager and the developer of The Meadows Village Center.

OWNER COMMENTS

Steven Diaz – 4926 Waterbridge Down – Club lease concerns and questions.

Donald Breece – 4988 Greencroft – Club lease concerns and questions.

Barry Halpern – 4080 Penshurst Park – Supportive comments on MCA handling of country club matters.

Edward Zawacki – 1903 Dalecroft – Club lease concerns and questions.

Harold Haynes – 4443 Glebe Farm Rd – Club lease concerns and questions.

Susan Whitcomb – 5106 Everwood Run – Club lease concerns and questions.

Ana Alexander – 4866 Greywood Ln – Tennis players' concerns and questions.

Charles Alexander – 4866 Greywood Ln – Pickleball concerns.

Martyn Corden – 5591 Downham Meadow – Tennis players' concerns and questions.

Ken Ludwig – 3007 Rosemead – Club lease concerns and questions.

Steve Ingalls – 4460 Oakley Greene – Tennis players' concerns and questions.

Dora Laumer – 2952 Longleat Woods – Unable to hear comments due to comments by unrecognized audience members.

Kathie Sieben – 5605 Downham Meadow – Tennis players' concerns and questions.

Norma Goldberg – 4729 Chandlers Forde – Waived her time.

Mona Snyder – 3550 Trebor Ln – Tennis players' concerns and questions.

Tom Thompson – 5636 Pipers Waite – Unable to hear comments due to comments by unrecognized audience members.

Alex Peake – 2891 Longleat Woods – Unable to hear comments due to comments by unrecognized audience members.

ADJOURNMENT

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

Minutes recorded by Mike Mazur, MCA Staff.

Minutes submitted by Tom Bondur, MCA Secretary.