



MCA BOARD OF DIRECTORS MEETING
THURSDAY, JUNE 13, 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. Perone, seconded by Mr. Boston, that the Minutes of the May 9, 2024 meeting of the Board of Directors be approved, and that motion carried unanimously.

PRESIDENT’S COMMENTS

Ms. Maleckas announced that the country club lease negotiation team for the MCA consists of Amy MacDougall, Stan Miska, Frances Rippondi and Marilyn Maleckas.

ACTION ITEMS

On a motion by Mr. Pienkos, seconded by Mr. Boston, the Board of Directors unanimously approved participation of the MCA in securing an historical marker recognizing the 50-year history of The Meadows under the Sarasota County Historical Marker program. Donations will be sought.

On a motion by Mr. Pienkos, seconded by Ms. Johnston, the Board of Directors unanimously approved the purchase and installation of a sign “9 Ways to Help Our Ponds” as proposed by the Water and Wildlife Committee.

FINANCE

Mr. Miska provided a brief report on the financial results noting that the Association is under budget overall and that the cash position for the year is strong.

MANAGER'S REPORT

Ms. Rippondi reported:

- House Bill 1203 is being reviewed by staff and counsel to determine application to the MCA.
- The county pipe repair at Marsh Field Rd and Everwood Run was completed.
- The Meadows Maintenance Facility roof on Honore is scheduled for repair. Waiting on material delivery. Start time is approximately eight weeks.
- Bulkheads – meeting with contractors for estimates on 3 areas that experienced structural failure. 1. Vivienda 2. Chatsworth Greene.
- Irrigation issues on Downham Meadows have been addressed.
- The audit is nearing completion.
- Volunteers and staff planted 970 aquatic plants with additional being planted on June 28.
- LinkedIn Learning training program for staff has been developed and being rolled out shortly.

COMMUNICATIONS

- Tia Calomeris has returned from medical leave and the July Meadoword is in production.
- Plans for the MCA 50th Anniversary are underway.

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 – Report provided to the Board.

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

Safety –Michelle Johnston, Liaison – Report provided to the Board.

Emergency Preparedness – Bob Clark and Mike Mazur, Co-Chairs – Mr. Mazur reported the committee held its first meeting with great attendance to kick off its season.

Assembly – Ned Boston and Mike Mazur, Co-Chairs – Mr. Boston reported that the Assembly is on hiatus.

Water and Wildlife – Mark Pienkos, Liaison – It was noted that the recommended signage concerning ponds was approved earlier in this meeting.

Pickleball – Ned Boston, Liaison – Ms. Maleckas and Mr. Boston reported that there is much discussion and input concerning the location of pickleball courts and payment for play.

OWNER COMMENTS

Joe Welch –Pickleball matters
Laurie Teachout –Pickleball matters
Tim Thomas –Pickleball matters
Paul Garcia –Pickleball matters
Alex Peake – Club voting in MCA election
Cheri Nugent –Pickleball matters
Donald Breece –Financial matters
Ana Alexander –Pickleball matters
Barry Halpern –Pickleball matters
Deb Ansary –Pickleball matters
Gene Mercer –Pickleball matters
Colleen Quinn –Pickleball matters
Edward Zawacki –Country club lease
Denise Flynn –General misinformation on club matters
Jon Stein –Pickleball matters
Caren Eliezer –Pickleball matters, water station, Porta Potty
Harvey Sirota –Pickleball matters

ADJOURNMENT

On a motion by Ms. Johnston, seconded by Mr. Miska, the Board unanimously adjourned the meeting at 3:18 pm.

Minutes recorded by Mike Mazur, MCA Staff.

Minutes submitted by Tom Bondur, MCA Secretary.