



MCA BOARD OF DIRECTORS MEETING
THURSDAY, JULY 11, 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 Ms. Johnston, seconded by Mr. Boston, that the Minutes of the June 13, 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 negotiations are underway and moving forward in a positive direction.

ACTION ITEMS

On a motion by Mr. Perone, seconded by Mr. Boston, the Board of Directors unanimously approved the revised Fine Schedule as provided in the Board packet.

On a motion by Ms. Johnston, seconded by Mr. Perone, the Board of Directors unanimously approved the revised Rules Regarding Inspection and Copying of Association Records. It was noted that the revisions were precipitated by 2024 legislative amendments to Florida Statute 720 and recommendations made at managerial continuing education programs.

FINANCE

Mr. Miska reported that the audit was completed resulting in a clean opinion. He expressed thanks to Lisa Compton and Mike Mazur for their work on expediting the project in conjunction with the partner from Cavanaugh & Co.

MANAGER'S REPORT

Ms. Rippondi reported:

- Various staff members have researched, with the support of counsel as needed, recent legislative action signed into law and are ensuring that the MCA will be in compliance by the various effective dates that were established. Staff members are updating policies, internal procedures and preparing to post additional documents on the website as required by the new Florida Statutes
- Most notably the provision that prohibits an HOA from banning the parking of pickup trucks outside of garages was immediately discussed with counsel. The discussion also included the prohibition on the banning the parking of "work vehicles" defined as of to 65,000 pounds. As the MCA does not have "Kaufman language" in its documents, the Association may continue to enforce its long-standing rules on trucks and work vehicles. Multiple communications referencing truck parking restrictions stating that the restrictions stand and nothing has changed have been distributed. The next Meadowood will include a spread of new HOA laws and how they pertain to The Meadows.
- Due to recent rains, a sinkhole has opened in the sports field area and is being monitored. The rains have also exacerbated the previously reported bulkhead failures which are now scheduled for repair.
- We also had the mitered end of an outflow pipe become dislodged. We think it is because is a compilation of the **torrential rain, erosion and age of the pipe that caused it to separate**. The contractor is determining the best option to repair, either remove all together, or try to reattach the section. Because of the size of the pipe and the equipment needed to reattach it could cause significant work to be done on the lake bank so it may be best to add rip rap underneath and around the existing pipe, build up the bank. Contractor is meeting with land development sub for best option.
- Met with an engineer we looked at six different options and the engineer will be providing a proposal to do the necessary fit studies and preliminary concept drawings for the most viable area.
- Approximately 3,000 additional aquatic plants were added by volunteers and staff. The grant was for \$4,327. Since 2018, over 12,500 plants have been added to the lakes and ponds and The Meadows has been the recipient of over \$12,000 in grants from Sarasota Bay Grant Program, Healthy Pond Collaborative and START – Solutions to Avoid Red Tide.
- Repair work on the MCA building roof was completed. At 20 years of age, various joints, fasteners and other matters were addressed. Two specific areas of water intrusion were also resolved.
- The MCA fountain has been out of commission for some time, but it appears that a solution and the proper contractor has been determined.

COMMITTEE LIAISON REPORTS

Emergency Preparedness – Bob Clark and Mike Mazur, Co-Chairs – Mr. Mazur reported the committee will be visiting the county Emergency Operations Center during August.

Assembly – Ned Boston and Mike Mazur, Co-Chairs – Mr. Boston reported that the Assembly Executive Committee is meeting in August to map out its programs for 2024-2025.

Water and Wildlife – Mark Pienkos, Liaison – Next meeting is August 24, 2024.

Pickleball – Ned Boston, Liaison – Ms. Maleckas and Mr. Boston reported that there is much discussion and input on pickleball details.

AVIVA – Their activities are being shared via Constant Contact mailings.

Meadows Village Center – A broken footbridge has been removed on the property with multiple additional items previously documented needing attention.

OWNER COMMENTS

Gene Mercer – Urged the MCA leadership to meet with the TMCC Tennis Committee. It was noted that multiple requests by the MCA have been made for such a meeting and it has been canceled multiple times.

Adam Cecil – Mr. Cecil owns the unit at the Meadows Village Center that provides physical therapy services. He had questions that are best answered by the association manager for the Meadows Village Center Association. Ms. Rippondi will meet with him after the meeting to provide contact information.

Ed Zawacki– Asked for an update on the progress on the lease and was advised that it will be completed by the July 31, 2024 expiration of the current lease and that many of the suggestions made from various sources have been incorporated.

ADJOURNMENT

On a motion by Ms. Johnston, seconded by Mr. Miska, the Board unanimously adjourned the meeting at 2:55 pm.

Minutes recorded by Mike Mazur, MCA Staff.

Minutes submitted by Tom Bondur, MCA Secretary.