



MCA BOARD OF DIRECTORS MEETING
THURSDAY, SEPTEMBER 12, 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

ABSENT: 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 the required notice was given.

MINUTES OF PRIOR MEETINGS

A motion was made by Ms. Johnston, seconded by Mr. Boston, that the Minutes of the July 11, 2024 meeting of the Board of Directors be approved, and that motion carried unanimously.

A motion was made by Ms. Johnston, seconded by Mr. Boston, that the Minutes of the July 29, 2024 special meeting of the Board of Directors be approved, and that motion carried unanimously.

A motion was made by Mr. Perone, seconded by Mr. Miska, that the Minutes of the August 19, 2024 special meeting of the Board of Directors be approved, and that motion carried unanimously.

ACTION ITEMS

On a motion by Mr. Pienkos, seconded by Mr. Bondur, the Board of Directors unanimously approved the direction that notice of all future MCA Board meetings be posted on our MCA website, Constant contact, and on the outside windows of doors in the Wellness & Lifestyle and MCA Office buildings. Said notices should include an agenda and be posted no later than 48 hours prior to said meetings.

FINANCE

Mr. Miska advised that the clubhouse building is being evaluated for repair, replacement or other options. He indicated the financial position of the Association is strong.

HISTORICAL MARKER – The application has been submitted and it will be read at the next meeting of the Historical Commission on September 18, 2024. There will be a second reading in November and then it will go before the County Commissioners.

MANAGER'S REPORT

Hurricane Debby - In addition to the Club and cart barn flooding from Hurricane Debby, the MCA sustained some additional damage to property.

- The MCLWF Irrigation Control Box was hit by lightning burning out the control box and the submersible pump wire (it has been fixed)
- At the 17th St entry - Lightning caused damage to irrigation decoders and wires rendering the irrigation system inoperable (now corrected)
- Weybridge Fountain – Stopped working due to a power surge. Tech to evaluate and repair or replace.

Trees – Other damage experienced were broken tree limbs and a few downed trees.

Drainage Assessment and Sarasota County Drainage - Maintenance staff has performed post drainage assessment, removed any debris from storm drains and swales to ensure drainage is clear. The County cleared debris from the county drainage ditch that extends from 17th St through the sports field to 47th St.

Club Functions - Due to the flooding the club has obviously lost its ability to hold functions. They did have a number of golf tournaments scheduled and have looked to the MCA to accommodate several of their functions. These tournaments are a revenue source to them, as well as the Meadows Cup raised over \$100,000 last year in charity for Easter Seals, therefore we worked with Tony and his team to allow them to access the MCLWF by adjusting a few of our events.

Bulkheads/SeaWalls - Bulkheads on G7 and H14 have been repaired (final grading needs to take place). Hecker Construction recently completed assessment of all the bulkheads in The Meadows noting which areas need to be prioritized. The goal being to establish a phased plan prioritizing the areas that could potentially fail first.

Fountain Repair - Genesis recently replaced the burnt out motor/pump and it is now operational, however the liner, after sealing three times (with different sealants), continues to leak therefore we will be replacing the entire liner.

Meadows Maintenance Facility Roof - All the roofing materials have been delivered

Tennis Gazebo at the Center Court Lounge - The tennis gazebo within the tennis complex is structurally unsound, leaning and has a deteriorating support post - it no longer safe to utilize therefore it is being scheduled for removal. Along with 1 other tennis cabana that also has deteriorated due to age wood rot, corroded braces and roofing issues. (These structures are approx.. 35-40 years of age.) There are also 2 other tennis shade cabanas which the posts will need replacing.

Snackbar/kitchen - New HVAC system was installed in the Snackbar/Kitchen at the Club.

Centre Court Lounge - The club is planning to paint the exterior of CCL.

Pickleball - We are progressing with courts; however, progress has slowed waiting on FPL to move the power from the existing source to the new location and we have yet to receive our tree permit approval.

Trees Planted - We recently planted live oaks and Sabal Palms along Longmeadow, Ringwood Meadow which Janice Kunkel generously funded.

Safety - For September Safety the MCA is incorporating additional safety measures.

- The Sarasota County Sheriff's office has added their radar sign on Longmeadow.
- Two stop signs were added at the intersection of the club and CCL to slow traffic going through Longmeadow. This area in season has a tendency to be congested with both vehicular and pedestrian traffic.

Safety patrol officers have been stationed roadside during busy times to remind drivers to slow.

Homeless Encampment Near HBR – Two homeless camps were recently discovered – one near Highland Bridge Road and the other in the Hammock Place area. MCA staff are working with the Hot team to get these resolved.

Recruitment of Lifestyle Manager - Efforts continue. 19 resumes with various ranges of experience, 11 were short listed. Requests for phone and/or in-person interviews were made. The process continues.

COMMITTEE LIAISON REPORTS

Standards – Tom Bondur, Liaison - Mr. Bondur reported 41 architectural applications with many for impact windows.

Communications – Report provided in the Board packet.

Community Activities – Michelle Johnston, Liaison - Ms. Johnston reported that additional volunteers are needed.

Emergency Preparedness – Bob Clark and Mike Mazur, Co-Chairs – Mr. Mazur reported the committee met prior to Hurricane Debby and members checked their assigned areas.

Assembly – Ned Boston and Mike Mazur, Co-Chairs – Mr. Boston reported that the October 16 meeting will feature attorney Byrony Swift of Becker who will provide an overview and answer questions about new legislation going into effect on October 1 and January 1. The November meeting will feature five-minute presentations by Board candidates and a preview of the 2025-26 Budget by Treasurer Stan Miska.
(NOTE: Subsequent to this meeting, the October 16, 2024 Assembly meeting was canceled.)

Water and Wildlife – Mark Pienkos, Liaison – Next meeting is September 13, 2024.

Pickleball – Ned Boston, Liaison – Mr. Boston reported that pickleball policies are in development.

AVIVA, Michelle Johnston, Liaison – Ms. Johnston reported that a new MCA contact is being appointed.

Meadows Village Center – Chris Perone, Liaison – Mr. Perone reported that fining for violations will be forthcoming.

OWNER COMMENTS

Amy Chapman – Ms. Chapman made everyone aware of a new Meadows Moms' & Dads' group on Facebook.

Richard Seltzer – Mr. Seltzer expressed concern about tenants grilling on their driveway and requested a rule if one does not exist. The Standards Committee will work on this.

Donald Breece – Mr. Breece expressed concern about the level of communication to the community about the new lease with TMCC.

ADJOURNMENT

On a motion by Ms. Johnston, seconded by Mr. Miska, the Board unanimously adjourned the meeting at 2:45 pm.

Minutes recorded by Mike Mazur, MCA Staff.

Minutes submitted by Tom Bondur, MCA Secretary.