



**MCA SPECIAL BOARD OF DIRECTORS MEETING
MONDAY, AUGUST 19, 2024**

MEMBERS PRESENT:	Marilyn Maleckas, President	Ned Boston, Director
	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 9:30 a.m. It was noted that a quorum of the Board of Directors was present and required notice was given.

PRESIDENT’S COMMENTS

Ms. Maleckas noted that the purpose of this meeting, as defined in the Agenda, was to update the Board of Directors on the damage experienced at The Meadows County Club (TMCC) resulting from Tropical Storm Debby and the possible future options. Images of the damage were displayed and discussion on various actions moving forward were discussed. Once further information is received it will be shared with the Board.

Mr. Pienkos interjected and presented each member of the Board with a copy of an undated letter prepared by Phillip Boyle, a past president of TMCC. This letter was also provided to the Board at their June 13, 2024 meeting. Mr. Pienkos emphasized the short list of solutions proposed by Mr. Boyle regarding improvements and replacements at the TMCC.

Mr. Pienkos distributed a typed motion to each Board member which stated:

“Due to Tropical Storm Debby's damage to The Meadows Country Club facility, I make a motion to establish a strategic planning committee consisting of a representative group of Meadows Community stakeholders to investigate various options regarding this property. This strategic planning committee will report its findings to the entire Meadows Community Association Board of Directors for review and discussion.”

There was no second to this motion. On a motion by Mr. Miska, seconded by Mr. Bondur, a majority of the Board approved tabling the matters referenced in the proposed motion. Mr. Pienkos requested that his dissenting vote be recorded.

Ms. Maleckas indicated that two meetings of a revitalized MCA/TMCC Strategic Group have been held and the rotation of interested MCA Board members into that group is being initiated.

OWNER COMMENT

Mr. Pienkos urged broader distribution of MCA Board meeting notices with postings in both MCA buildings, Constant Contact notices and on the MCA website. It was noted that the location of meeting notice postings is typically determined by a vote of the Board of Directors of an association and such a motion could be considered once submitted for the agenda of the meeting at which it will be considered so the motion is properly noticed.

ADJOURNMENT

On a motion by Mr. Boston, seconded by Ms. Johnston, the Board adjourned the meeting at 10:15 am.

Minutes recorded by Mike Mazur, MCA Staff.

Minutes submitted by Tom Bondur, MCA Secretary.