

**MCA BOARD OF DIRECTORS MEETING AGENDA
THURSDAY, JANUARY 08, 2026 AT 11:00 AM**

**PLACE OF MEETING: Meadows Community Lifestyle & Wellness Facility – NEST
3350 Longmeadow, Sarasota Florida 34235**

ZOOM LINK

Register in advance for this webinar at the following link:

https://us02web.zoom.us/webinar/register/WN_E4gBuSXcTy2uKigVNH4RFA

**PLEASE NOTE: BOARD MEETINGS ARE ONLY OPEN TO MEMBERS
(PARCEL OWNERS) OF THE MEADOWS COMMUNITY ASSOCIATION, INC.**

PLEDGE OF ALLEGIANCE

Chris Perone

APPROVAL OF MINUTES OF PREVIOUS MEETINGS

Chris Perone

- Board of Directors Meeting Minutes – December 11, 2025
– December 18, 2025 Special

PRESIDENT’S COMMENTS

Chris Perone

OWNER COMMENT

ACTION ITEM

- Resolution: Suspension Rights

Frances Rippondi

FINANCE

- Financial Report

Jan Lazar

MANAGER’S REPORT

- General and Project update

Frances Rippondi

COMMITTEE REPORTS

- STANDARDS (Tom Bondur) – Report Attached
- COMMUNICATIONS (Marilyn Maleckas)

- COMMUNITY ACTIVITIES/INVOLVEMENT (Michelle Johnston) – Report Attached
- MAINTENANCE (Jo Evans)
- SAFETY (Michelle Johnston) – Report Attached
- PRESIDENTS COUNCIL (Michelle Johnston)
- EMERGENCY PREPAREDNESS (Bob Clark and Alex Peake)
- ASSEMBLY (Ned Boston and Alex Peake)
- WATER AND WILDLIFE (Mark Pienkos)

ADJOURNMENT

* IF YOU HAVE A COMMENT ON THE AGENDA ITEMS OR GENERAL COMMENTS, YOU MUST SIGN UP PRIOR TO MEETING CALL TO ORDER. OWNER COMMENT IS LIMITED TO 3 MINUTES PER PERSON. ONLY MEMBERS, AS DEFINED IN ARTICLE IV, PARAGRAPH 2 OF THE ARTICLES OF INCORPORATION, ARE PERMITTED TO COMMENT.

Next meeting date, Thursday, February 12, 2026, at 2:00 p.m.



MCA BOARD OF DIRECTORS MEETING
THURSDAY, DECEMBER 11, 2025

MEMBERS	Chris Perone, President	Don Breece, Director
PRESENT:	Tom Bondur, Vice President	Susan Chapman, Director
	Alex Peake, Secretary	Michelle Johnston, Director
	Jan Lazar, Treasurer	Marilyn Maleckas, Director
		Mark Pienkos, Director

STAFF PRESENT: Frances Rippondi - MCA General Manager and Mike Mazur – MCA Director of Administration.

President Perone called the meeting to order at 3:00 p.m. It was noted that a quorum of the Board of Directors was present, and the required notice was provided.

MINUTES OF PRIOR MEETINGS

Ms. Maleckas moved, seconded by Ms. Johnston that the Minutes of the November 13, 2025, Board of Directors meeting be approved. Mr. Breece requested an amendment to note that his comments on Page Four as follows:

Mr. Breece requested the floor to suggest the income and expense related to the opening of golf be clearly delineated in the budget and financial report and that the income and expense related to community amenities be accounted for separately. He suggested that to not do so could cause the loss of the Association's non-profit status and recommended that a letter be provided by the Association's attorney and CPA.

The Minutes, as amended, were unanimously approved by the Board of Directors.

PRESIDENT'S COMMENTS

Mr. Perone noted that Golf is open and is doing well Jarrad Welikonich and his team are doing a great job. There will be a partial facelift on the plantings at the 17th Street entrance. The clubhouse is now contracted for demolition. Holiday event participation is very strong. The negotiating group has come to a tentative lease agreement with Benderson Development. All components are being distributed to the full Board of Directors with a subsequent meeting for their questions and input. He reviewed general highlights of the lease agreement. He lastly advised that the Centre Court Lounge will receive attention in the future with a view toward renovation or demolition and rebuilding.

OWNER COMMENT ON ACTION ITEMS

Comments on the action item were offered by Dora Laumer, Jim Laidley and Mary Breece.

HISTORICAL MARKER

Mr. Pienkos noted that the historical marker for The Meadows will be placed in a county ceremony on February 12, 2026.

ACTION ITEMS

2026-2027 Budget – Ms. Lazar moved to amend the Budget Resolution presented to the Board to change the date from December 22 to December 29. Mr. Pienkos seconded and the Board approved by a vote of 8 to 1 with Mr. Breece voting No.

Ms. Lazar moved to approve the proposed 2026-2027 Budget with a second by Ms. Maleckas. Mr. Peake moved an amendment to defer approval until the voting on the Benderson agreement is done by the Board; the amendment was seconded by Ms. Chapman.

A roll call vote was taken with the results as follows:

Chris Perone	No
Tom Bondur	No
Alex Peake	Yes
Jan Lazar	No
Don Breece	Yes
Susan Chapman	Yes
Michelle Johnston	No
Marilyn Maleckas	No
Mark Pienkos	No

The amendment failed by a vote of three “Yes” to six “No”.

A roll call vote was taken on the original unamended motion, and the results were as follows:

Chris Perone	Yes
Tom Bondur	Yes
Alex Peake	No
Jan Lazar	Yes
Don Breece	No
Susan Chapman	No
Michelle Johnston	Yes

Marilyn Maleckas

Yes

Mark Pienkos

Yes

The Motion carried by a vote of six "Yes and three "No".

FINING ACTION – 4892 Greencroft - Ms. Rippondi presented the chronology of communication and evidence regarding an unleashed walking of dogs matter. On a motion by Ms. Johnston, seconded by Ms. Maleckas, the Board unanimously approved a fine of \$100 for each documented instance. It was noted that the \$100 fine exceeds the minimum fine of \$25.00 as the owner has been repeatedly advised of this violation by staff and safety and continues to violate the community rules and county ordinances.

MANAGER'S REPORT

- Ms. Rippondi reported interviews continue for maintenance, lifestyle and fitness openings.
- The Meadoword is in production for a late December release.
- The Amenity User Fee Schedule is being implemented for an effective date of January 1, 2026 and will be the hybrid model discussed at the Town Hall meeting. Owners who use the various amenities would pay a fee with the Association absorbing some of the cost of operations, maintenance and improvement of these programs.
- Demolition of the clubhouse will be a process of several months with various samples including asbestos already taken.
- Tennis is doing well with over 300 players an increase from 240 last month. Lighting issues are being addressed some of which are under warranty but labor and shipping costs are not covered.
- Golf reopening has generated positive comments. Golf maintenance continues for all three courses.
- A corner section of the Pro shop deck has been repaired.
- Pool house shower wall has been repaired.
- Irrigation pumps have been repaired. Bids are currently being obtained for the 17th Street fountain lights and the Butterfly Lake irrigation pump. Butterfly Lake irrigation services Longmeadow from Butterfly Lake to Windsor Park entry.

COMMITTEE LIAISON REPORTS

Standards – Tom Bondur, Liaison – Mr. Bondur reported 21 architectural reviews for the past month with 380 for the year and violations were minimal and resolved.

Communications – Marilyn Maleckas, Liaison – Ms. Maleckas noted the morning coffee is very popular as is the wine and cheese events. A Meadows legacy program is being considered.

Community Activities – Michelle Johnston, Liaison – The Craft Group raised over \$8,000 from their first sale of the year.

Maintenance Committee – Jo Evans, Chair – Written report submitted.

Safety Committee – Michelle Johnston, Liaison – Ms. Johnson related instances of scams that have impacted Meadows residents. Some have experienced five and six figure losses.

Presidents Council – Michelle Johnston, Liaison – Ms. Johnston reported that the group is considering the Treasurer and finance role for the associations. Information on the Benderson lease may also be a topic.

Emergency Preparedness – Bob Clark and Alex Peake, Co-Chairs – Mr. Peake reported that the committee is on hiatus.

Assembly – Ned Boston and Alex Peake, Co-Chairs – The Assembly Executive Committee will hold a candidate forum on January 13, 2026.

Water and Wildlife – Mark Pienkos, Liaison – It was noted that a written report was provided.

OWNER COMMENTS

The following owners presented comments on general items:

Jim Laidley
Laura Casey
Erich Laumer

Dora Laumer
Steven Diaz
Laura Spears

Victor Aluise
Mary Breece

ADJOURNMENT

On a motion by Ms. Lazar, seconded by Mr. Bondur, the Board unanimously adjourned the meeting at 4:40 pm.

Minutes recorded by Mike Mazur, MCA Staff.



SPECIAL MCA BOARD OF DIRECTORS MEETING
THURSDAY, DECEMBER 18, 2025

MEMBERS	Chris Perone, President	Don Breece, Director
PRESENT:	Tom Bondur, Vice President	Susan Chapman, Director
	Alex Peake, Secretary	Michelle Johnston, Director
	Jan Lazar, Treasurer	Marilyn Maleckas, Director
		Mark Pienkos, Director

STAFF PRESENT: Frances Rippondi - MCA General Manager and Mike Mazur – MCA Director of Administration.

President Perone called the meeting to order at 11:30 a.m. It was noted that a quorum of the Board of Directors was present, and the required notice was provided.

PRESIDENT’S COMMENTS

Mr. Perone outlined the process for this meeting which will include an Executive Session with the Association’s attorney which will be closed to the members. Once the final agreement is reached, details will be provided to the members of the Association.

OWNER COMMENT

Comments were offered by:

Steven Diaz	Liza Caruso
Laura Casey	Dora Laumer
Sandy Strauss	Jim Laidley

EXECUTIVE SESSION

Ms. Lazar moved that the Board go into Executive Session and this was seconded by Ms. Maleckas. Mr. Breece raised a point of order regarding and his objection to the Executive Session and requested his statement be attached to these Minutes. Ms. Chapman indicated that she will not be attending the Executive Session based on the advice of her counsel.

A roll call vote was taken on the motion as follows:

Chris Perone	Yes
Tom Bondur	Yes
Alex Peake	No
Jan Lazar	Yes
Don Breece	No
Susan Chapman	No
Michelle Johnston	Yes
Marilyn Maleckas	Yes
Mark Pienkos	Yes

The motion passed with six “yes” and three “no” votes.

Mr. Breece expressed his concerns about the legality of the meeting and after being advised by the Association’s attorney that it was legal, he opted to leave the meeting.

On a motion by Ms. Lazar, seconded by Ms. Johnston, the Board of Directors left Executive Session.

ADJOURNMENT

On a motion by Ms. Maleckas, seconded by Mr. Peake, the Board unanimously adjourned the meeting at 3:35 pm.

Minutes recorded by Mike Mazur, MCA Staff.

STANDARDS COMMITTEE
Tuesday, December 2, 2025

Roll Call: The regular meeting of the Standards Committee was held on Tuesday, December 2, 2025. The group met at a location in the Shopping Village for an offsite adventure instead of The Meadows Community Lifestyle & Wellness Facility. The call to order was at 3:00 p.m. by Tom Bondur, Standards Chair.

Present: Committee Members: Paul Soentgen, Paul Easley, Jennifer Lynn, Jo Evans, Geoffrey Bridges and Brent Scrimshaw.

Excused: Adele Roth and Brett Norton, Support specialist.

Approval of minutes: Mr. Bondur asked if the members had reviewed the November meeting minutes. Mr. Bridges made a motion to approve the minutes of November 4, 2025, as written. Mr. Easley seconded the motion. The motion passed unanimously.

Open to Residents: None present.

Chair Comments: Mr. Bondur welcomed back the season committee members. The November stats were as follows: Complied 1, Post cards sent 5, ARC's 21, total to date was 380, last year at this time 392.

Staff Comments: Mr. Truman presented the list of violations.

Member Comments: Discussion on condo violations and sidewalk responsibilities. Committee enjoyed the off-site adventure and decided that they would meet at this location again for January meeting.

Next scheduled meeting, **Tuesday January 6, 2026.**

Respectfully Submitted,

Sandy Truman
MCA Community Standards Administrator

Tom Bondur, Chairman

The Meadows Activities Committee
Meeting Notes
December 4, 2025

There was no quorum. Therefore, no official actions were taken.

- Comments from the Chair: Several people have contacted the MCA and me asking to be volunteers. We will have to do something for them after the first of the year.
- There is search for a lifestyles director.
- January events include a health fair with many vendors.
- I suggested a series of three programs on the Meadows history, flora, and fauna.
- I suggested a seminar on osteoporosis.

A complaint about calls not being returned by MCA personnel. Reported

Susan suggested Jeff LeHurd as a presenter. She needs to find out particulars such as availability and fees.

Shalom Club had a successful brunch with 40 people, but disappointed in communication support for the Hannukka luncheon on 12/16 at noon at Aviva. It will be in the next Constant Contact.

Game Night continues to be reported with errors in the Meadow Word. The errors were corrected for the January Meadoword.

Crafts had a successful event with 400 attending and making \$8,000 for three charities: Baby Basics, Resurrection House, and SPARK.

Meadowlarks presented a moving poem for the Veterans Day event at the MCA.

Memoir and Meadowlarks are having a party on 12/5.

The Chorus, with its 33 members, has been busy with concerts this week and one coming up on December 13th at the UU at 4:00 PM. The 4:00 PM time is a change to avoid driving at dark. Excellent new director. Rehearsals resume on January 8th.

Pop-up Art resumes January 8th and will have its art show the weekend of March 15th. Information about Pop-up Art is in the Facebook Bulletin Board and will be in the January Meadoword. It will be the first featured activity.

Mah Jongg averages 24 players at six tables with a new player table. Starting January 8th at 1:00 PM, Liz Williams will have a Mah Jongg for beginners, a class teaching Mah Jongg.

The Meadoword will have a monthly article featuring an activity if there is room in the paper. Pop-up Art will be the first featured activity. The articles should be 350 words at the most. Please email them to Michelle by the first of the month (January 1, February 1, etc.). The article(s) will be in the edition of the following month.

Contacts for the activities are in the Activity Contacts. However, if you have any questions regarding your activities call Luiza or Tina at 941-377-2300.

Next meeting on January 8, 2026, at 10:00 AM in the Sunroom.

**Safety Committee Minutes
December 1, 2025**

No quorum