



MCA BOARD OF DIRECTORS MEETING  
THURSDAY, JANUARY 8, 2026

MEMBERS  
PRESENT:

Chris Perone, President  
Tom Bondur, Vice President  
Alex Peake, Secretary  
Jan Lazar, Treasurer

Don Breece, Director  
Susan Chapman, Director  
Michelle Johnston, Director  
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 11:00 a.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 December 11, 2025, Board of Directors meeting be approved. The Minutes were unanimously approved by the Board of Directors.

Ms. Johnston moved, seconded by Ms. Maleckas that the Minutes of the December 18, 2025, Board of Directors meeting be approved. The Minutes were unanimously approved by the Board of Directors.

PRESIDENT'S COMMENTS

Mr. Perone noted that the draft contract with Benderson and related reports have been provided to the community via website posting. He further indicated that the attorneys engaged by the MCA will be participating in a meeting to provide information on concerns about water flow, the Benderson Special District, and other contract matters. He urged owners to read the documents provided.

OWNER COMMENT ON ACTION ITEM

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 at 10:00 am.

ACTION ITEMS

Ms. Johnston, seconded by Ms. Maleckas moved the adoption of the Resolution on Suspension of Ownership Rights. Mr. Breece moved to table this motion pending additional information concerning any requirement for a member rather than a Board vote. Motion to table died for lack of a second. Ms. Lazar called the question. A Roll Call vote was requested and the votes and results were:

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”.

Mr. Peake offered an amendment to establish a floor of \$3,000 before owner rights are suspended. The amendment requires notice to the members and posting on the agenda as it is a change to the Declaration. The amendment was withdrawn.

OWNER COMMENT ON APPROVED ACTION ITEM

Comments were heard from Keith Peaton, David Beth, Steven Silber, Gary Robby, Brent Monchin, and Mary Breece.

MANAGER’S REPORT

**Amenities/Fitness Program** - Our year has been off to a busy start as we rolled out the new hybrid recreational user program. Over 273 residents signed up for open gym passes, 42 for pool/spa access, 49 for Open Gym/Pool pack and Fitness class sign-ups vary. The new roll out prompted a number of residents to sign up for their Renaissance Access Card.

**Pickleball** - The pickleball rollout has been smooth so far.  
125 total programs purchased: 70 seasonal, 43 Annual, 4 Monthly, 8 Daily

**Tennis** - The Welcome Back Round Robin in December was very successful. 40 players played and stayed for “the bring a dish lunch” social afterwards. The tennis committee will meet soon and discuss adding additional tennis events to the calendar soon.

305 Total programs purchased (registered players)

About half of these are Pay-Per-Play.

Total Resident Pay Per Play's...91 (\$15 before 4:00 and \$12.00 after 4:00)

Total Non-Resident Pay Per Plays...70 (\$20.00 before 4:00, 16 after 4:00)

We have replaced 4 halide court lights. The electrician was out yesterday assessing two lights that recently failed. The defective LED lights are in the process of being sent back to the manufacturer.

**Golf Maintenance** - Due to the cooler temperatures the roughs will brown; it is not uncommon this time of year. Maintenance successfully finished their plan to attack on weeds on the golf courses, focusing their attention on the Meadows and Groves golf courses. The reduction in the weed population has been significant.

This week they started to pencil TINE the greens. Next week they will be applying sand to the greens to try to accomplish a smoother quicker roll of the golf ball. They have had a number of irrigation issues, H15 and H18 with a 4" main line break being the most notable.

**Golf** - Golf's maintenance efforts led to a successful and busy December as there were:

621 - League Rounds

384 - Resident Rounds

550 - 9 Hole Rounds

Making it a total of 1,555 rounds

These rounds generated December total golf revenue = \$99,669.95 (closed Christmas, so 30 days of operation). Daily avg revenue = \$3,322.33

January has started off incredibly well. 2nd-4th we've done \$17,050 (\$5683 daily average)

Tee sheets are booked nearly solid most days of the week prompting an increase in operating hours.

Golf has also been doing well on the Driving Range which brought in \$2,310 in December.

**Pro Shop** - Out of concern for safety, new stair stringers and steps were installed at the East entry to the Pro Shop (main steps that golfers access)

**Pool** - The automatic chlorine feed for the spa failed, we replaced with a new Spa-ORP Controller (Oxidation Reduction Potential).

**Assessments** - MCA is preparing materials for the mailing of assessments and ballots – mailing will occur at the end of the month and Assessments due March 1<sup>st</sup>.

**Trees** - All recently planted trees are doing well. New trees will be scheduled the end of the month beginning of February at the Longmeadow and Honore entry into the community.

**New Hire** - Rob Sanders who had been with us for 4 years has decided to go into business for himself, we wish him well, but I am happy to report his replacement, Tremon Finch, has started as of this week. Please welcome him if you see him on site.

#### **COMMITTEE LIAISON REPORTS**

*Standards – Tom Bondur, Liaison* – Mr. Bondur reported 20 architectural reviews for the past month and violations were minimal and resolved.

*Communications – Marilyn Maleckas, Liaison* – Ms. Maleckas noted that additional members have joined the Communications Committee.

*Community Activities – Michelle Johnston, Liaison* – At the February 2026 Board meeting, the Craft Group will present checks to several local charities from the proceeds of their Craft & Bake Sale.

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

*Safety Committee – Michelle Johnston, Liaison* – Ms. Johnson related instances of car break-ins with small items taken. She urged residents to lock their cars.

*Presidents Council – Michelle Johnston, Liaison* – Ms. Johnston reported that the group will be meeting in February.

*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 is working on a new date for a candidate forum.

*Water and Wildlife – Mark Pienkos, Liaison* – It was noted that the committee has not yet met this month so there is no report.

ADJOURNMENT

On a motion by Ms. Maleckas, seconded by Ms. Johnston, the Board unanimously adjourned the meeting at 12:35 p.m.

Minutes recorded by Mike Mazur, MCA Staff.