



MCA SPECIAL BOARD OF DIRECTORS MEETING
FRIDAY, JANUARY 16, 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.

LEGAL COUNSEL PRESENT:

Byrony G. Swift – Shareholder, Becker & Poliakoff – Sarasota – In Person
Jennifer Bales Drake – Shareholder, Becker & Poliakoff – Fort Lauderdale – Via Zoom
Lisa A. Reves – Senior Attorney, Becker & Poliakoff – West Palm Beach – Via Zoom

President Perone called the meeting to order at 11:04 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 noted that there are no action items for this meeting. It is designed to provide an overview of the proposed contract with Benderson, to allow for the attorneys that have been engaged by the MCA for this negotiation to provide background on the contract elements, and to answer Board and property owner questions.

Mr. Bondur, assisted by Ms. Swift, Ms. Drake and Ms. Reves, provided an overview presentation of the proposed agreement.

OWNER COMMENTS/QUESTIONS

Comments were offered or questions were asked by:

Debra Ruppert
Tim Thomas
Samir Ansary
Jim Laidley
Laura Casey
Melissa Francola

Sandy Gilbert
Bob Schaal
Geoff Bridges
Susan McGuire
Sean Casey
Steven Silver

Susan Blumenthal
Elizabeth Gaudet
Erich Laumer
Dora Laumer
Edward Zawacki
Keith Peaton

Scott Beachy
Shelley Nudi
Steven Diaz
Caren Eliezer
Jason Stutzman

Sandra Strauss
Laura Spears
Doreen D'Amico
Ana Alexander
Jan Murray

Mary Breece
Robert Zepik
Doug Gleed

ADJOURNMENT

On a motion by Ms. Maleckas, seconded by Mr. Breece, the Board unanimously adjourned the meeting at 3:29 pm.

Minutes recorded by Mike Mazur, MCA Staff.