



COMMUNITY ASSOCIATION

2004 Longmeadow Sarasota, FL 34235

941-377-2300 • www.themeadowssarasota.org • MCA@meadowscsca.com

May 15, 2018

Dear Meadows Resident,

MCA TO PURCHASE REAL PROPERTY OF COUNTRY CLUB AND LEASE IT BACK TO THE CLUB

Under the terms of a letter of intent signed today by The Meadows Country Club and The Meadows Community Association, **the MCA will purchase all the land and buildings of the club and will lease the property back to the club**, which will continue to operate the sports and recreational complex. This partnership will protect and preserve the community's green space under the control of the MCA and will allow the club to continue to operate while it develops and introduces programs to attract new members and foster financial stability. The club will continue to function under its existing by-laws and will continue to be managed by Billy Casper Golf.

PRICE

- **The MCA will pay \$6 million for the club property, payable over a three-year period.**
- The value of the line of credit and mortgage on the club (approximately \$2.9 million) that the MCA purchased in March from Synovus Bank as an investment will be repaid by the club at closing, reducing MCA's cash outlay to \$3.1 million.
- The Meadows Country Club is assigning a portion of the proceeds from the sale to The Meadows Country Club Trust to repay the members who have loaned just over \$1 million to the club over the last several years.
- The balance of the \$6 million will be paid to the club in agreed-upon increments during 2019 and 2020.
- The fee for the three-year lease to the club will be \$10 annually and other valuable considerations (like special memberships and discounts for residents).
- The payment plan has been carefully structured to allow the MCA to complete the purchase without taking a mortgage, and at the same time provide the country club the funds needed to operate and make required improvements over the next several years.
- The MCA has received a commitment from a bank for the required funding and is in the process of finalizing a \$3 million line of credit.

NEXT STEPS

- Over the next month or so, we will be finalizing **an agreement for the**

purchase of the property and a lease agreement.

- **Country club members** are required to **vote** to approve the sale of the club.

GOALS MET

We want to assure you that we have looked at this situation from many angles, and this agreement is the simplest way to assure that the goals of the community and club are met:

MCA

- It protects and preserves the community's green space.
- It guarantees that The Meadows will continue to offer a broad range of amenities to its residents.
- It gives the MCA time to complete its Renaissance plan for the community before beginning any development.

CLUB

- It allows the club to continue operating while it develops and introduces new programs and plans to foster financial stability.
- It provides cash for the club to make some of the improvements necessary to continue to offer its members and public players outstanding golf and tennis experiences.
- It gives the club a stimulus to offer an increasingly broad range of social events and programs to please its existing members and to attract new members from our community and outside The Meadows.

MORE DETAILS IN COMING DAYS

We know that this is a lot to digest and that you probably have many questions. We plan to send out additional messages with details on various parts of our plan over the coming days. It is simply too much to send out in one electronic message.

Sincerely,

Claire Coyle
President
The Meadows Community Association

NEXT STEPS

Over the next month or so, we will be finalizing an agreement for the