

2015 January Meadoword

Notes From the President's Desk (Excerpt)

Meadows Country Club, a victim of the national trend of declining membership

The MCA Board knew that The Meadows Country Club was following this national trend and faced a problem of decreasing membership. Initially, 80 percent of Meadows residents belonged to TMCC, but now less than 20 percent are members. The MCA Board also realizes that TMCC needs to be strong to support property values in The Meadows.

Last summer, a joint committee was formed consisting of board members and administration from both the MCA and TMCC to see how to work closer together for mutually beneficial goals. Among our conclusions—we live in a 40-plus- year-old golf course community, and we are one community. It is not “them” (TMCC) versus “us” (MCA)—it’s “we.” Our community is interwoven with three golf courses, and the majority of our 3500 households have

golf course views. All our property values benefit from the golf courses remaining beautiful. The continued success of TMCC is vital to The Meadows community and the MCA.

What is the solution?

A possible solution to aid the Country Club includes the construction of a hotel on Country Club property and residences on available Country Club and MCA properties. This solution would require the rezoning of small areas of The Meadows. This rezoning will give the MCA flexibility for future years and could make the MCA and TMCC stronger financially.

There may be other solutions in addition to or instead of a hotel and other development on Club property—which is why we are holding neighborhood meetings to receive input from our residents. These meetings are a most important part of the planning process.

At the meeting on November 20, 2014, many questions were asked. These questions were recorded and all of them were answered in question and answer packets that were distributed at the last meeting on December 8, 2014. The Q&A is been posted to MCA and TMCC Websites. We are making our best effort to communicate to all Meadows residents and to answer all their questions.

Like It or Not...

The Meadows is a Private City

More questions and answers on proposed rezoning...

Why can't property owners vote?

Like it or not, The Meadows is a private city. Our annual assessment (our “taxes”) is based on a millage, which is based on your property value—just like it is with governmental bodies. Deed restrictions equate to code enforcement; the former private, the latter public. Our “government” (the MCA) is set up exactly like a city's. Our Board of Directors is equivalent to a city commission, and our President, elected by the Board, is equivalent to a mayor.

We have a community manager— like a municipality’s city manager— with a staff who manages the master common areas—the public areas open to all our citizens—and carries out the wishes of the Board.

Our “police force” is The Meadows Safety Patrol; they operate 24/7, just like a public body’s police would, albeit under a different set of guidelines. Even our right-of-ways are designed exactly like public right-of- ways; they are typically 60 feet wide with room for the street, a sidewalk, and underground utilities.

Cities and counties, through elected representatives, make many very important decisions without a referendum—especially on land-use issues, unlike condominiums, where just about everything requires a vote. Our documents are set up like a city.

Are we listening?

There are some comments that this rezoning proposal was “ramrodded through” and it was a “done deal” from the outset. Our communications and meetings indicate otherwise. Notification of meetings were published in three issues of The Meadowood, we had two well-attended public meetings and have one more scheduled on January 28, many meetings with concerned citizens and more are scheduled, and no decision will be made to apply to Sarasota County for the rezoning until after the January 28 meeting.

Through all our communications with residents, very important issues have been discussed. Maybe there will be only residential units in the Club area and maybe or maybe not a resort/hotel. The strategy proposed, however, is to apply for both because the situation at the Club, the market, and the economy will drive the proposals the Club receives from developers.

Yes, we are listening!

What about protection of our 17th Street field and the wooded look at Longmeadow and Highlands Bridge Road?

We will protect the tree lines on both roads and the interior trees no matter what is built, even if units have to be sacrificed. We are listening.

The single-family units that might be constructed on 47th Street will have restricted access into Hadfield near Longmeadow, just west of the island through the edge of our nature trail area. None of our trails, however, will be affected—we would not allow that to happen. All construction, garbage collection, deliveries, and services will have to come in via 47th Street. We are listening!

Will the character of The Meadows be changed?

Kobernick-Anchin-Benderson... The potential improvements at Kobernick on 17th and 47th Streets are basically outside our core area, so development on those sites will have little effect on our character.

The Club area...

Development in the Club area, where two-thirds of the Club is already public, will affect Club members the most—and it is up to Club officials to address those internal issues.

The intent is to revitalize our aging community, keep up property values, and stimulate redevelopment of aging neighborhoods.

Traffic studies will be conducted—and there could be noticeable traffic at times, just as there are now for major club events and tournaments. We do not, however, anticipate there will be any significant issues with traffic; keep in mind that The Meadows was designed for many more units and club members than we have now, or will have if a rezoning is approved.

Signage will be restricted by the MCA. In fact, all the construction will have to be approved by the MCA, including landscaping and tree removal and preservation.

For residential units of the nature contemplated for the Club area, common standards are to assign six trips per day/unit as a typical rule of thumb. For 30 units with a driveway on both Longmeadow and Highlands Bridge Road, there might be 90-vehicles spread over an entire day on each road.

Because of the Club's loss of membership, we need to be prepared to do something—whatever it takes within reason—to keep our great character and natural areas to preserve our community throughout the 21st Century.

Are we losing open space?

We are affecting an insignificant amount of open space

Currently, according to the records, we have about 50 percent open space; the 50 percent requirement was Sarasota County's code at the time of our approvals many years ago. Now, the requirement is 30 percent. Regardless, the amount of open space that will be affected is insignificant.

We understand just how important our wooded areas are. We will be careful to keep a large mature tree buffer and save as many trees as possible everywhere—including Highlands Bridge and Longmeadow, even if less units can be constructed. We also would keep almost 75 percent of the field green and open space at Hammock Place and 17th Street.

Most of our MCA board members are Club members—are they going to vote with the interests of the MCA in mind, or just to protect TMCC?

Throughout the history of The Meadows, most MCA Board members have been TMCC members. They are people who volunteer their time and are interested in keeping The Meadows as the best residential community in our area. They care about the operations, maintenance, and future of The Meadows—and they understand the situation at TMCC.

Our Board voted back in October to allow the rezoning to proceed through the process—is it to help the Club?

Of course! But the real goal is to allow something to be done that will help The Meadows continue to thrive.

There are no other decisions needed during the rezoning process. If the rezoning is approved by the County, then each site will need approval from both the MCA Restrictions Committee and Board of Directors.

Why do we need to spend the funds to get the rezoning? Why not let a developer do it?

The cost is relatively inexpensive because we teamed up with Kobernick- Anchin-Benderson and TMCC to share the Sarasota County fees, engineering costs, and so forth. The land becomes much more valuable if we get the entitlements; we are not held up by a developer's issues and time frames; and, most importantly, we will do the rezoning for exactly what we want on the property. We control the process— not the developers.

The Meadows Shopping Village needs maintenance—what will keep any new construction from becoming rundown?

Taylor Woodrow built and owned the shopping village. They wrote the restrictions so The MCA has no say so about the maintenance of the shopping village. When they sold the village to a private owner, we hoped that they would amend the documents so the MCA might have some control— unfortunately, they did not.

Any new development will be allowed not only with the construction and landscaping needing MCA approval, but also with provisions for maintenance being part of the approval.

Can the MCA assess everyone annually to support the club? Yes, state law allows us to do that. The costs, however, are difficult to predict (see “Proposed rezoning will be the ‘hot topic’ of 2015” by Doug Domino, page 19 of this issue). It could be very expensive per household. Some sort of membership also would have to be created by the Club, which would affect public play and some current levels of membership that bring in revenue.

Can we require new owners to join the Club?

We could attempt that for any new units—obviously, that would affect the purchase price. According to our interpretation of the state law, it would take a 100 percent vote to require current owners to require their buyers to join the Club.

News from The Meadows Country Club

Proposed rezoning will be the “hot topic” of 2015

It's important to understand the zoning requests

When The Meadows Community was developed, the zoning required that 50 percent of the total Planned Unit Development (PUD) could not be residential or commercial development—you think of it as open space. That requirement was changed to only 30 percent, and recently, the county approved some rezoning requests based on that change.

The Meadows PUD was originally approved for more than 800 additional residential units and an additional 10,000 square feet of commercial space than was actually built. It is this added potential for some type of altered or new development that the three entities (the MCA, Kobernick- Anchin-Benderson, and TMCC) have been investigating. Currently, there are three rezoning requests, all of which are designed to improve the business models for the three entities.

At this point, I'll remove Kobernick (and its expansion) from this discussion since their request is away from the residents and has drawn no more than a very few questions. The points of major discussion seem centered on the requests by The Meadows Country Club and The Meadows Community Association.

That done, I'll focus on the Country Club's rezoning request, specifically: What are we requesting?

- What happens if the request is approved?
- Why are we requesting it?
- Why the members of the
- Club should support the request.
- Why the residents of The Meadows community should support the request.
- And finally, why the MCABoard and management have come out in favor of our request.

What is the Club requesting?

The Country Club is requesting that the county approve a rezoning for the main clubhouse site, including all the parking, golf buildings, and staging areas; the tennis center site, including all the area around the courts, the pool and all parking; the Dickens and public golf buildings, including all the areas surrounding the buildings and the parking. These areas combined total approximately 25 acres.

The Club is requesting that the property be rezoned to allow a combination up to 150 commercial and/or multi-family dwelling/ residential units. The Meadows PUD was approved for more than 800 additional residential units than were constructed, and the Club is requesting an allocation from this excess. A feasibility study was completed that indicated a boutique hotel could be successful in this location, and the real estate market for villas and other multi-family units in the community is strong.

What happens "if" the county approves the Club's request?

The Club will put out "Requests for Proposals" to multiple developers. The Board of Governors will review the requests with the help of professionals and the MCA. The MCA must approve any plan before it can be presented to the Club members. The TMCC Board will then choose the proposal(s) that it feels offer the best opportunities for the Club, and these proposals will be presented to the membership in written and "live" format (Town Hall Meeting).

Following these presentations, the Board of Governors will then place a final selected plan to a vote of the Equity Membership. Such a proposal will include all provisions/choices to either lease or sell property.

If a developer and plan is approved by the membership, that developer would be engaged by the Club and would then be responsible for the ongoing costs of application fees for final county approvals, permits, and so forth. The Board would subsequently form committees to coordinate the implementation of the plan, causing as little disruption to the members as possible.

Why should the Club members support the rezoning request?

Ultimately, the membership has nothing to lose if the rezoning is approved. An approval of such a zoning application does not “approve” a plan or construction. It only gives the Board the opportunity to request and investigate proposals. If we never applied for or received an approval of our rezoning request, we would never know if there is any type of plan that could benefit the Club and the The Meadows community.

Remember that the members purchased the Club from Taylor Woodrow for close to \$10 million dollars. TMCC has a Board of Governors (Directors) who have a fiduciary responsibility to sustain its financial viability. To NOT investigate the options (for example, rezoning of Club property) would be contrary to their duties as officers and directors. The members, as owners, should encourage their Board to look at alternatives that could help the Club deal with the loss of revenue from the declining golf and country club market. Consider these factors:

- If the rezoning is approved, it will increase the value of the Club’s property and improve the bank’s willingness to work with the Club to overcome any short- term financial issues.
- The decline in membership has caused the Club to open golf courses to the public and cut more than \$1.4 million in expenses. These expense cuts have meant changes in operating hours and services to the membership. Without a change in the market conditions and Club finances, we will continue to cut, which will have a further negative effect.
- Most of the buildings within the proposed rezoning areas are over 40 years old and many are in need of refurbishment/replacement. Without a change to the current market conditions, we will not have the funds to keep up with the repairs needed to extend the lives of these buildings. If some of these buildings and their functions could be replaced as part of a development proposal, it would reduce Club expenses and make TMCC more attractive.
- The funds from any sale or lease of Club property would provide much needed short-term capital. The Club also intends to require that developer proposals require new residential units (built on existing Club property) to purchase and retain at least a social membership in the Club. This requirement is currently in place at six other local communities, with no reported negative impact on their real estate sales. If a hotel were constructed, a similar requirement could be made for a “resort fee” to use Club facilities. Such provisions could provide more than \$300,000 in additional, ongoing income for Club operations and add an infusion of members who could be a base to further stimulate the market for membership

Why should Meadows residents support the rezoning request?

Residents will benefit from a stronger country club. The value of Meadows real estate is directly affected by the health of TMCC and the condition of the facilities. The Club is not in any immediate danger of failing, since we now have the infusion of income from public golf; however, public golf is reliant on

other factors and is highly weather-dependent. Even without bad weather, the Club faces more cutbacks in 2015, which may reduce the maintenance in previously maintained areas throughout the community.

The Club does not want to request a “bail out” from the MCA, which would require a substantial increase in assessments for the homeowners. The total budget for the MCA is \$1.7 million, which is more than \$500,000 less than the cost of golf course maintenance alone. The Club’s total budget for labor, supplies, building, infrastructure, parking lots, furniture, and equipment exceeds \$7 million.

As we explained, we reduced expenses and opened facilities to the public in an effort to stabilize our business. TMCC is part of a declining market nationally and does suffer from its location in a “mature” community. The rezoning could revitalize the community as well as the Club with new residential products and activities that could, in turn, attract a stronger market that is more apt to join a country club.

There is always risk in change

Doing nothing, however, does not stop change; it will happen regardless of what we do. The Meadows, The Meadows Country Club, the residents, and the members will continue to age, and that will bring about its own change.

We don’t know if rezoning can result in interesting developer proposals that will jump start the Club and invigorate the community. The truth, however, is that we will not know if we do not try. And, we cannot try unless we can investigate the opportunities that rezoning could provide. The TMCC Board of Governors and the MCA Board of Directors have chosen to try this together—please join us.

I hope you and our loved ones have a Happy and Healthy 2015!

2015 February Meadoword

What’s Happening? (excerpt)

The debate on rezoning continues

MCA answers more questions about rezoning

Many questions have been answered during both our large informational and smaller meetings at the MCA and in previous issues of The Meadoword. Based on some of the comments we received, a few more answers to your questions follow.

Why is the MCA doing this for 200 people? (full-golf members at TMCC)

The MCA is participating in this process to attain land use entitlements that will increase the property values of 3,450 Meadows homes, the Club, Kobernick-Anchin-Benderson, Meadows Village Centre, and Tarpon Point Nursing and Rehabilitation.

If we get this rezoning, nothing will stop the hotel! Is this, then, a “done deal?”

First of all, there may or may not be a hotel. Many Club members, who will have the opportunity to vote a hotel up or down, are now favoring just multi-family units— basically condos—on the property. Many members of the community favor condo units as well. The Club, however, wants to gain the necessary zoning to leave options open, subject to proposals received.

When might we expect the resort/hotel (or residences) to be built?

First, the earliest we could obtain the zoning would be May or June. Requests for proposals, which reflect the desires of the Club—with approval of the MCA—then have to be sent out. This process will take some time. Proposals could be received back by late in 2015, at best. If proposals are received, Club officials and Club members must review them and approve any proposal they might want to go forward. Then, the general plan must be taken to the MCA for approval and to Sarasota County for approval of the site plan. That process could take us well into 2016 or even later.

Assuming there is a feasible proposal, detailed construction plans must be developed by engineers, architects, and so forth. (No developer would take this step without approval of the conceptual plans.) This takes a considerable amount of time. Building permits must be obtained before any construction takes place. So, it could be late 2016 or even 2017 before any actual construction could begin.

Why not let a developer seek the rezoning at their cost?

Yes, that is commonly done, but not under the same circumstances. We are doing this because we get what we want and the land becomes more valuable when proposals are sought. The additional voting by Club members and then another vote by the MCA causes too many unknowns for a developer.

Are there any three-story buildings in The Meadows?

Yes, Willow Green has three-story units.

MHOA (Meadows Home Owners Association)

Rezoning—important meetings for every property owner in The Meadows!

The Meadows is in the process of being rezoned, and it is our duty as homeowners to be well-informed by attending as many meetings as possible about rezoning issues. The MCA and The Meadows Country Club can provide you with all the dates and times. And, aside from getting first-hand information, you might bump into a few golf or tennis friends at the meetings.

The Meadows Homeowners' Association, Inc (MHOA) is only in discussion mode and is gathering information.

Property values in The Meadows are important to us

I felt this might be an interesting time to compare prices and the number of sales in The Meadows with those in Sarasota County. So, how did Meadows houses compare to Sarasota County for 2013 and 2014? I compared median and average to give a better perspective. This information pertains to single-family houses only.

The median sale price for a house in The Meadows in 2014 increased 7 percent compared to the prior year. Using the same parameters for Sarasota County, the median price increased 6 percent. The average price for The Meadows for the same time frame was up 16 percent and for Sarasota County, up 5 percent.

The Meadows had a median sale price of \$310,000 for the year 2014, and Sarasota had \$193,323 for the same time period. The average sale price in The Meadows for 2014 was \$337,232; Sarasota County had an average of \$292,941.

News from The Meadows Country Club

“Hot Topics” Options, opportunities, or suggestions?

As suggested in last month’s article; the proposed rezoning has been the “HOT TOPIC” for the past weeks. A number of other “HOT TOPICS,” however, have emerged from the comments at the numerous informational meetings. Some of the “HOT TOPICS” are being suggested as options, while others may well be opportunities, and still others are just simply suggestions. Most relate to the ongoing viability of the Club and what can or should be done.

There is no question that the Club must find ways to improve its finances. We continue to control expenses and promote membership. Our new members numbered 89 in 2014; regrettably, that fell short of the number we lost. But, we appreciate the concerns expressed and the suggestions brought forth from the meetings. Some of the most common topics, along with some facts and opinions, follow.

Rezoning: Is this an option or opportunity?

The answer to that questions will depend on who you talk to. At an MCA meeting, a lady very astutely asked, “Would this rezoning be happening if the Club was not having difficulty?” Some history may help to better understand the answer.

The Club has “had difficulty” since the mid-1990s

Except for the first full three years of my tenure as the general manager when the losses were less, the Club has lost an average of 60 full members a year for the past 20 years. As far back as 2002 a Club Planning Committee report suggested the possible need to open portions of the Club to the public. The ongoing culprit is the aging of the community and with it, Club membership. A robust semi-retired membership in their early 60s, playing golf daily, is now a long-retired membership in their 70s and 80s, playing golf weekly.

As early as 2005, however, the Club began investigating rezoning the same properties for which we’re asking rezoning today. Just as it does now, the Board then realized that for the Club to reverse its decline, the community would need to be revitalized in a way that attracted people who would be more inclined to join the Club.

So in part the answer could be YES—this would be happening anyway once we learned that Kobernick was applying for rezoning!

In 2005 the Club realized we had excess land that, if rezoned could not only produce income from the sale or lease of the property, but could also provide longer term income from dues and other spending. In 2007, the Club again investigated rezoning.

Regardless of whatever other options or opportunities are proposed, the Club Board would be negligent in their duties as corporate officers to not try to accomplish the rezoning, given the Club’s excess land, the aging of the community, and the developments to the Club’s business model over the past 20 years.

In the end, the answer is that regardless of how or why the Club became aware that the rezoning was possible, it is an opportunity that has been and will continue to be pursued.

All residents could be members

This could be an opportunity, but to consider this as an option we would need to agree that it is feasible for the Club to offer an acceptable level of service to a membership of this magnitude. The membership program cap of 1550, which is set in the Club's bylaws, is based on industry standards established by experts. This cap is contingent on the size and capability of the facilities.

The Club's current membership numbers allow that we could accommodate up to 750 more members, but to expect that the established caps could be exceeded by more than double is not reasonable. The result would provide an infusion of capital, but could also result in unattainable expectations and acrimony in all categories of membership, including the new members.

Assess the residents and give the money to the club

This may be possible, but it is difficult to imagine that it would not produce lawsuits and an extreme amount of acrimony. There may be a way for this to work for the community and the Club, however, it would seem more desirable to seek a solution that brings the Club and the community together in a more harmonious way. Below is a possible solution that is voluntary and, if embraced, could provide the desired results.

Lower-cost Social Membership for residents

We hope this is the opportunity many of you believe it to be. The number of you who have indicated an interest in supporting the Club; albeit at a lower cost than currently offered, has been encouraging. The Club and the community would benefit from an increased resident presence in the Club.

A survey was sent to all residents to determine if there is the level of support that we are told exists. For this to be feasible, it would require at least 600 positive responses. We will communicate the results once the returns are tabulated.

Bring in a consultant to fix the Club

This is an expected comment given the Club's issues. Issues that we share with the 153 clubs nationwide that closed their doors in 2014 and the more than 500 in the past three years. The consultant with the secret to the downturn in the golf and the private club industry overall has kept that secret from more than just us at TMCC.

The Club has brought in nationally respected consultants to lead planning sessions and review operations. In addition, the Board annually hires an outside auditor who specializes in nothing but country clubs. We have been told that the Club is currently operating at a fraction of the cost of other area clubs and that public golf and new members are our areas of opportunity. We are continuing to focus on both of these areas with new membership offerings like our Young Professional Membership, the new Evening and Weekend Tennis Membership, and the new driving range for public golfers.

So, the final topic is what's next?

So, what is next for the Country Club is to keep working to build support and membership from within the community. We will continue to look for ways to operate even more efficiently and to build revenue at the same time. We must also look for opportunities like the rezoning and resident memberships, explore, and capitalize on all that we can. And we must embrace change both in the Club and the community because without it, we cannot expect to improve, and we must improve to remain relevant.

2015 May Meadoword

Summary: Joint re-zoning applications were filed.

2015 June Meadoword

What's Happening? (excerpt)

Master Plan modification update

Following an extensive series of community meetings this past fall and winter, the MCA filed an amendment to the Master Plan for The Meadows Planned Unit Development (PUD) in mid-April. The proposed modifications to the plan, filed on behalf of The Meadows Country Club, Kobernick-Anchin-Benderson, and the MCA, are now being reviewed by county staff. Once the application is found complete, a public hearing will be held by the Sarasota County Planning Commission, perhaps in August or September. The Board of County Commissioners may hold its hearing later in the fall.

Although the overall 3.5 units per acre zoning (Residential Single-Family-2/PUD) of The Meadows doesn't change, the application is being processed as a rezoning because it's the most appropriate county process where allowable land uses are being changed within a planned development. The changes move a portion of previously approved, but never developed, dwelling units to other areas of The Meadows, primarily to land within the Country Club property (180 units, up to 130 of which may be hotel rooms) and to the Kobernick-Anchin-Benderson site (100 units).

Up to 16 single-family units are proposed for a 9.2-acre MCA-owned tract bordering 47th Street. A portion of unused office space—15,000 square feet—is proposed to be reallocated from the Ringwood Meadow/Taywood area to the corner of 17th Street and Hammock Place owned by the MCA. For more information, please contact me or The Meadows Country Club General Manager Doug Domino.

2015 July Meadoword

What's Happening? (excerpt)

Master Plan modification update

There's not too much new to report on the MCA's proposed amendment to the Master Plan for The Meadows Planned Unit Development (PUD) filed in mid-April. Filed on behalf of The Meadows Country Club, Kobernick-Anchin-Benderson, and the MCA, the application is still being reviewed by county staff.

Once the application is found complete, a public hearing will be held by the Sarasota County Planning Commission, perhaps as soon as August 20, but September is still probably a better bet. If it happened in August, the Board of County Commissioner could possibly hold its hearing in September, but I would expect it later in the fall.

In the meantime, the Joint Committee of the MCA and The Meadows Country Club is meeting with planners, engineers, architects, and developers. One issue is whether to develop at least a preliminary master plan for the 30-acres around the Club complex or to let whatever developer is ultimately selected to coordinate that effort with the Club and the MCA.

Another item given recent attention is the idea of reducing the footprint of buildings by allowing at least some of the residential buildings to be a maximum of three stories in height instead of just two stories. The shared feeling is that more open space would be preserved and storm water could be more easily managed while still keeping the building height no higher than the tree canopy. For more information, contact me or Meadows Country Club General Manager Doug Domino

2015 September Meadoword

What's Happening? (excerpt)

Master Plan modification update

As we went to press, our team of the MCA, The Meadows Country Club, and Kobernick-Anchin-Benderson were working to put the final touches on our joint application to Sarasota County to amend The Meadows Master Plan. Last month, County staff requested additional details about open space in The Meadows and requested copies of all the recorded subdivision plats in The Meadows Planned Unit Development area. In our research, we found that The Meadows PUD has more than 50 percent open space in its 1226 acres, 619 acres not counting landscaped areas of Honore Avenue right-of-way and a few small landscaped cul-de-sacs. There were 1313.29 acres as originally approved in 1974, but 101 acres were later dedicated to Sarasota County and then Kobernick's 23 acres were added in 1987.

In case you hadn't heard, right after The Meadoword went to press last month, The Meadows Country Club announced they have decided not to pursue the possibility of a hotel of up to 130 rooms. With that option no longer on the table, the plan now includes 179 multi-family units and one single-family residence for the Club's 30-acre area encompassing land both east and west of Longmeadow.

For MCA property, the plan includes a proposed office site at the northeast corner of 17th Street and Hammock Place. The two-acre site would allow up to 15,000 square feet of office space in a two-story building with about 60 parking spaces.

The other MCA piece consists of 9.2 acres that borders 47th Street to the north. A small subdivision of 12 to 14 homes is proposed.

2015 November Meadoword

Notes From the President's Desk (Excerpt)

Recapping rezoning Rezoning moves forward

Representatives of The Meadows Country Club, Kobernick-Anchin-Benderson, and the MCA met again on October 5 to discuss mutual agendas and the status of the rezoning application. As you are aware by now, these meetings take place every month and are extremely valuable to The Meadows community as a whole. As we reported previously, the concept of a possible hotel in The Meadows has been eliminated. There will be no hotel in The Meadows!

The Sarasota County Planning Office has asked a number of questions and requested information on detailed descriptive issues about The Meadows open space. Most of these answers were researched in old files—going back more than 40 years ago when Taylor Woodrow was first laying out The Meadows—

on the original plats, maps, documents, and Restrictions. These documents are not on any computer and are not researched easily.

MCA Manager Jay Brady and former MCA Manager Len Smally have been painstakingly locating and researching these old files the old fashioned way. It's been a time- consuming job that has resulted in a number of conferences and meetings with the county planning staff to ensure the proposed rezoning is done to precise county requirements. Jay will have more information on open space and the overall Master Plan modification in his article on page 7.

Hopefully, you had an opportunity to attend the neighborhood workshop on October 28 at The Meadows Country Club. It was the final meeting required by the county before our joint rezoning application moves forward.

What's Happening? (excerpt)

Update on Master Plan modification

In mid-October we mailed out notices about the neighborhood workshop, held at The Meadows Country Club on October 28. A previous workshop was held last January. Since then, our team of board members, consultants, and staff have been working with Sarasota County staff to provide all the information needed to complete our application to modify the Master Plan of The Meadows Planned Unit Development (PUD). As reported in this column previously, in response to residents' concerns, the hotel option was shelved.

Much of our recent work has focused on documenting the open space parcels throughout the 1,230 acres of The Meadows PUD and then mapping it. We found 677 acres classified as open space per the criteria established in the 1974 development order. That's 55 percent open space, thus exceeding the 50 percent requirement in effect at that time. (The requirement was since reduced to 30 percent open space.) And that's without counting green space within private and public road rights-of-ways, which is also allowed to be counted per the method the county agreed to with our developer, Taylor Woodrow.

Additional work has involved stormwater and floodplain management studies and a tree inventory to assist in preparing the development concept plan. The white ribbons around trees at the club denoted that a tree was counted, not that they were to be removed.

The proposed modifications to the Master Plan, even with 180 condo units within the club property, will have minimal impact on the open space of The Meadows. In fact, the intention of the changes is to help The Meadows Country Club become stronger by modernizing its facilities and to better assure the preservation of the open space provided by the three golf courses and other club facilities. It is also anticipated that the planned improvements at Kobernick- Anchin-Benderson will continue to make it a much valued asset for The Meadows and our residents.

For MCA property, the proposed plan modification includes a proposed office site at the northeast corner of 17th Street and Hammock Place. The two-acre site would allow up to 15,000 square feet of office space in a two-story building with about 60 parking spaces. The other MCA piece consists of 9.2 acres that border 47th Street to the north. A small subdivision of 12 to 14 homes is proposed.

2015 December Meadoword

Notes From the President's Desk (Excerpt)

Recapping rezoning

Hopefully, you had the opportunity to attend The Meadows Rezoning Neighborhood Workshop on October 28 at The Meadows Country Club. It was, perhaps, the final workshop to give our residents and surrounding neighbors a chance to air their views and have their questions answered about the rezoning application and how it might affect The Meadows now and in the future. If you were not able to attend, here is a brief rundown.

Jack Wilhelm of the Sarasota County Planning Department gave an overview of the rezoning process. MCA Manager Jay Brady reviewed the background and defined what steps have been taken so far. Todd Mathes, who is representing Kobernick-Anchin-Benderson and whose staff is actually handling the application process, went over the proposed sites that could be developed. Country Club President Gordon Cummings talked about the concept plan for the club area.

Rumor? Or fact!

While there were many positive comments and excellent questions from our residents during the question and answer segment, some of the more vocal comments were based on rumors and false speculation that had no basis for what is actually being considered. For example, a company was hired to count trees in and around the club area. These trees were marked with white ribbons and noted in our application. The ribbons are there simply to denote the trees have been inventoried—although some people thought the white ribbons meant the trees would be cut down. They were upset about it but would not listen to the facts and chose to believe the rumor. Another rumor to be dispelled was that The MCA would be adding an access roadway into Greencroft Road for the Kobernick expansion. No way, José! It was a surprise to us to hear that concern, which is also something that will never happen.

Remaining protective while being proactive

By now, all our residents should realize that The Meadows is a 40-year-old community right in the heart of a fast-growing, rising population area of Sarasota County. There are county long-range plans already in the works for expanding communities, streets, roads, and highways all around us. We are remaining protective of our community while being proactive. Your MCA Board, working with the country club and Kobernick, want to keep The Meadows as stately and beautiful as it is now and far into the future. But in order to keep it a viable community, the aging infrastructure in the club area needs to be replaced... and by allowing some new housing units, we can have a community facelift without disturbing the character of The Meadows as we know it. Rezoning will allow us to weigh the options and possibilities and decide what is best for us all in the coming years. Without rezoning in place, there are no other options.

2016 January Meadoword

Notes From the President's Desk (Excerpt)

Rezoning application under county review

On November 23 (2015), after many months of working out details and fine tuning, The Meadows rezoning application was accepted for review by Sarasota County Planning and Development Services. In the coming months, we will be answering various questions that may arise as the county goes over the application. In the meantime, representatives from The Meadows Country Club, Kobernick- Anchin-

Benderson, and the MCA will meet each month to exchange ideas and formulate plans for the future of The Meadows

What's Happening?- "Back to the Future" ... (excerpt)

Master Plan Modification Update

On November 23, Sarasota County officially accepted the MCA's application to amend the Master Plan for The Meadows. The next step is to review and respond to comments from various county agencies.

The Meadows Country Club proposes to add 179 condominium units and one home in the 30-acre Club area, which will require some form of club membership. Kobernick-Anchin- Benderson plans to add 85 to 100 units to their facility on Honore Avenue.

For MCA property, the proposed plan modification includes a proposed office site at the northeast corner of 17th Street and Hammock Place. The two-acre site would allow up to 15,000 square feet of office space in a two- story building with about 60 parking spaces. The other MCA piece consists of 9.2 acres that border 47th Street to the north. A small subdivision of 12 to 14 homes is proposed. A graduate architecture student, studying under program director Martin Gold of the University of Florida City Lab- Sarasota program, has expressed interest in working with the MCA on design concepts for the new neighborhood and perhaps other areas.

2016 February Meadoword

Notes From the President's Desk (Excerpt)

MCA/TMCC rezoning committees continue work on concept plan

In addition to regular monthly joint committee meetings, MCA and TMCC rezoning committees continue to meet to work toward finalizing a Development Concept Plan that meets the club's needs and enhances the overall beauty of The Meadows.

What's Happening?- On the horizon... (excerpt)

Master Plan Modification Update

Our team is in the process of responding to the final set of comments from Sarasota County staff. The Meadows Country Club proposes to add 179 condominium units and one home in the 30-acre club area. Kobernick-Anchin-Benderson plans to add up to 100 independent living units to their facility on Honore Avenue.

For MCA property, the proposed plan modification includes a proposed office site at the northeast corner of 17th Street and Hammock Place. The two-acre site would allow up to 15,000 square feet of office space in a two- story building with about 60 parking spaces.

The other MCA piece consists of 9.2 acres that borders 47th Street to the north. A small gated subdivision of 12 to 14 homes is proposed. Graduate architecture student Shane LaMay, in his final year with the University of Florida CityLab-Sarasota program, is working with the MCA on environmentally sustainable design concepts for the new neighborhood.

Most of the county's material comments relate to floodplain compensation, drainage, and stormwater management issues. That's because part of The Meadows, including part of the proposed areas for redevelopment, includes land within the 100-year floodplain. County land use policies allow development within the floodplain if the floodplain is protected through floodplain compensation. Such compensation must meet land development regulation requirements and will be reviewed by the county during the site and development plan review process.

Once the application is found complete, it will be scheduled for a Planning Commission public hearing. My best guess, at this point, is that it will be at least mid-March before we get on their agenda.

2016 March Meadoword

Notes From the President's Desk (Excerpt)

Rezoning application awaits planning commission hearing

After many months of working out details, answering questions, and fine tuning, The Meadows rezoning application has been accepted by Sarasota County Planning & Development Services. The next step in the process will be a planning commission hearing that could take place later this month or next.

The Country Club will present the completed Development Concept Plan for the club area, and we will present the MCA's proposed plan modification of the 9.2 acres, which will allow up to 14 new homes in the small subdivision, and zoning for a small office site at 17th Street and Hammock Place. Kobernick-Anchin-Benderson plans to add 100 independent living units to their facility as well. In the meantime, MCA Manager Jay Brady, MCA Board Member Marilyn Maleckas, and I will meet with representatives from TMCC and Kobernick each month to exchange ideas and formulate plans for the future of The Meadows.

2016 April Meadoword

Notes From the President's Desk (Excerpt)

Catching up with what's going on...

The Joint Rezoning Committee met on March 8 and again on March 23 as we continue to work out the details in preparation for the presentation to the Sarasota County Commission sometime in the next few months.

On March 14, MCA Manager Jay Brady and I met with District One County Commissioner Carolyn Mason at the Athletes Drive/Honore Avenue entrance to Benderson Park in an effort to get the county interested in beautifying the entrance and replacing the existing fence line that separates MCA property and Meadows homeowners from the park entrance.

At the March 16 Assembly of Property Owners, Gordon Cummings, president of The Meadows Country Club (TMCC), addressed the community on the particulars of the joint rezoning application the MCA, TMCC, and Kobernick-Anchin-Benderson have put together. He summarized how the country club and The Meadows community have functioned together since early development and presented the new Development Concept Plan which will be reviewed by the Sarasota County Planning Commission. If and

when that is approved, it will be presented to the Sarasota County Commission at another public hearing.

2016 May Meadoword

Notes From the President's Desk (Excerpt)

Rezoning update

The Meadows is a 40-year-old community that was built and designed as a golf course community with three 18-hole courses weaving throughout the community. And most of us have those beautiful golf course views that keep our property values higher than a lot of other properties.

The MCA has always been looking for ways to improve—not just maintain—the overall quality of life here in The Meadows. We have 9.2 acres of undeveloped land in our northern section that we have contemplated selling for quite some time, but only under the right circumstances. The Meadows Country Club needs to revitalize and add modern facilities and housing that would be a boon not only to the club, but to The Meadows community as a whole. Kobernick-Anchin-Benderson needs 100 dwelling units to expand their capability, which we allocated to them two and one-half years ago, to serve the senior citizens in and around our community.

The result of all of these combined needs is a three-way partnership in the rezoning application to Sarasota County with the MCA as the lead applicant. MCA Manager Jay Brady, MCA Board Secretary Marilyn Maleckas, and I continue to meet with representatives from The Meadows Country Club and Kobernick each month to work out the details and formulate plans for the future of The Meadows.

The rezoning application was filed and accepted by Sarasota County Planning & Development Services back in March. There are still details to be worked out.

The next step in the process will be a Planning Commission hearing that might take place this month or next. The country club will present the completed Development Concept Plan for the club area, and we will present the MCA's proposed plan modification of the 9.2 acres, which will allow up to 14 new homes in a small subdivision as well as zoning for a small office site at 17th Street and Hammock Place. Kobernick-Anchin-Benderson will also present their plans to add 100 independent-living units to their facility. It's a wonderful time to be a Meadows resident!

News from The Meadows Country Club

Rezoning and redevelopment have been covered in The Meadoword for more than a year. I would like to focus on the redevelopment. Rezoning is nearing a conclusion and, after all, it is but a means to the end, the end being redevelopment.

The current process started in 2014

Kobernick-Anchin-Benderson (KAB) applied to the MCA for permission to build an added 100 residential units in their retirement complex to grow and modernize their facility to accommodate today's retirement marketplace. At that same time, the MCA had the foresight to approach The Meadows Country Club (TMCC) and ask if the club would like to consider some redevelopment, a suggestion the club took up.

These initial steps resulted in the three-way application to Sarasota County to make amendments to the Planned Unit Development (PUD) and for rezoning. The county wanted to deal with a single application. The MCA, as the overseer of the administration of much of the PUD, became the official sponsor of the application.

Why is this application so important to all property owners in The Meadows?

The bigger picture is renewal. Just as KAB wants to renew, modernize, and expand their facility, the club needs to renew its assets to meet a different market that exists today.

In 1975, Taylor Woodrow (TW) started the development of The Meadows in an area that was “in the middle of nowhere” relative to the City of Sarasota. Today, The Meadows is a community very near the city center, but it has seen little new residential development for 25 years.

The club was built in pieces as the developer progressed with facilities that were suited to a club that would have 1,500 memberships, which there were in 1991 when the club was taken private. Of those 1,500 members, 900 were golfing. Today, the club has a little under 900 members with about 300 golfing. In this changing market, the club opened two of the three golf courses to public play.

Almost 80 percent of Meadows owners do not belong to TMCC. So, it might be easy for residents to say, “I am not worried about the club, it is nothing I belong to.”

Allow me to give a different view

In The Meadows PUD (which includes all the housing excluding less than 300 residences in the Highlands PUD), the vast majority value the look and feel of The Meadows for the open spaces, trees, and in very many cases, a view of one of the golf courses.

In The Meadows PUD, there are a total of 1,230 acres of land. Of this land, 677 acres are open spaces. Of that acreage, more than 400 acres— more than 60 percent—are on the club’s land, the vast majority being golf courses. The current-day code for minimum open space is 30 percent, which would create a very different community.

A drive south on Beneva to what was the Forest Lake Golf Club will show you what could happen if we are not proactive. Lots of housing, few trees, and a single “executive length” golf course that doesn’t cover much land. If The Meadows Country Club were to fail, which we are working hard to avoid, suddenly The Meadows community could be faced with a number of nasty choices like those that faced home owners in Forest Lakes— and all involve the decline in real estate value and the loss of open space.

What are we doing to avoid problems and return The Meadows County Club to viability?

Part of the rezoning application is for building 180 residential units in the core areas of the club’s property. These residential units will be larger with an average gross (including walls, balconies, and common access) of about 3,000 square feet. All the buyers would have to be members of the club.

The expected proceeds from the sale of the land to accommodate these residential units will allow us to renew our deteriorating assets, including the club house and athletic center, and make the club much more attractive to current and prospective members.

All but one of these residential units will be condos, each with three stories of living space and under-house parking. This type of construction is beneficial because:

- Three-story buildings take up less space than putting the same number of residential units in one or two-story buildings, thus, less land consumed, less trees and vegetation removed, and less stormwater runoff.
- Underground parking replaces the need for outdoor surface parking, which, again, consumes less land and reduces the amount of stormwater that needs to be accommodated.

The hope is that successful development of 180 new modern, residential units in the club's central property will also have the effect of encouraging further renewal and development in The Meadows.

The markets for any product, including housing, country clubs, and retirement residences never remains static

We all have to adjust to changing times, which for the club means no initiation fees to pay for capital. New ways need to be found to renew assets. Redevelopment does this for the club.

The community very much benefits from the presence of The Meadows Country Club since about a third of the total land in The Meadows community encompasses club land.

The very essence of The Meadows, mature trees, open space, and feeling of freedom from city living very much depends on the continued presence of the club and its maintenance of the many acres of land it owns that border or face such a majority of Meadows residents.

2016 June Meadoword

News from The Meadows Country Club (excerpt)

And, now a special note on rezoning...

I would like to thank the MCA Board of Directors for their approval at the May Board meeting of mandatory club membership for new construction on MCA property. The motion read:

When a home is purchased in the 9.2 acres off 47th Street in The Meadows Community, the new home buyer will be required to purchase and maintain an equity club membership, chosen by the new home buyer.

Mandatory membership will also be a requirement for all the residential units being constructed on TMCC property.

The Meadows Country Club Board of Governors and our staff look forward to continuing our great partnership with the MCA in all the projects we are likely to undertake with these rezoning endeavors.

2016 Sept Meadoword

Notes From the President's Desk (Excerpt)

Rezoning Committee continues biweekly meetings

We are waiting to hear when we can present our application before the Planning Commission. Over the past few months, the county Planning office, in typical bureaucratic style, has continued to request additional details from our original application. As of this writing, we have painstakingly submitted all the detailed requests, and the application should be completed and accepted. When this phase is officially deemed complete, we will be placed on the Planning Commission docket. Before that happens, the MCA and The Meadows Country Club will hold a workshop for all our residents and Club members to view the final proposal. We are hopeful to be on the Commission docket by November.

2016 Oct Meadoword

Notes From the President's Desk (Excerpt)

Neighborhood Workshop, Wednesday evening, October 5, 6:00 pm, at TMCC

I'd like to remind all of you about the upcoming Neighborhood Workshop the MCA, The Meadows Country Club (TMCC), and Kobernick- Anchin-Benderson will hold to review our Development Concept Plan and bring all our residents up to speed on the progress of our rezoning efforts in the community. This will be the final neighborhood workshop before our application goes to the County Planning Commission next month. You should have received a postcard from the county announcing this workshop in the past week or so. All residents who are interested in our progress with the rezoning effort are invited to attend. Once the Planning Commission approves our plan, it will be scheduled at the next available spot on the County Commission docket.

2017 Jan Meadoword

Notes From the President's Desk (Excerpt)

Rezoning hearing February 2

Sarasota County deemed the joint rezoning application complete, and it has gone through their final staff review. Now, there will be stipulations to work through. A Sarasota County Planning Commission hearing is scheduled for February 2. Once the application is approved, it will be put on the docket of the Sarasota County Commission, hopefully in the next month or so.

For those of you who were not able to attend our last neighborhood workshop at the country club in October, you can still review it in its entirety on The Meadows website at www.themeadowssarasota.org.

2017 Feb Meadoword

And away we (stop) and go!

The Sarasota County Planning Commission is set to hear our rezoning petition to amend The Meadows Master Plan as part of its February 2 public hearing agenda. The meeting is in the Commission Chambers at the Sarasota County Administration Building at 1660 Ringling Boulevard in downtown Sarasota. The County Commission public hearing is scheduled for March 22.

As most residents have come to learn over the past three years this has been in progress, The Meadows Country Club proposes to add 179 condominium units and one home in the 30-acre Club area. Aviva, formerly, Kobernick-Anchin-Benderson, plans to add 85 to 100 units to their assisted living and rehabilitation facility along with complementary ancillary facilities to serve its residents and clients.

For MCA property, the proposed plan modification includes a proposed office site at the northeast corner of 17th Street and Hammock Place. The two-acre site would allow up to 15,000 square feet of office space in a two-story building with about 60 parking spaces. The other MCA piece consists of 9.2 acres that borders 47th Street to the north, where a small subdivision of 12 to 14 homes is proposed.

These projects are anticipated to update and modernize key parts of The Meadows and to stimulate further reinvestment in our community in the ensuing years.

2017 March Meadoword

What's Happening

Government Activities

The Sarasota County Commission is set to hear our rezoning petition to amend The Meadows Master Plan as part of its March 22 public hearing agenda. Please support our application since this plan, which has been nearly four years in the making, is critical to the future of The Meadows. The meeting will be in the Commission Chambers at the Sarasota County Administration Building in downtown Sarasota, 1660 Ringling Boulevard. The time of the hearing has not been set, so check with our office in mid-March if you would like to know the time. We will get the word out by Constant Contact around that time, too.

As most residents have come to learn since this has been in process, The Meadows Country Club proposes to add 179 condominium units and one home in the 30-acre Club area. Aviva, formerly Kobernick-Anchin-Benderson, plans to add 85 to 100 units to their assisted living and rehabilitation facility along with complementary ancillary facilities to serve its residents and clients.

For MCA property, the proposed plan modification includes a proposed office site at the northeast corner of 17th Street and Hammock Place. The two-acre site would allow up to 15,000 square feet of office space in a two-story building with about 60 parking spaces. The other MCA piece consists of 9.2 acres that borders 47th Street to the north. A small subdivision of 12 to 14 homes has been proposed. More detailed analysis of the site and potential access points is underway to determine the optimal number, size and layout of lots, and the best alternatives for access from planning, environmental and value perspectives.

It is anticipated that these projects will serve to update and modernize key parts of The Meadows and stimulate further reinvestment in our community in future years.

Article: Sarasota Planning Commission approves MCA / TMCC rezoning application

The commission's February 2 vote will allow the club to move to the next step toward selling land to a developer to build 180 residential units. Numerous informational sessions have been held to provide you, The Meadows residents, with detailed information on this plan. By the time you read this in The

Meadowood, we will be approaching the date when the plan is scheduled to be presented to Sarasota County Commissioner's for final approval—March 22.

In the meantime, the Club's Board of Governors has been working with a limited number of possible developers for our projects. This preliminary work is intended to lead to the selection of a single developer for the more extensive planning/execution needed once the rezoning is finally approved.

Why do this and what does it mean to the Meadows Community?

The community and TMCC both started in 1975 when Taylor Woodrow launched The Meadows development—one of the very first planned communities on the west coast of Florida. Today, we have a beautiful, but aging community with an aging set of facilities at The Meadows Country Club. But, we have the distinct advantage of tremendous open space—more than 55 percent—when today's county limits are only 30 percent.

Because of our ages, TMCC and The Meadows community need to renew the image and provide new residential and recreational opportunities to meet the demands of today's and tomorrow's residents. The club will fulfill a portion of this need by allowing the development of 179 upscale condos and one single-family dwelling within the bounds of the core club properties. The result will not change the basic nature of the club or the golf courses. The funds generated by these new residential opportunities will be used to pay down some club debt and renew outdated key assets, especially the fitness center.

The alternatives to this plan were not too attractive. Doing nothing allowed sections of TMCC property to age and deteriorate, which would also have been a detriment to the community. The club also might have sold the entire facility to a developer.

Realize that TMCC properties would be attractive to a developer because of the current county regulations that require only 30 percent minimum open space. This would mean 369 acres of open space versus our current design for 677 acres of open space. Obviously, developing those 300-plus acres in The Meadows' Planned Unit Development (PUD) would dramatically alter the community—housing would inevitably be built on current golf course lands. The outcome could be similar to what happened further south on Beneva Road (Forest Lakes) where the community now has much more land covered by housing and much less open space.

But TMCC membership and management strongly supported the alternative of development of some of TMCC currently under-utilized space/lands. At times, MCA residents have asked me, "Why should I worry about the club, when 80 percent of The Meadows residents do not belong to it?" The answer is simple: the open spaces created by TMCC contributes significantly to the lush appearance, ambience and property values of The Meadows community.

Being proactive

The two planning commissioners, who moved and seconded the motion to approve our application, complimented TMCC, the MCA, and Aviva (formerly known as Kobernick-Anchin-Benderson) on their proactive, long-term views of the need to renew our properties. It has been a very encouraging experience for me to work with the MCA, Aviva, TMCC members and management for more than two years. The MCA, in particular, is an extremely proactive partner by establishing a Long Range Planning Committee of their board.

Working together, we can ensure that Lord Taylor's 40-year old vision results in a community that is renewed and updated to reflect the needs and desires of current and future residents for years to come.

If you have questions about our progress and what comes next, contact me through TMCC. We are dedicated to keeping The Meadows Country Club members and Meadows residents fully informed on these issues.

2017 June Meadoword

President's desk

The Renaissance of The Meadows is about to begin

The recent announcement that The Meadows Country Club has signed an agreement with a developer to build up to 180 new units on the property now owned by the country club signaled the start of the revitalization of the entire Meadows community.

Although the MCA Board of Directors voted at its May meeting not to move forward at this time with the development of either of the two properties owned by the MCA that were part of the original rezoning application, the impact of the building at the country club and the eventual building at Aviva will be huge for our community. The overall value of The Meadows property will increase by more than \$50 million, and our property values will increase by more than six percent. And, that is only the beginning.

Real estate experts tell us that new construction usually causes the value of properties in the surrounding areas to increase

New construction also stimulates existing homeowners to invest in upgrading their properties to keep pace with the new buildings. The MCA plans to reinforce these positive changes in our community with programs and activities that will result from the implementation of the Strategic Plan, adopted in May by the MCA's Board of Directors.

In April 2016, the MCA Board appointed five of its members to develop a vision for the future of The Meadows. The first step in the process was gathering information from all residents via a survey distributed about a year ago. Leaders of the community built on this data in two meetings of association presidents and assembly members. The result is a plan that calls for upgrading the overall look of our community.

Everything ties together to make this time an incredibly exciting one to be a member of The Meadows community. New building will bring new people and renewed energy. The strategic plan will bring changes and upgrades to our properties and activities

What's Happening – Make no little plans

The MCA Board of Directors adopted the long-range plan for The Meadows just weeks after county approval of 180 new condominium units near The Meadows Country Club—the course is set for further improvements to the community. In keeping with the first strategic objective of the plan—community appearance...

Some key components of the plan include enhanced landscaping, LED lighting, pond management and new entrance and directional signs. A master plan for the sports field, possibly with updated playground equipment and a small dog park, are also being considered.

All this and more won't happen overnight, but we're off to a quick start, thanks to the contributions of the many residents who sent in the survey, those who participated in our workshop meetings, the Long-range Planning Committee led by Malcolm Hay, and The MCA Board of Directors.

It was Daniel Burnham (1846 to 1912), architect and city planner, who owes part of his fame for his Make no little plans quote that today might be interpreted more like, "Go big, or go home!" But here is the full quote from Burnham (with apologies to our daughters and granddaughters.) It provides a more meaningful context for the better-known abbreviated version, and provides inspiration for all of us as we move forward. Perhaps it inspired Lord Frank Taylor when he first set eyes on this piece of paradise he named The Meadows.

2017 September Meadoword

The Meadows Country Club Sale to Developers...Benefits, Goals and Progress

You are invited— and encouraged to attend—a meeting about the possible sale of The Meadows Country Club. Please join us at 5:00 pm, Thursday, October 12, in the Lakeside Room of the MCA, 2004 Longmeadow

This meeting will be videotaped and posted on The Meadows website, www.themeadowssarasota.org.

If you have been reading the updates recently shared with Meadows residents, via email and packets sent through the U.S. mail, you are aware that The Meadows Country Club (TMCC) has received an offer to sell the club to Belmont Park, LLC, a limited liability company. Developers often set up a new company for each development, forming a new corporation. There are three principals—Michael Donato, a Canadian-born developer who has had a connection with the Sarasota/ Manatee Counties for 15 years, lived in The Meadows, and owns a number of rental properties in The Meadows; Frank Cassata, a well-known Sarasota developer for more than 25 years who moved from New York after building more than 9,000 residential units there; and Neal Land Ventures, represented by John Neal, a well-known builder in the Sarasota area and owner of University Park Country Club. Belmont Park, LLC shares the vision of a revitalized Meadows community with a financially stable private country club at its core.

To keep you current regarding this proposed opportunity, the MCA and TMCC board members' shared goal is to inform you about the status of the sale and what it means for The Meadows community. If you have an email address, but have not yet provided it to the MCA, please consider doing so. Email mcaaccounting@meadowsca.com or call 941-377- 2300, ext. 223, to add your email to our contact list. Email saves resources and provides an efficient way to reach everyone with community updates and weather alerts, like those communications shared during Hurricane Irma and other storms.

The developers' offer

Developers offered to buy TMCC, with all its facilities and property, and the country club board of directors approved the offer, subject to a vote of all the equity members of the club in November. Under this agreement, the developer is obligated to build a new clubhouse/athletic center near the existing

tennis facility and to complete all the required maintenance on the club property. They are also required to keep all three golf courses open through 2018.

The MCA Board of Directors agreed to grant permission to the developer to build 520 housing units on the country club property, contingent upon the approval of the club members and the successful negotiation of an agreement between the MCA and the developers. These 520 units are in addition to the 180 units the MCA granted to the country club as part of its rezoning plans earlier this year. That means that the developer has rights to build 700 units of housing on the country club land.

Triple Win for TMCC, The Meadows residents, and the developers

The new housing will revitalize our community and stimulate increased property values. Since all the new owners will be required to be country club members, it will bring stability to The Meadows Country Club. A new clubhouse/ athletic center will be built.

Your MCA Board members believe the developers are committed to making the country club a premier facility in the area by building new high-end housing to attract 700 new homeowners who will also be club members.

As the new residences are built and sold, MCA revenues will grow. The additional revenue will support upgrades and renovations to common areas. Based on 700 new housing units, using the 2017 assessment rate, homes sold at an average price of \$300,000 are projected to add assessment income of about \$635,000 per year.

In addition, the offer includes \$1 million to be contributed by the buyers and the country club to the MCA to build a new community center for more activities and a place to hold community gatherings. Based on residents' survey responses, the new center was added to the long-range strategic plan. This agreement brings that goal closer, allowing the MCA to begin planning the new building almost immediately.

Another benefit is that new homes built in a community typically increases the value of existing homes. A vital new country club, along with attractive new housing, will lead the way to The Meadows Renaissance.

MCA board members are committed to working with the developer to assure that MCA standards are met and the strategic vision and mission of the community is the guiding principle for all development in The Meadows.

Responding to your questions

The developers are working on site plans that will approximate the placement of the housing units to be built. This is a critical step in the project, and they hope to have it ready to show the community very soon. Again, they are required to keep all the golf courses open through 2018. Then, they are free to close courses, as needed.

Please keep in mind that the developers have a great deal of incentive to maintain a strong golfing presence and to select sites that work well for both current and new owners.

- Developers agree to build a new clubhouse/athletic center before building 520 new housing units

- Developers must obtain zoning approval before building on the property, and it is in their best interest to sustain good will
- The MCA must approve the location of, and plans for, all new housing
- Developers are required to meet MCA standards and covenants for maintenance on all the property they own
- Developers are motivated to build and sell attractive dwellings that maintain green space and verdant views

The closing of the sale, if it is approved by The Meadows Country Club members, is anticipated to be mid-December. Email any questions for TMCC to info@meadowscorg.

Email any MCA questions to mcapresident35@gmail.com.

Meadows 101

To clarify some residents' questions about how The Meadows is structured and the impact of selling the country club and housing units, MCA President Claire Coyle prepared this "Meadows 101" information block.

The Meadows is a network of separate legal entities woven into a single community by an overall governing body called The Meadows Community Association (MCA).

The Meadows Country Club is a separate legal entity within The Meadows with the right to sell its property, just like any resident can choose to sell property. The MCA is required to approve all construction plans and enforce the standards established for the community anywhere in The Meadows. Those rules and standards will apply to the new owners of the country club just as they apply to all homeowners.

The Meadows contains more than 3,450 residences that include garden homes, villas, condos, and single-family homes. It also contains two senior living communities (Aviva and Tarpon Point), The Meadows Shopping Village, and The Meadows Country Club. All these entities are contained in a 1,650-acre natural setting.

The Meadows Community Association (MCA) is the governing body of The Meadows. The Meadows combines two Planned Unit Developments (PUD). One PUD is The Highlands; the other PUD is The Meadows. Each PUD has its own governing documents.

The Meadows Community Association is the primary association in The Meadows. Everyone in The Meadows is required to be a member and pay an annual fee that covers maintenance of the common grounds, roads, and facilities. The fee is based on the value of each property as assessed by the county tax office.

Aviva, The Meadows Country Club and the shopping village combined contribute more than \$100,000 in fees to the MCA. They each have an agreement with the MCA that sets forth governing principles that the MCA Board of Directors is charged with administering. There are also MCA-administered governing documents for The Meadows PUD and The Highlands PUD that apply to all residents in those areas.

In addition, each condo and HOA is governed by its own set of bylaws, covenants, and restrictions that are administered by its own sub-association composed of members of that neighborhood. Each has a board of directors to administer the bylaws and restrictions of the sub-association and to assess fees.

The Meadows Country Club also has its own governing documents outlining the rules of the club and the rights and responsibilities of its members

The governing structure is complex. MCA governing documents are available at www.themeadowssarasota.org

The MCA Part of the Triple Win

What the MCA gains for granting permission to build new housing units

- \$1 million towards new community center to serve all residents
- Increased assessment from club with addition of new clubhouse/ athletic center
- Based on adding 700 new housing units, using the 2017 assessment rate and an average home sale price of \$300,000, the additional assessment income is projected to be about \$635,000 per year.
- New homes in a community lead to increased values of existing homes
- A vital new country club and attractive new housing will lead the way to the renaissance of the entire community

MHOA Growth opportunities

By this point, you are no doubt aware of the severe financial problems facing The Meadows Country Club and that failure of the country club will have severe consequences for The Meadows

The green space the golf courses provide is a major attraction in our community. Not only do green spaces provide beauty, they also provide habitats for the many birds and other wildlife in the area; green spaces are important to our quality of life and to our property values.

Individual homes have their own property values plus the added value of the green spaces surrounding them. We must all be concerned with how those areas are used, maintained and protected.

Property values link directly to our homes and to our whole community. We preserve our values by keeping both well-maintained. We can increase our values by improving our own homes and the broader community.

For most people, your largest asset is your home

The place you live is typically also the place that provides a major portion of your personal wealth. We must look to options that maintain the values of both our own homes and our community. A jewel sitting in the midst of a pile of rubbish quickly loses its value.

As MCA President Claire Coyle often says, “You are either moving forward, or going backward.” We all will face changes in our community as the problems with the country club unfold, and that is why it is vital to move forward into a viable solution.

The MHOA is your voice in this process. If you have questions or suggestions or concerns, sharing them with your board is a good way for you to be heard.

We look forward to seeing you at the MHOA dinner social, November 8 at The Meadows Country Club. Please make your reservation today, if you haven't already. Fun, good food, and a chance to meet other individual homeowners are all good reasons to attend our dinner social at the very reasonable price of \$28. See you there!

[the following advertisement was included in the Meadoword]

PAID ADVERTISEMENT

DISCLAIMER: The content of this advertisement and the proposal set forth within has not been reviewed and/or approved by the MCA Board of Directors or The Meadows Country Club Board of Directors and does not reflect the views of the aforementioned entities.

HELP SAVE THE MEADOWS

AN OPEN LETTER to our NEIGHBORS—the Homeowners in The Meadows Community and Members of The Meadows Country Club (TMCC)

From Members of the **“Save The Meadows” Resident Action Committee**

Kevin Miller, William and Mary Manguso, Gerry Dunnigan, Linda Thompson, Lou Eyermann,
Adam Walker, and Tom Thompson—savethemeadows@yahoo.com

The Meadows Country Club is for Sale

Currently, TMCC and all the land it owns is being offered for sale by the TMCC members to a **PRIVATE DEVELOPER**. The land for sale includes all **THREE (3) GOLF COURSES, 18 TENNIS COURTS and FACILITIES**, and the recently **REZONED LAND**, and **OTHER PARCELS**. An extended period of **UNSUSTAINABLE DEBT** and mounting expenses because of declining membership and other factors is leading the club to **FORECLOSURE** and threatening **BANKRUPTCY**.

Save Our Open Spaces

All these lands we currently see around us and consider to be our **UNIQUE, GREEN OPEN SPACES** can and will be subject to rezoning decisions and **EVENTUAL DEVELOPMENT** by potential private developers. The **CHARACTER** and **NATURE** of **THE MEADOWS lifestyle COULD CHANGE FOREVER** if we leave this action unchecked. Look to examples like the Sarasota Golf Club, The Colony on Longboat Key, Forest Lakes, and Sun City Center among others.

Save Our Home Values

INVEST A LITTLE TO SAVE A LOT! In addition to the **DEVASTATING LOSS** of these open spaces to **OUR COMMUNITY**, consider what massive, long-lasting construction with heavy machinery and trucks, noise, and a perpetual dust storm could do to our home values. Real estate studies show **VALUES CAN DECLINE** as much as **30 PERCENT** immediately after foreclosure and even more during construction. To **SAVE YOUR HOME VALUE**, it may involve a small increase in your property assessment.

Our Goals ...

- **ALERT ALL HOMEOWNERS** and MCA members (that is **YOU!**) how serious the situation is.
- Address the **NEED** for a **PLAN TO RESTORE FINANCIAL SUSTAINABILITY** to The Meadows Country Club that benefits **ALL** in the MCA.
- **STRESS THAT DEVELOPMENT** be done in a manner that addresses the **INTERESTS** of the **HOMEOWNERS**

We believe the community must have involvement in the direction of development.
We hope to be the catalyst that **ELEVATES YOUR VOICES** and involvement in the process!

All Working Together

SAVE THE MEADOWS RESIDENT ACTION COMMITTEE is early in its formation, but **BELIEVES THAT WORKING** with the MCA and TMCC is the **MOST EFFECTIVE WAY FORWARD**. If we unify in purpose (we have not heard anyone who strongly opposes our goals), then our voice can be a strong advocate for you, the homeowners. We invite the MCA and TMCC to work with us. After all, the quality of life here in The Meadows is at stake.

Learn More about it

MCA members and homeowners, there is a lot of work to do. Please email savethemeadows@yahoo.com. We need your input and ideas, and we will add you to our mailing list. Learn as much as you can from the MCA publications and website at www.themeadowssarasota.org. Talk to your neighbors. We need your help!

2018 January Meadoword

Notes From the President's Desk

Here's to the end of a busy year and the beginning of an exciting adventure in 2018

It's hard to believe all the changes that have occurred since I became president in March. I had no idea I would be taking the helm in such exciting times, and I doubt I would have been so eager to take on the role of launching the Renaissance of The Meadows had I known what was in store. But I am glad to be a part of a board of directors with such a broad range of talent; we can thoughtfully and confidently take on all the challenges that have been presented to us while focusing on continuing to move the community forward. And I want to thank all the members of the community for their support during the sometimes difficult task of weighing our options and identifying the right path forward.

MCA directors waive equity in country club

A small group of residents have raised concerns about the MCA board's ability to make impartial decisions on matters dealing with the country club, while they own equity in the club. Since all the directors own equity in the community that far exceeds any possible equity they could gain from the club, we have never viewed this as an issue. But to completely eliminate any concerns of our residents, the seven MCA directors who owned equity in The Meadows Country Club signed waivers relinquishing that equity.

MCA board passes resolution to authorize purchase of country club debt

The MCA board authorized its executive committee to negotiate a purchase of the debt Synovus bank now holds on The Meadows Country Club property. This investment offers us a secure way to use our cash to generate a larger return, while at the same time, it allows us to establish reasonable financial covenants and time frames by which the club can achieve stabilization. (Please see MCA Treasurer Jan Lazar's very informative finance article on page 11 of this issue for details on the investment.)

The substitution of Synovus by the MCA will give us time to develop the Renaissance Plan for the community, which will provide a road map for future development and revitalization of The Meadows.

Looking at the country club with Renaissance Vision

When you look at the country club from the point of view of the revitalization of The Meadows, you realize we need a paradigm shift. We need to stop viewing the club as a failed business that is jeopardizing the future of our community.

We need to look at it as our premier amenity and a major driver of property value. The current assessed property value of housing in The Meadows is more than \$577 million. Projections of property value losses in a community where a golf course faces bankruptcy are between a 25 to 30 percent loss immediately—which means if the country club goes under, we will face a loss in assessed value of \$144 million, therefore, the country club has a value of more than \$144 million to the community as an amenity.

We need to escape the tail wagging the dog situation we are trapped in where the club is forced to make decisions based on the need to solve a \$6 million debt problem by taking actions that will put at risk \$144 million of community property value. We can only solve this problem by continuing to work with the club to find a solution that focuses on the big picture.

Closing golf courses that are not making-money may be the right solution for profitability of the club, but it might not be the best decision for the community. That is why we are developing a plan and a framework for working together that allows the MCA to assure all our members we are making decisions

that work for the greater good of the community. The country club and its board fully support MCA's replacement of Synovus and recognize that the success and continued operation of the club is in the best interests of both parties. As soon as the attorneys formulate a proposal to acquire the Synovus debt and establish appropriate new loan terms, we will share it with the community.

The MCA is in the very unique position of being in the shoes of a developer with the rights granted to us by Taylor Woodrow. Coupled with our existing Covenants And Restrictions, which come with our role as the MCA master association, we are in a wonderful place to drive our revitalization and take control of our destiny.

Want to talk to a board member?

Board members have been meeting with members of condo associations to discuss any issues raised by residents. Residents seem to feel more comfortable asking questions in these smaller forums, and board members are able to focus specifically on issues of concern to you. If you are a part of an association or if you're an individual family homeowner who would like to gather a group of people, a board member would be happy to meet with you. Call the MCA office, 377-2300, to arrange a meeting time. If you are part of a homeowners association, let MCA Administrative Assistant Sandy Truman know so she can check to see if your association president has already scheduled a board visit. If you are not an association member or if your association has not scheduled a meeting yet, let Sandy know you will need a meeting room.

Happy New Year to All. I think 2018 is going to be a great one at The Meadows!

Finance MCA asset from TMCC debt

There has been a great deal of speculation and misinformation about the MCA Board's efforts to protect the The Meadows' assets and the community as a whole

The Meadows assets include preserving the amenities and value added by the golf courses and tennis facilities. The MCA is committed to taking the necessary steps to preserve our community and its open green space as well as our property values.

As part of the ongoing efforts to protect our community, our green space, and our property values, the MCA is proceeding to negotiate with Synovus Bank to purchase the note and the mortgage that The Meadows Country Club (TMCC) owes to the bank

This action will make us the investor in those notes, collecting the interest from TMCC at a rate three times higher than our current investment yield. These notes are an MCA investment, secured by real property of TMCC and valued far in excess of the amount of the notes, currently \$2,805,000-plus..

When the purchase is made, these notes will be an ASSET on the balance sheet of the MCA. The MCA will be RECEIVING payment from TMCC on the TMCC debt, not paying it. Should TMCC fail to pay, the MCA will have a first mortgage on the ENTIRE TMCC PROPERTY— both real estate and personal property. The MCA does not stand to lose any money from this investment. If TMCC should fail, the MCA would recoup its investment and be in a strong position to acquire TMCC property, thereby enabling the MCA to assure no wanton development and to protect the green space and property values of the whole community.

The efforts to develop this plan have been the result of extensive review of legal options, financial implications, and community input. The status, therefore, has been a continuously evolving one for the past several months.

There was a legal contract between the TMCC and a contractor, which is now terminated. Since that contract is ended, the MCA is working with TMCC to have a plan of action that is favorable to the entire community. The process has been a difficult and challenging one, and it continues to evolve.

The MCA continues to report to the community, meet with HOAs that wish to have presentations and Q & A sessions with MCA Board members, and to work diligently to assure that the ambience and lifestyle that brought us all to The Meadows is sustained and enhanced.

2018 January 22 – Sarasota Herald-Tribune

Meadows rescues their community

Sale, residential development of one golf course now off the table

Chris Wille Jan 22, 2018

SARASOTA — Last fall's fears of bulldozers ripping up a golf course in the sprawling Meadows community to pave the way for residential development have been laid to rest at this time.

The Meadows Country Club has been drowning in debt that now totals \$6 million, thus facing potential bankruptcy and foreclosure. But the Meadows Community Association, the governing body of the Meadows, is throwing the club a life preserver in the form of a \$3 million purchase of the club's bank debt — still to be finalized, possibly this week.

This win-win situation saves the country club and provides the association a higher return on investment from deposits into the reserve fund — from the current 1 percent on certificates of deposit and such to 5 percent on the mortgage loan to the Meadows Country Club.

"The Meadows Country Club and the Meadows Community Association working together is in the long-term best interest of the club and the community," Andrew Kingsley, the club's general manager, told the Herald-Tribune on Monday.

The club will still be \$3 million in the red, but the sale of non-course but MCC-owned land around the clubhouse and across the street — 32 acres — for residential development is likely.

"The club has approved zoning on 32 acres of club property," Kingsley said, "but the development that will occur on these 32 acres is very much a part of the overall plan of the community that we are currently developing with the members of the club and the MCA."

The country club is at the core of the community, literally and figuratively, residents say.

Last year, the community association thought they had a deal for the \$20 million sale of one golf course, but the arrangement collapsed when the developer slashed the offer to \$7 million. At a big resident meeting in October, Claire Coyle, president of the MCA board of directors, told the audience, "We'd be in a world of hurt if this country club closes. ... The situation looks pretty grim."

That meeting, though, brought the financial straits of the country club into broad community awareness.

"Nobody realized how critical it was," Coyle said in an interview with the Herald-Tribune. "It opened our eyes to the fact that the problems were not a country club problem, those problems presented a much bigger problem to the community than to the country club, and so we quickly realized that it was in the best interests of the community for the community and the country club to work together to solve the problems."

The association does not own the club — members do, with a private management company, Billy Casper Golf, in charge of operations for the past two years instead of club employees.

Besides golf, the country club features a popular tennis center, a pool complex, a fitness center, and a combination of casual and formal cocktail/dining facilities.

The acreage of the three 18-hole courses that meander around more than 3,450 residences provides valuable green space as does other open land in the community, which features more than 80 lakes and waterways, a 1.7-mile fitness trail, 14 miles of sidewalks and bike trails, and two butterfly gardens — all of which translates into strong property values. Two of the three courses are open to public play.

The preponderance of established live oaks dripping with Spanish moss first welcomes visitors upon entering the community. That canopy peppers the landscape.

The Meadows also contains a small shopping village and two nursing homes.

Point of pride

The vision that drove the development of the 1,650-acre community by Taylor-Woodrow Homes remains a source of pride among residents.

Some 18 months ago, community leaders and residents began developing a strategic goal called the Renaissance Plan. The 40-year-old development — with condos, villas, garden homes and single-family homes valued from \$100,000 to \$1.5 million — had only been maintained over those decades.

The assessed value of just the homes in The Meadows stands at \$577 million, Coyle said. When homes go on the market, they sell quickly. Had the country club descended into bankruptcy, the community would have faced a \$144 million loss of property value, she noted.

The original developer promoted a lifestyle, and the houses were secondary. “We realized we, too, should be promoting our amenities and our lifestyle, and a big piece of our amenities are the golf and the tennis and things that are provided by the country club,” Coyle said. “So a good deal of our property value is coming from our amenities,” including the “green vistas” that the golf courses provide.

“So what we’re doing is taking a page from that and trying to go back and re-create and enhance the lifestyle vision for all the residents in the community,” she said. “And that’s bringing us and the country club closer together.

“For the community to succeed, we have to take charge of the destiny of the country club. We can’t let it go to a hostile developer or go into bankruptcy and lose control.”

The MCA has control of housing units with the many restrictions, covenants and entitlements, thus builders have to cooperate with the association. “The way you could lose control is to go into bankruptcy court,” she said.

But the club and association are working on implementing the Renaissance Plan to both help the financial stability of the club and enhance property values for property owners, Coyle said. “We are now working on that vision and mission,” she said. That includes the overall revitalization of The Meadows with home improvements and updates as well as community upgrades.

In the short term, a sale of one of the courses is not an option. “I couldn’t say it would never be an option,” Coyle said. “But it is not anything we are looking at now.”

Meanwhile, the country club cut operating costs by hundreds of thousands and mounted an aggressive marketing campaign to recruit new members, said Marilyn Maleckas, MCA vice president.

After two decades of declining membership, the county club marketing paid off with around 150 new annual members and 52 seasonal members — “that’s more than in the last few years,” Maleckas said. “The community really responded ... to our messages about the need for new membership. I’m very proud of that.”

Today, total golf membership stands at 351, Kingsley said.

Residents are kept in the loop about the association’s strategic plan and other progress via emails, the community’s monthly Meadoword newspaper and board presentations at homeowners association meeting.

“We are really committed to maintaining what one of the things that makes us unique — 50 percent green space and mature trees,” Coyle said. “We’ve had extraordinary support from the community. ...

“Some people say we are rescuing the club,” she said. “We say we are not rescuing the club, we are rescuing the community.”

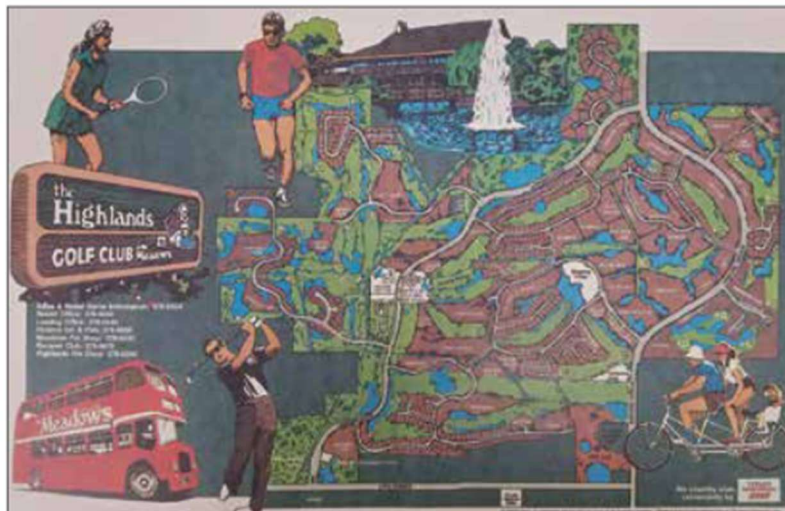
2018 February Meadoword

Notes From the President’s Desk

Moving from Panic to Renaissance

We have succeeded in creating temporary financial security for The Meadows Country Club and are now focusing all our attention on putting together our plan for the Renaissance of The Meadows. I have been asked several times to describe the plan; the best I can come up with in practical terms is a master plan for the future of The Meadows. Whenever a developer sets out to market a new community, one of the first things he does is develop a master plan outlining what the community will look like and, perhaps even more importantly, what life in that community will feel like. After all, when we select a new home, we look for more than bricks and mortar; we also look for a lifestyle. For many of us in The Meadows, we select our retirement lifestyle.

Take a look at the promotional brochure used in marketing the Highlands Golf Course when Taylor Woodrow was clearly marketing a lifestyle here in The Meadows that included golf, tennis, biking, swimming, and even horseback riding. The actual houses were secondary. If you look in the paper or online at the advertising for any one of the new communities springing up around us, you will see that is exactly the approach being used by developers today.



What we want to do in the Renaissance Plan is go back to the approach the original developer took

We plan to create a new vision for our community that focuses on the amenities we offer and the wonderful lifestyle that attracts folks to the community. We need to promote our mature plantings, our

green spaces, and our walking and biking paths. We also need to promote the golf, tennis, swimming, pickle ball, and other activities offered to residents. We need to promote the wide range of housing options offered, including the assisted and independent living and skilled nursing and rehabilitation services offered by our corporate members Aviva—A Campus for Senior Life and Tarpon Point. We need to talk about the six restaurants in the community— three on the country club property and three in The Meadows Shopping Village.

These are all features that make us unique and we must promote and celebrate them. It has been more than 40 years since the first units in The Meadows were sold and close to 30 years since a developer did a major marketing campaign to define The Meadows lifestyle and sell the unique features of the community. The chief goal of the MCA Strategic Plan is to enhance property values of all our residences. I personally believe that is also the chief responsibility of the MCA as the master association in The Meadows.

As we develop the Renaissance Plan, we will look at The Meadows with the eyes of a developer. What needs a bit of sprucing up to succeed in today's competitive market? How can we enhance our community with new amenities and strategically placed new housing? How can we best incorporate our corporate assets, like the country club, shopping village, and Aviva senior living community, into our value proposition?

We are working with specialists in the field to put together a preliminary outline of the Renaissance Plan. Completing the plan and fully implementing it could take years. A critical part of the project is developing a phased approach that allows us to move forward in a way that makes economic sense. We plan to work first in places where there are the fewest barriers to success (like the need for rezoning and so forth) and places where we can recover our investment costs somewhat quickly and can turn a profit that will allow us make improvements and upgrades in areas where we won't gain profit from property sale or development.

This new MCA mission requires changes in how we think and how we operate

The MCA Board has selected Frances Ripponi as the new general manager of The Meadows. Frances is our current operations manager; she is a landscape architect with a strong background in the development and redevelopment of communities. We are charging Frances with leading the Renaissance Team for the MCA and coordinating all the many components that will be required to make it a reality. I have dubbed her "The Queen of the Renaissance."

To help us keep pace with the increased need for timely communications to all our residents, we will be restructuring our communications function in March when long-time Meadoword Managing Editor Mary Jo Gord will retire. As you can see, Mary Jo developed an outstanding newspaper for our community, which is another unique asset of The Meadows. Counter to some of the rumors going around, we don't plan to discontinue The Meadoword. We plan to keep it as a major plank of our communications program.

What we will be doing is strengthening our Constant Contact program as well as developing an overall communication program to incorporate the use of newer electronic media and programs that reach additional audiences outside The Meadows.

Assistant Editor Carlene Cobb will assume the role of communications director on March 1. Carlene will work with our wonderful Communications Committee team of community volunteers, which was formed in 2017. They already have had a positive impact on our program by suggesting and developing new editorial content for The Meadoword, helping develop the new survey for the community (which will go out in the next few months), and working with Carlene on a new Communications Plan. You'll hear more about this as we get into March.

It's all new to us. Some of it is a bit scary. But, it's all exciting. I guess that's what Renaissance is all about. The board is delighted that we are embarking on this new venture with a supportive community behind us, a skilled staff, and a talented team of volunteers making it happen.

2018 March Meadoword

Notes From the President's Desk (excerpt)

A Year of Change and Challenge

It was fortuitous that we had this infrastructure in place when the country club management approached us in August. They reported that the proposed deal to sell the rezoned land adjacent to the clubhouse and plans to construct 180 units there had collapsed. They said they were considering a new deal with the same developer that would include the sale of all the assets of the club and involve as many as 520 additional units.

We agreed to work with the club and the developers and to approve the use of the units, contingent upon their agreeing to work within all our covenants and agreeing that nothing would be constructed without our approval. They also agreed to give us \$1 million for a new activities center for the community.

We already had our strategic plan in place and our work teams ready when the club and the MCA agreed that this new agreement was not quite right. We had built a solid working relationship with the club and were able to quickly take the direction we got from the community to protect our green space.

The executive committees of the club and the MCA meet regularly to develop a vision for the future that secures the finances of the club while protecting the finances of the MCA. This future vision includes offering new and upgraded amenities and activities to both club members and residents, and it includes enhancing the appearance of the entire Meadows property. It has all become a part of our Renaissance Plan, the master plan for our unique community that builds on all our resources, including The Meadows Country Club, Aviva—Campus for Senior Living, The Meadows Shopping Village and Tarpon Point Nursing and Rehabilitation.

While we are hard at work on developing the Plan, the Renaissance is already happening. Individual home owners and condo associations are revitalizing their landscaping. Several associations have installed new lighting or are in the process of doing so. Pavers are replacing asphalt drives and trucks transporting staff and materials of roofers, painters and renovation teams can be seen on nearly every block. Aviva hosted several events at the MCA, and the MCA has conducted programs at Aviva and the country club, to which all residents were invited.

You can feel the excitement in the air. More residents are joining in and enjoying community events, and we are creating new events. We have made a beginning and are positioned to move ahead in 2018. The Meadows is a wonderful place to live, and with the support and participation of more and more community members, it just keeps getting better.

2018 May Meadoword

President's desk (excerpt)

Country club update

As you probably know, the MCA purchased the loans Synovus Bank held on The Meadows Country Club on March 16. This is step one in our plan to strengthen the community by enhancing the financial security of the club. MCA and country club teams are working together to develop plans that more closely align our operations and create new programs and activities to bring more revenue into the club operations—and provide more amenities for residents.

We are also talking to developers and other experts on how to make best use of the 32-acre parcel of land surrounding the clubhouse that has been rezoned for development. Part of the plan will include updating some existing club facilities and building some new recreational and wellness facilities that will be available to both club members and residents. There will also be some residential units built in this area. We are asking developers to focus on developing housing that meets our goal of adding value to The Meadows in two ways: producing the maximum value from the sale of our land and maximizing the property values of our existing homes. It seems that some of the larger buildings we originally envisioned on the property aren't attractive to developers in today's market, so we are exploring other options.

I know it's difficult for many of you to believe after the plans that were discussed last year, but we are not considering building on any of the golf courses. Our green space is too important to us and it is one of the things our residents value the most. We don't want to touch it. All 54 holes of golf will remain open. It is what makes The Meadows unique and we plan to capitalize on that.

No major changes are planned for our tennis program. We plan to promote the fact that The Meadows is home to one of the best tennis facilities in Florida and to take steps to make it even more attractive.

2018 Summer Meadoword

Notes from the President's Desk (excerpt)

Sometimes we become so focused on the purchase of the country club land and buildings, we miss some of the other great stuff going on around us—but it is all coming together to create the Renaissance of The Meadows.

The MCA's purchase of 330 acres of land from the club achieves our goal of preserving and protecting the open space that provides The Meadows the lush green appearance we all treasure. In buying the property we have taken on additional responsibility as a community, and we need to continue to work together to assure that our investment pays off.

Historically, the MCA always had cash on hand, and through sound financial management, the MCA built healthy reserves. We have now invested a significant portion of our reserves into buying the property, and we have taken out a \$3 million line of credit from Centennial Bank to help us meet our obligations at the MCA and those associated with the purchase of the land.

As we continue to explore development on the rezoned land we have purchased around the clubhouse and consider how to accomplish the infrastructure repair and beautification projects facing us, financing options will be a major part of our decision-making.

There is no question that we need to invest in our community. There is also no question that we need to invest wisely in a carefully orchestrated way to minimize the impact on all our residents. Right now we are using short-term solutions to achieve our immediate goals. As we move ahead, we plan to go into longer-term debt solutions that will spread out our obligations over a number of years and allow a lower annual payment.

Many of you have told us you would love to help with the financing. We want to allow you to help with that part of the plan. We are setting up a team to explore how best to raise funds and invite investments from community members. If you have any expertise in the fundraising arena, please contact me. I would love to chat with you and hear your ideas.

A lot is happening. We are working with a legal team, engineers, developers and development consultants—and with banks and financial folks. We have made major strides and achieved important milestones, but there is much more to be done.

We need to continue our cooperative efforts to bring the club and the community closer together. For this strategic partnership to work, more residents need to join the club at some membership level. We are working on new membership programs that we think will be attractive to residents, and we are hoping those memberships entice you to join the club and be part of a big gain in new members.

What we are doing is exciting and challenging. It is not without risk. It offers a way for The Meadows to achieve its potential of being an oasis just outside of downtown Sarasota... Florida Living at its Best.

Success requires the support of the people. Renaissance is a great name for what we are achieving in The Meadows together.

MCA—MCC Strategic Partnership

The best path to shared goals

On June 28, The Meadows Community Association (MCA) and The Meadows Country Club (TMCC) closed on the purchase of the land and buildings formerly owned by TMCC to assure that the country club's 330 acres in The Meadows will not be sold to developers.

The \$6-million deal gives the MCA ownership and a three- year lease agreement with the country club's Billy Casper Golf management. The club will continue running the Sports and Leisure Complex at The Meadows, which includes 54 holes of golf, a tennis complex featuring lighted 17 Har Tru courts, a swimming pool and restaurant, a wellness center and a club house with dining and banquet facilities.

Looking forward to growing together

“We were faced with time sensitive issues in a crisis situation,” says MCA Manager Frances Ripponi. “Now we are looking forward to rebuilding our core amenity and helping it restore its financial stability. We are investing in our future together, growing and evolving together as one community.”

MCA President Claire Coyle says, “Our thriving community was threatened by the financial collapse of its heart—the country club. Fortunately, we were able to develop a solution together. The goal was always, and still is, to enhance the property values and update The Meadows.”

MCA Vice President Marilyn Maleckas adds, “The Renaissance Plan was developed based on Meadows residents’ survey responses and feedback. A number of solutions were considered, and this course of action is the best path to achieving our shared goals outlined in the Renaissance Plan.”

Club members fully support this partnership

“The club members are fully behind this partnership,” says The Meadows Country Club Board of Governors President Gene Mercer. “It allows us to continue operations while we develop new programs to bring in more members and regain financial stability. It eliminates our debt and provides some cash to make improvements.”

“Every day I talk to residents who say they really love The Meadows and will do what they can to support its continued success,” says Coyle.

Mercer says club members want to keep their club alive and thriving. Coyle and Mercer agree that success relies upon the support of both community residents and club members. In this partnership TMCC will continue to operate under its existing bylaws, and MCA is assured that its treasured green space is preserved and property values are enhanced. They both see a bright future for The Meadows—an oasis at the edge of downtown Sarasota.

Thanks to the support and hard work of The Meadows residents and The Meadows Country Club members, this strategic partnership is now a reality.

2018 September Meadoword

Managing Costs for Beautification

We welcome your philanthropic expertise

How are we going to pay for improvements described in The Meadows’ Renaissance Plan?

The beautification of Longmeadow is a critical plank of the Renaissance Plan developed by the Long-Range Planning Committee of the MCA Board two years ago. This decision was based on survey data received from residents and strategic input from the presidents of The Meadows condo associations and HOAs. The improvements are designed to be implemented as funds become available over a number of years. Some money to launch the project will be set aside in next year’s budget. We hope to be able to supplement the budgeted amount with proceeds from the sale of land in the near future.

We will be doing a financial balancing act for the next few years

We have had to commit extensive resources to the purchase of the country club property. This wise investment to sustain our open spaces and enhance our property values will present a challenge to us as we proceed with the Renaissance Plan.

We have used short-term financing options to pay for the purchase of the club. That means we will have a clear title and can explore the sale of the rezoned property around the club. But we will have to repay those funds and obtain long-term funding as we move into the future.

As our community continues to age, we will need to invest more money in our infrastructure and appearance, and we are committed to planning this investment carefully and balancing our spending to achieve all our goals. Those goals include maintaining our lovely greenspace, improving our amenities to enhance our lifestyle and increasing our property values. We will need to spend more money than we are spending today to accomplish all that needs to be done. We all need to work together to make sure we can do what we need to do without placing too large a burden to individual community members.

2019 October Meadoword

A Time For Change - Frances Rippondi—MCA General Manager (excerpt)

The MCA has been successful in meeting challenges head on. Instead of becoming a statistic and joining the ranks of other golf course communities that have closed their doors. The MCA purchased the buildings and land owned by the Meadows Country Club (TMCC) as a way of protecting the community's open space and property values. The purchase of the country club property was the first step of change in the right direction. The second step is the community supporting the country club to preserve property values and open space. This can be achieved by becoming active participants in the club and community.

2019 December Meadoword

Greater Access for Meadows Residents to The Meadows Country Club

The residents of the Meadows have overwhelmingly asked the MCA Board to protect our beautiful green space and its positive effect on property values. We believe the most economical way to accomplish this goal is by having a viable country club at the center of our community, and a more inclusive asset for those who live here.

The MCA and the Country Club are jointly announcing the Renaissance Access Plan, an exciting new benefit that directly responds to residents' requests for greater access to the Meadows Country Club facilities. The Renaissance Access Plan will be made available to all home and condominium owners and their families residing with them in The Meadows and to all annual tenants. (See below for details.) The plan becomes effective January 1, 2020.

We are also jointly providing an outline of our strategic direction and our plans to build a new community activity and fitness center.

Renaissance Access Plan Details

Fitness and Pool

- All services, classes and events at the Dickens Fitness Facility including access to separately priced classes and services.
- The Jr. Olympic Pool during hours of operation.

Dining and Socialization Venues

- The Fountain View Lounge (FVL) during LUNCH (11 AM–3 PM) year-round.
- Sunday Brunch—May 1 through October 31, 2020. • Community sponsored events, holiday and special event parties year round.
- Country Club member events on a space available basis. Details will be announced for each event, and reservations will be taken with a ten day advance reservation time. Thanksgiving, Christmas, NYE, Easter and Mother's Day are excluded.

Tennis

- Full access to all separately priced tennis clinics and lessons.
- Playing tennis requires a Club membership.

Golf

- Full access to separately priced golf clinics and lessons.
- Full access to the recently renovated, Arthur Hills Groves Course and the Highlands Course, practice areas, including putting, chipping and driving at preferred rates. (note: 10% off)
- Access to the Meadows Course requires a Country Club membership.

Details

The Renaissance Access Plan is subject to the same terms and conditions as stated in the Country Club's bylaws. No separate pricing or discounts are available with this Plan.

The Access Cards will be issued at the MCA on December 17 and 18 from 9 AM to 11 AM each day. Additional dates will be added starting in January.

This new benefit is in addition to the extensive educational and recreational activities offered to Meadows' residents and is included in the annual homeowners' assessment fee.