



RESIDENT QUESTIONS AND MCA'S RESPONSES

INTRODUCTION

With new residents moving into the community, it is not uncommon for us to be asked questions about the Renaissance Access Plan or our landlord/tenant relationship or the strategic partnership that we have with the Club. We feel that it is important to answer these frequently asked questions to benefit not only new residents but for those who may not remember how the Renaissance came about and its benefits to residents and to the community as a whole.

Q. Has the payment for the Renaissance Access Plan changed for 2024?

A. Yes, starting in January 2024, a change took effect that reduced the monthly payments of Renaissance Access to \$15,400 per month or \$4.50 per month per household while the MCA simultaneously took over payments of both the property insurance premiums and property tax payments. This change reflects the normal maturation that occurs in any business environment, and the Club has always had an open mind to updates, enhancements and changes to this plan. This change was officially announced at the November Assembly of Property Owners' meeting, approved at our public Board meeting in December; and as promised, the budget is publicly available on the MCA's website.

Q. Does the Renaissance Access Plan generate value to homeowners?

A. Absolutely. From our recent community survey, we learned that 86% of our residents have Renaissance Access cards and utilization by residents is in full swing and is being enjoyed by their robust participation in golf, fitness, dining, pool, aquatics, social events and pickleball. Pickleball in the community has risen to over 500 players and continues to grow. Golf rounds by cardholders totaled over 6,100 in 2023. Golfers met with the MCA requesting an increase in discounts for cardholders, and the Club responded positively to these discounts along with added events for the golfing teams. Fitness classes are dominated by Renaissance cardholders over members, and the Club management is actively seeking additional resources to manage the overflow. While exact counts of Renaissance diners are not readily available, their dining accounted for a sizable percentage of Fountain View and Centre Court dinners.

Q. Is the \$10 rent the only amount the Country Club invests in our assets?

A. Definitely not. From 2020 through 2023, the Club has invested over \$28,000,000 to operate and maintain the facilities. The MCA signed a lease agreement which allows the Club to lease, operate and manage all of the 330 acres and 19 buildings while it provides golf, tennis, dining, fitness, pool, pickleball and aquatics venues to its members and Renaissance Access cardholders. This lease provides a low monthly lease rate in exchange for the Club's agreement to pay all land and building's routine maintenance including pool and spa maintenance, fire protection, interior painting, sales taxes, fitness expenses for the new building, all grounds maintenance and landscaping throughout the premises and for all fertilizing, chemicals, irrigation and resodding on all 3 golf courses, equipment and golf cart lease payments, tree maintenance, parking lot maintenance as well as the salaries, taxes and benefits of over 2 dozen maintenance personnel performing these tasks. The Country Club puts 100% of all net income back into the property in an effort to work as congruently as possible with the MCA to improve its position in the market to be able to better attract homeowners, members, and guests for future prosperity of the Club and the community.



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In 2020 and 2021, Club members, in response to a its Board's fund-raising appeal, donated in excess of \$250,000, all of which was invested into the MCA's capital assets. These donors are members, residents and friends of this community who have a profound interest in the success of the Club and the community.

Q. Are the golf courses owned by the MCA?

A. The land is owned by the MCA. The golf courses are operated, funded, and maintained by the Country Club supported by member dues and public golf revenues. The Club provides all maintenance, sodding, irrigating, fertilizing, all equipment, and golf cart lease payments as well as general upkeep and tree maintenance on the golf courses. The items performed by the Club are supported by golf dues, public golf, and cart fees. **The crucial point to remember here is that if member dues were to disappear, that revenue loss would be especially impactful on The Meadows property values and to the MCA's financial resources** as an alternative source of income would need to be generated just to keep the grass green.

SUMMARY

The working relationship between the Club and the MCA is very professional and has only improved since the onset of the purchase. It has involved countless hours of collaboration by generous volunteers and management from both organizations to make it succeed. So, **do not let the negative chatter hide the truth** or divide the community. **Be an advocate for the truth.** Get involved. Consider coming forward with your concerns and ideas and learn why some arrangements are the way they are. Such an exchange can actually bring some focus to your recommendations for the future.

In summary, we are a vibrant community with an active lifestyle in an envious location where folks want to live, work, socialize and play. Evidence of this can be found in the fact that prestigious local builders developing properties adjacent to The Meadows have inquired into the possibility of having their new subdivisions be annexed into The Meadows. Evidence also exists when talking to the 330 families that newly call The Meadows their home annually and speaking with Realtors who enthusiastically espouse the active lifestyle and diverse amenities in their published property descriptions of real estate for sale. Thank you for your appreciated and continued support, and please do not hesitate to reach out to us for more information at any time.