

**NOTICE OF THE
BOARD OF DIRECTORS OF
MEADOWS COMMUNITY ASSOCIATION, INC.**

PLEASE TAKE NOTICE that pursuant to Article V, Section 1 of the Amended and Restated By-laws of the captioned Corporation, a Meeting of the Board of Directors of the captioned corporation will be held on the date and at the time and place designated hereunder:

TIME OF MEETING: 2:00 P.M.

DATE OF MEETING: Thursday, January 9, 2025

PLACE OF MEETING: **Meadows Community Center, Lakeside – 2004 Longmeadow, Sarasota FL 34235**

AGENDA OF MEETING:

PRESIDENT’S COMMENTS

PURPOSE OF MEETING

- Approval of December 12, 2024 minutes

OWNER COMMENTS

ACTION ITEMS

- Vote on The Meadows Country Club Budget
- 2025-2026 Holiday Schedule

FINANCIAL UPDATE

MANAGER’S REPORT

COMMITTEE REPORTS

LIAISONS UPDATES

OWNER COMMENTS

Dated this 7th day of January 2025

Signature on File

Marilyn Maleckas, MCA Board President

ZOOM LINK

Register in advance for this webinar at the following link:

https://us02web.zoom.us/webinar/register/WN_pIPeozskQ7mrG-yFGmENVg

- IF YOU HAVE A COMMENT ON THE AGENDA ITEMS. YOU MUST SIGN UP PRIOR TO MEETING CALL TO ORDER. OWNER COMMENT IS LIMITED TO 3 MINUTES PER PERSON.

**MCA BOARD OF DIRECTORS MEETING AGENDA
THURSDAY, JANUARY 9, 2025 AT 2:00 PM**

**PLACE OF MEETING: Meadows Community Center – Lakeside
2004 Longmeadow, Sarasota Florida 34235**

PLEDGE OF ALLEGIANCE

Marilyn Maleckas

APPROVAL OF MINUTES OF PREVIOUS MEETING

Board of Directors Meeting Minutes – December 12, 2024

Marilyn Maleckas

PRESIDENT’S COMMENTS

Marilyn Maleckas

OWNER COMMENT

ACTION ITEMS

- Vote on The Meadows Country Club Budget
- 2025-2026 Holiday Schedule

Stan Miska
Marilyn Maleckas

FINANCE

- Financial Update

Stan Miska

OLD BUSINESS

MANAGER’S REPORT

- General and Project update

Frances Rippcondi

COMMITTEE AND LIAISON REPORTS

- STANDARDS (Tom Bondur) – December report attached.
- COMMUNICATIONS (Tia Calomeris) – December report attached.
- COMMUNITY ACTIVITIES/INVOLVEMENT (Michelle Johnston) – December report attached.
- MAINTENANCE (Jo Evans) – December report attached.
- SAFETY (Michelle Johnston) – December report attached.
- EMERGENCY PREPAREDNESS (Bob Clark and Mike Mazur)

- ASSEMBLY (Ned Boston and Mike Mazur)
- WATER AND WILDLIFE (Mark Pienkos) – December report attached.
- PICKLEBALL (Ned Boston)
- LIAISONS
 - The Meadows Country Club (Marilyn Maleckas) – Report attached.
 - Aviva and The Meadows Center for Nursing and Healing (Michelle Johnston)
 - Meadows Village Center (Chris Perone)

OWNER COMMENT

Next meeting date, Thursday, February 13, 2025, at 2:00 p.m.



MCA BOARD OF DIRECTORS MEETING
THURSDAY, DECEMBER 12, 2024

MEMBERS	Marilyn Maleckas, President	Ned Boston, Director
PRESENT:	Michelle Johnston, Vice President	Amy MacDougall, Director
	Tom Bondur, Secretary	Chris Perone, Director
	Stan Miska, Treasurer	Mark Pienkos, Director
		Fernando Viteri, Director

AVIVA APPOINTED EX-OFFICIO LIAISON TO THE MCA BOARD – Jerry Lazar

STAFF PRESENT: Frances Rippondi - MCA General Manager and Mike Mazur – MCA Director, Administration & Community Support

President Maleckas called the meeting to order at 2:00 p.m. It was noted that a quorum of the Board of Directors was present and the required notice was given.

MINUTES OF PRIOR MEETINGS

Ms. Johnston offered a correction to add “Ex-Officio” before “Liaison” for Mr. Lazar. A motion was made by Ms. Johnston, seconded by Mr. Viteri, that the Minutes of the November 14, 2024 meeting of the Board of Directors, as amended, be approved, and that motion carried unanimously.

ACTION ITEMS

Consideration of a Fine – 4760 Greencroft – Ms. Rippondi provided details on the violations documented including:

- Parking of a commercial vehicle during restricted hours – multiple tickets left by Safety officers. Violation of Section 9 of the Master Declaration.
- Multiple exterior violations of Pride & Preservation and Basic Rules & Regulations including:
 - Deteriorated fence enclosure.
 - Missing fence gate.
 - Trash cans in view.
 - Mailbox below standard.
 - Plywood hurricane protection still in place.

On a motion by Mr. Viteri, seconded by Mr. Perone, the Board of Directors unanimously approved a fine of \$100 per day, per violation to a maximum of \$5,000 each. A Hearing Committee meeting will be held in the timeframe specified in Florida Statute 720. The

Hearing Committee will accept or reject the fines levied by the Board after hearing from the owners and tenant if they choose to attend.

FINANCE

Mr. Miska proposed the following actions:

- Capital Contribution – On a motion by Mr. Miska, seconded by Mr. Viteri, the Board of Directors unanimously approved amendment of Paragraph 30 of the Declaration of Maintenance Covenants and Restrictions on The Commons for The Meadows to increase the Capital Contribution for residential properties paid by owners acquiring title to a property subject to the Declaration from \$500.00 to \$1,000.00.
- Fitness Center – On a motion by Mr. Miska, seconded Mr. Bondur, the Board of Directors unanimously approved that The Meadows Community Association, Inc. assume the operation of the Fitness Center housed in The Meadows Lifestyle & Wellness Facility and the Pool effective March 1, 2025.
- 2025-26 BUDGET – On a motion by Mr. Miska, seconded by Mr. Viteri, the Board of Directors unanimously approved in accordance of Article X, Paragraph 2 of the Bylaws of The Meadows Community Association, Inc. the adoption of the proposed 2025-26 Budget totaling \$5,754,252 with an assessment total of \$5,149,502 and a millage rate of .00562 and the Highlands per unit rate of \$2,049.30.

FUNCTION ROOM USAGE IN MEADOWS FACILITIES – Mr. Perone requested that research be done to determine the liabilities, possible insurance requirements, staffing, deposits, janitorial, damage and all other parameters in allowing HOAs, condo association and registered clubs to utilize Meadows' facilities for meals and other events with liquor served by a licensed dispenser. Current policy does not allow liquor to be served at such events.

TOWN HALL MEETINGS – Mr. Perone presented proposed policy and parameters for Quarterly Town Hall Forums. He made a motion, seconded by Mr. Pienkos to adopt the policy and parameters for Town Hall Forums. The motion was unanimously approved by the Board of Directors

BOARD MCA EMAIL ADDRESSES – Mr. Pienkos previously proposed Meadows email addresses for all Board members. Mr. Mazur reported that they have been set up and there is a bit of a snag that needs to be covered with the IT provider. Guidance on the handling of messages, retention and related matters will be addressed.

HISTORICAL MARKER – Mr. Pienkos reported the Historical Marker for The Meadows was approved by the Historical Commission in November and it will be before the Sarasota County Commissioners at a January meeting.

STRATEGIC PLANNING COMMITTEE –

Mr. Pienkos put forth a motion as follows:

- A. Establish a Strategic Planning Committee - approved by the MCA Board- consisting of three MCA Board Members, three members of The Meadows Country Club, and three members of The Meadows Community (who are non-Country Club Members) *
- B. The charge of this Strategic Planning Committee is: To make recommendations to the MCA Board as to the future of The Meadows Country Club following hurricane damage.
- C. To provide transparency, this committee will meet in open session and communicate its work and recommendations to the entire Meadows Community.

* To provide transparency - and integrity – of this Strategic Planning Committee, MCA Board members who are members of the Country Club would not be eligible for this assignment.

Motion was seconded by Mr. Bondur. An amendment was made by Mr. Boston to strike the parenthetical and it's asterisk; to strike the entire asterisked footnote, and to add after Meadows Community in Paragraph C, "and the MCA Board within 90 days." Mr. Bondur seconded the amendment. Ms. Maleckas suggested that the ninety days be replaced with "monthly or more frequently based on the frequency of the group's meetings" and her friendly amendment was accepted by the maker and second. The amendment was approved by a majority of the Board and the original motion as amended was as well.

For clarity, the amended motion, as approved, is as follows:

- A. Establish a Strategic Planning Committee - approved by the MCA Board- consisting of three MCA Board Members, three members of The Meadows Country Club, and three members of The Meadows Community.
- B. The charge of this Strategic Planning Committee is to make recommendations to the MCA Board as to the future of The Meadows Country Club following hurricane damage.
- C. To provide transparency, this committee will meet in open session and communicate its work and recommendations to the entire Meadows Community
- D. Reports and recommendations will be provided to the MCA Board monthly or more frequently based on the frequency of the group's meetings.

In discussion and by consensus, it was agreed that the members of the existing planning group could be a part of this Strategic Planning Committee with all members being approved by the MCA Board of Directors.

FINANCIAL

Mr. Miska provided a brief status of the Association's financial position, indicating revenues and expenses are tracking well to budget and the cash position is strong.

MANAGER'S REPORT

Holiday Party – The party was sold out and attendees gave very positive feedback. The staff and the catering company team did an excellent job of planning and implementing this event including serving, tending the bar and cleanup.

Hurricane Milton – Much of the debris has been picked up, county is working again in the Meadows after their holiday break

Nature Trail – It is now open. There was a significant amount of debris and downed trees.

Waterfall - It is now up and running.

Pro Shop - Four footers at the Pro Shop are showing signs of structural issues. Contractors will be removing posts and beams which are showing signs of failure due to rot/decay and installing new posts and beams with support footer. Once we receive the signed and sealed drawings and permitting the project will commence. We are hoping to start January 6th.

Downham Meadow Inlet Repair – This project has started. All residents of Downham Meadow, Wrenwood Ct and Stratfield have been notified of construction in advance of project starting. This repair will take approximately a month to complete and will impact roadway and sidewalk area.

Highlands Bridge Road Sewer Line Repair/Replacement by Sarasota County - County is currently collecting necessary ROE's which allow them to access our property and the adjacent property on Gocio Extension to replace/repair a 60' section of sewer line. Once they have all the necessary ROE's, finalize drawings and have permitting in place they will start the project. They believe they will have everything in order beginning of January. This is a large project, they will be building a temporary road, have MOT /temporary light signal so traffic can travel past the area. Notifications will be sent to residents so they understand area will be under construction. We will keep them informed and updated as we learn news.

Erosion Control – Rock revetment and repair is planned for eroding lake bank edges at Springlake pond and the Villas of Papillon.

NMZ Policy – The Water & Wildlife Committee is looking to strengthen the language of our existing policy promoting No Mow Zones as stated in the "MCA's Vision for the waterbodies and Wildlife Management in the Meadows" by incorporating language from the MCA Declarations which will allow the MCA to mandate the implementation of NMZ's within our community, with the key being if the bank edges has significant erosion and the homeowner and/or association refuses to implement a NMZ, the MCA if deemed necessary could fine the

homeowner. Ms. Rippondi and attorney are working through the details and will present to the Board of Directors.

Pickleball - We now have a date of 12/23 for the swinging of power from its current location to new location. Power will be relocated 12/23/ and the sidewalk expansion is in the process of being formed and completed.

Website Resident Portal - We are in process working with Webtivity (website support vendor) to make a portion of our website private only to Owners. This is due to the new Florida Statutes requiring that all HOA with over 100 units must post specific documents on a website that must be accessible through the Internet and must contain a subpage, web portal that is inaccessible to the general public and accessible only to parcel owners and employees.

COMMITTEE LIAISON REPORTS

Standards – Tom Bondur, Liaison – It was noted that a written report was provided. Mr. Bondur indicated that due to the hurricanes, violations notices are reduced. Now that FEMA cleanup is nearing completion, enforcement will be in place.

Communications – A written report was received and acknowledged.

Community Activities – Michelle Johnston, Liaison - Ms. Johnston thanked the MCA staff for going above and beyond for a very successful Holiday Party. Activities are well planned through March 2025 and she noted that January is Health Month with the Health Fair with approximately 40 vendors participating and health-related activities and programs planned. She also noted greater interaction with AVIVA with one of their staff participating in the Activities Committee.

Safety Committee – Michelle Johnston, Liaison – Ms. Johnson reported that the four radar signs seems to be aiding in speed reduction based on the statistics reported by the signs that are regularly reviewed. Eighty-five percent of the drivers are driving an appropriate speed on Longmeadow and Ringwood Meadow. Shae also noted scams advised by Deputy Duff of the Sarasota County Sheriff's Office.

Emergency Preparedness – Bob Clark and Mike Mazur, Co-Chairs – Mr. Mazur reported the committee held its final meeting of the season on November 12 and is on hiatus after a very busy season.

Assembly – Ned Boston and Mike Mazur, Co-Chairs – The January 15, 2025 program will have a presenter on bulk cable and internet contracts. Mr. Boston, Chair of the Assembly Executive Committee, advised there will be a January 2025 MCA Board

Candidate Forum with an opportunity for attendees and Zoom participants to hear from and meet each of the seven candidates running for the three Board positions that will open March 3, 2025.

Water and Wildlife – Mark Pienkos, Liaison – The committee met on December 6 and the no mow zone policy for single family homes is the most important project the committee has underway.

Pickleball – Ned Boston, Liaison – Mr. hand no additional comments as everything was covered in the General Manager's report.

The Meadows County Club(TMCC) – Marilyn Maleckas, Liaison – Ms. Maleckas reported that all of the paperwork including the promissory notes signed by the eight members of the TMCC to back up the short-term loan from the MCA has been received. She also advised that her written report, attached, contains expanded information requested by the MCA Board.

AVIVA, Michelle Johnston, Liaison – She reported that she and Mr. Lazar are meeting on a monthly basis with Jay Solomon, CEO of AVIVA. They wish to participate in the Activities and the Safety Committee and that has been arranged.

Meadows Village Center – Chris Perone, Liaison – Mr. Perone reported that the fines enacted have motivated the Meadows Village Center to improve conditions.

OWNER COMMENTS

Lesley Totten – Unity and volunteerism are important for The Meadows.

Malcolm Hay – Questions about plans for the club and planning in general.

Jan Lazar – Owner comment should be at the beginning of each meeting.

Joe Welch – The budgeting process should be handled like a municipality.

Edward Zawacki - Communications

Bob Schal – Personally offended by proposal to exclude country club members from the proposed planning committee for the club.

Robert Dresher – The fitness center hours are too restrictive.

Amy Chapman – What changes are coming about with the operation of the Fitness Center by the MCA and family activities in general seem to be lacking.

ADJOURNMENT

On a motion by Mr. Miska, seconded by Mr. Perone, the Board unanimously adjourned the meeting at 4:00 pm.

Minutes recorded by Mike Mazur, MCA Staff.

Minutes submitted by Tom Bondur, MCA Secretary.

	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O
1	The Meadows Country Club, Inc														
2	2025 Preliminary Budget - See Executive Summary														
3	Consolidated														
4															
5			January	February	March	April	May	June	July	August	September	October	November	December	Budget
6			1	2	3	4	5	6	7	8	9	10	11	12	Total
7			2025	2025	2025	2025	2025	2025	2025	2025	2025	2025	2025	2025	2025
30															
31	REVENUE														
32	MEMBERSHIP DUES	\$	328,617	\$ 394,979	\$ 403,871	\$ 292,525	\$ 239,569	\$ 251,196	\$ 256,234	\$ 255,839	\$ 253,067	\$ 252,819	\$ 219,559	\$ 242,738	\$ 3,391,014
33	RAP FEES		-	-	-	-	-	-	-	-	-	-	-	-	-
34	INITIATION FEES		33,500	17,813	6,825	5,625	5,100	3,006	400	444	4,588	11,419	32,425	16,956	138,100
35	CAPITAL ACCESS FEES		35,783	35,910	35,955	35,698	35,384	35,096	34,972	34,609	34,019	33,977	34,154	35,751	421,308
36	GOLF COURSE REVENUE		376,071	551,752	576,819	363,955	199,220	171,660	149,875	113,150	113,400	173,213	254,050	261,400	3,304,565
37	PRO SHOP REVENUE		19,650	28,850	43,800	28,100	16,600	11,800	10,650	10,250	10,500	12,350	15,650	21,750	229,950
38	FOOD & BEVERAGE REVENUE		98,524	109,227	109,713	97,317	88,967	87,447	84,083	79,346	82,609	90,824	93,475	106,228	1,127,759
39	TENNIS REVENUE		2,700	15,000	3,800	4,000	3,700	3,100	3,100	2,600	2,700	3,050	3,500	3,600	50,850
40	FITNESS & SPA REVENUE														-
41	ADMIN (LATE FEES, INTEREST, CC)		5,585	6,193	6,701	5,957	4,760	4,132	4,074	4,074	4,180	4,710	5,446	5,546	61,359
42															
43	TOTAL REVENUE		900,430	1,159,724	1,187,486	833,177	593,301	567,436	543,388	500,311	505,062	582,362	658,259	693,969	8,724,905
44															
45	COST OF SALES:														
46	PRO SHOP COST OF SALES		13,282	20,116	31,235	19,553	11,618	8,234	7,497	7,226	7,384	8,624	10,901	15,077	160,747
47	FOOD & BEVERAGE COST OF SALES		29,650	32,998	33,245	29,178	25,999	24,925	23,882	22,304	23,600	25,933	28,828	29,695	330,237
48	TENNIS COST OF SALES		255	170	340	255	255	255	255	255	255	298	340	340	3,273
49															
51	TOTAL COST OF SALES		43,187	53,284	64,820	48,986	37,872	33,414	31,634	29,785	31,239	34,854	40,069	45,112	494,256
52															
53	NET REVENUE		857,243	1,106,440	1,122,666	784,191	555,428	534,022	511,753	470,526	473,824	547,507	618,190	648,857	8,230,648
54															
55	EXPENSES:														
56	CLUBHOUSE, GEN'L & ADMIN EXPENSES		138,651	138,683	140,423	141,007	139,705	143,128	140,405	139,955	140,043	140,535	142,965	166,117	1,711,618
57	SALES & MARKETING EXPENSES		23,398	22,243	25,073	21,153	16,028	17,848	14,728	15,553	19,628	23,648	21,418	19,793	240,513
58	GOLF ADMIN & PROSHOP EXPENSES		141,126	138,020	141,219	136,049	104,919	109,957	107,548	93,389	94,086	103,718	120,491	133,952	1,424,475
59	GOLF COURSE EXPENSES		201,717	213,921	201,668	233,319	253,698	209,495	206,120	213,342	200,445	237,746	188,199	209,451	2,569,119
60	TENNIS EXPENSES		51,408	47,413	41,091	45,488	51,263	50,763	41,838	41,516	51,091	42,441	41,566	40,916	546,797
61	FITNESS & SPA EXPENSES														-
62	FOOD & BEVERAGE EXPENSES		79,981	80,620	79,877	80,473	76,964	75,138	72,445	74,441	72,431	72,623	82,977	82,244	930,213
63															
64	TOTAL EXPENSES		636,282	640,901	629,351	657,490	642,578	606,329	583,084	578,196	577,724	620,710	597,616	652,473	7,422,734
65															
66	NET PROFIT (LOSS) BEFORE INTEREST/DEPRECIATION		220,962	465,540	493,314	126,701	(87,150)	(72,307)	(71,331)	(107,670)	(103,900)	(73,203)	20,574	(3,616)	807,914
67															
68	DEPRECIATION		30,585	30,501	30,465	30,385	30,346	30,225	30,168	30,154	30,154	30,129	30,110	28,727	361,949
69	INTEREST		8,103	7,981	7,859	7,736	7,611	7,486	7,360	7,233	7,106	6,977	6,847	6,717	89,017
70															
71	NET PROFIT (LOSS)		182,274	427,058	454,990	88,581	(125,107)	(110,018)	(108,860)	(145,057)	(141,160)	(110,308)	(16,384)	(39,060)	356,948

The Meadows Country Club, Inc
2025 Preliminary Budget - See Executive Summary
General, Administration & Clubhouse

	January 1 2025	February 2 2025	March 3 2025	April 4 2025	May 5 2025	June 6 2025	July 7 2025	August 8 2025	September 9 2025	October 10 2025	November 11 2025	December 12 2025	Budget Total 2025
4002 • Membership Fees	1,400	1,400	1,500	800	600	550	550	550	550	550	650	750	9,850
4003 • Initiation Fees	33,500	17,813	6,825	5,625	5,100	3,006	400	444	4,588	11,419	32,425	16,956	138,100
4050 • Interest Income	667	667	667	667	667	667	667	667	667	667	667	667	8,004
4060 • Other Income (CAP)	35,783	35,910	35,955	35,698	35,384	35,096	34,972	34,609	34,019	33,977	34,154	35,751	421,308
4070 • Administration Fees	3,099	3,707	4,115	4,071	3,074	2,496	2,438	2,438	2,544	3,074	3,710	3,710	38,477
4490 • Miscellaneous Revenue (RAP)													-
4680 • Late Fee Income	419	419	419	419	419	419	419	419	419	419	419	419	5,028
	74,869	59,916	49,482	47,280	45,244	42,234	39,446	39,126	42,786	50,105	72,025	58,253	620,767
CLUBHOUSE, G&A EXPENSES:													
6600 • Leased employees - Salaries	44,334	44,334	44,334	44,334	44,334	44,334	44,334	44,334	44,334	44,334	44,334	64,809	552,480
6606 • Leased Emp Benes, Taxes & Fees	11,209	11,209	11,209	11,209	11,209	11,209	11,209	11,209	11,209	11,209	11,209	16,386	139,685
6860 • Leased Employees - Meal Disc	300	300	300	300	300	300	300	300	300	300	300	300	3,600
7010 • Cleaning supplies	1,400	1,400	1,400	1,400	1,350	1,350	1,350	1,350	1,350	1,400	1,400	1,400	16,550
7015 • General (operating) supplies	300	300	300	300	300	250	250	300	300	300	300	300	3,500
7017 • Small Tools	225	-	-	225	-	-	225	-	-	225	-	-	900
7025 • Supplies- Paper Goods													-
7115 • Decorations & Flowers	500	500	500	500	500	500	500	500	500	500	500	500	6,000
7305 • Service Agreements	-	-	-	-	-	-	-	-	-	-	-	-	-
7306 • Cleaning Service	2,610	2,610	2,610	2,610	2,610	2,610	2,610	2,610	2,610	2,610	2,610	2,610	31,320
7312 • Contract Maintenance - Software	1,545	1,545	1,545	1,545	1,545	1,545	1,625	1,625	1,625	1,625	1,625	1,625	19,020
7350 • Repairs/ Maintenance	2,500	2,500	2,500	2,500	2,500	2,500	2,500	2,500	2,500	2,500	2,500	2,500	30,000
7400 • Copier/Postage Machine	235	235	235	235	235	235	235	235	235	235	235	235	2,820
7403 • Equipment Lease	404	404	404	404	404	404	404	404	404	404	404	404	4,848
7500 • Bank Charges	75	-	-	-	-	45	-	-	-	-	-	-	120
7505 • Credit Card Processing Fees	2,583	3,089	3,429	3,392	2,562	2,080	2,032	2,032	2,120	2,562	3,092	3,092	32,064
7528 • Uniforms	200	-	-	200	-	-	200	-	-	200	-	-	800
7540 • Office Supplies	1,050	1,050	1,050	1,050	1,050	1,050	1,050	1,050	1,050	1,050	1,050	1,050	12,600
7550 • Postage	250	250	250	250	250	250	250	250	250	250	250	250	3,000
7555 • Freight	-	-	-	-	-	-	-	-	-	-	-	-	-
7565 • Fire Protection	1,100	1,100	1,100	1,100	1,100	1,100	1,100	1,100	1,100	1,100	1,100	1,100	13,200
7567 • Safety Expenses	-	-	1,500	-	-	-	-	-	-	-	-	-	1,500
7570 • Telephone	1,150	1,150	1,150	1,150	1,150	1,150	1,150	1,150	1,150	1,150	1,150	1,150	13,800
7575 • Cable	375	375	375	375	375	375	375	375	375	375	375	375	4,500
7600 • Computer Supplies	75	-	-	75	-	-	75	-	-	75	-	-	300
7610 • Dues & Subscriptions	65	65	65	65	65	675	65	65	65	65	65	65	1,390
7628 • Member Event Functions	-	-	-	-	-	-	-	-	-	-	-	-	-
7630 • License / Permits	400	400	400	400	400	400	400	400	400	400	400	400	4,800
7644 • Education & training	-	-	-	-	-	-	-	-	-	-	2,500	-	2,500
7645 • Employee New Hire	-	-	-	-	-	-	-	-	-	-	-	-	-
7646 • Employee Travel Incl Meals	75	75	75	75	75	75	75	75	75	75	75	75	900
7648 • Employee recruitment	-	-	-	-	-	-	-	-	-	-	-	-	-
7660 • Legal Fees	800	800	800	800	800	800	800	800	800	800	800	800	9,600
7670 • Professnl fees – audit/acctg	3,400	3,400	3,400	3,400	3,400	3,400	3,400	3,400	3,400	3,400	3,400	3,400	40,800
7700 • CR/Internet/Website	1,215	1,215	1,215	1,215	1,215	1,215	1,215	1,215	1,215	1,215	1,215	1,215	14,580
7701 • Computer Support	4,200	4,200	4,200	4,200	4,200	4,400	4,400	4,400	4,400	4,400	4,400	4,400	51,800
7900 • Pool Service													-

The Meadows Country Club, Inc
2025 Preliminary Budget - See Executive Summary
General, Administration & Clubhouse

	January 1 2025	February 2 2025	March 3 2025	April 4 2025	May 5 2025	June 6 2025	July 7 2025	August 8 2025	September 9 2025	October 10 2025	November 11 2025	December 12 2025	Budget Total 2025
8000 • Building maintenance	3,000	3,000	3,000	3,000	3,000	3,000	3,000	3,000	3,000	3,000	3,000	3,000	36,000
8075 • Electricity	1,850	1,850	1,850	1,850	1,850	1,850	1,850	1,850	1,850	1,850	1,850	1,850	22,200
8225 • HVAC	1,300	1,300	1,300	1,300	1,300	1,300	1,300	1,300	1,300	1,300	1,300	1,300	15,600
8300 • Pest Control	850	850	850	850	850	850	850	850	850	850	850	850	10,200
8350 • Trash Removal	1,900	1,900	1,900	1,900	1,900	1,900	1,900	1,900	1,900	1,900	1,900	1,900	22,800
8375 • Alarm	-	-	-	-	-	-	-	-	-	-	-	-	-
8425 • Water	700	800	700	821	900	1,300	1,400	1,400	1,400	900	800	800	11,921
8426 • Backflow Valve Inspect	-	-	-	-	-	2,700	-	-	-	-	-	-	2,700
8500 • Management Fee	12,500	12,500	12,500	13,000	13,000	13,000	13,000	13,000	13,000	13,000	13,000	13,000	154,500
8670 • Insurance	28,000	28,000	28,000	29,000	29,000	29,000	29,000	29,000	29,000	29,000	29,000	29,000	345,000
TOTAL EXPENSES	132,674	132,706	134,446	135,030	133,729	137,151	134,428	133,978	134,067	134,558	136,988	160,140	1,639,898
OTHER EXPENSES:													
8640 • Personal property taxes	560	560	560	560	560	560	560	560	560	560	560	560	6,720
Rent	5,417	5,417	5,417	5,417	5,417	5,417	5,417	5,417	5,417	5,417	5,417	5,417	65,000
8675 • HOA Dues													-
8830 • Deprn - Technology & AV	971	887	851	771	732	732	684	669	669	644	626	626	8,863
8840 • Deprn - Furniture & Fixtures	4,046	4,046	4,046	4,046	4,046	3,925	3,917	3,917	3,917	3,917	3,917	2,533	46,272
TOTAL OTHER EXPENSES	10,994	10,909	10,874	10,794	10,755	10,634	10,577	10,563	10,563	10,537	10,519	9,136	126,854
TOTAL CLUBHOUSE, G&A EXPENSES	143,668	143,616	145,320	145,824	144,484	147,785	145,006	144,541	144,629	145,096	147,508	169,276	1,766,752

The Meadows Country Club, Inc
2025 Preliminary Budget - See Executive Summary
Sales & Marketing

	January 1 2025	February 2 2025	March 3 2025	April 4 2025	May 5 2025	June 6 2025	July 7 2025	August 8 2025	September 9 2025	October 10 2025	November 11 2025	December 12 2025	Budget Total 2025
REVENUE													
15-4490 Miscellaneous Revenue													-
TOTAL REVENUE	-	-	-	-	-	-	-	-	-	-	-	-	-
MARKETING EXPENSES:													
6600 • Leased employees - Salaries	9,660	9,660	9,660	9,660	9,660	9,660	9,660	9,660	9,660	9,660	9,660	9,660	115,923
6606 • Leased Emp Benes, Taxes & Fees	2,608	2,608	2,608	2,608	2,608	2,608	2,608	2,608	2,608	2,608	2,608	2,608	31,294
6860 • Leased Employees - Meal Disc	75	75	75	75	75	75	75	75	75	75	75	75	900
6930 • Leased Employees - Commissions	4,000	3,500	3,500	2,500	1,100	600	600	1,500	3,000	3,500	3,500	3,000	30,300
7015 • General (operating) supplies													-
7210 • Media Costs, incl Social Media													-
7215 • Entertainment													-
7403 • Equipment Lease	250	250	250	250	250	250	250	250	250	250	250	250	3,000
7528 • Uniforms	75			75			75			75			300
7540 • Office Supplies	150	150	150	150	150	150	150	150	150	150	150	150	1,800
7570 • Telephone													-
7577 • Photo & video expense													-
7590 • Community Relations/Promos	60	60	60	60	60	60	60	60	60	60	100	100	800
7610 • Dues & Subscriptions		365		495								450	1,310
7620 • Marketing & Promotions - Extern													-
7621 • Advertising - Print	1,195		1,195	1,205	50	1,195				1,195			6,035
7622 • Advertising - Electronic	5,325	5,575	6,575	3,075	2,075	2,250	1,250	1,250	3,825	5,075	5,075	3,500	44,850
7628 • Member Events / Functions			1,000	1,000		1,000				1,000			4,000
7630 • License / Permits													-
7677 • Tournaments / Awards													-
7700 • CR/Internet/Website													-
7701 • Computer Support													-
7710 • Website Development													-
TOTAL MARKETING EXPENSES	23,398	22,243	25,073	21,153	16,028	17,848	14,728	15,553	19,628	23,648	21,418	19,793	240,513

The Meadows Country Club, Inc
2025 Preliminary Budget - See Executive Summary
Golf

	January 1 2025	February 2 2025	March 3 2025	April 4 2025	May 5 2025	June 6 2025	July 7 2025	August 8 2025	September 9 2025	October 10 2025	November 11 2025	December 12 2025	Budget Total 2025
ROUNDS													
2023 Member Rounds	4,305	4,827	5,244	3,596	2,582	1,969	1,754	1,614	1,829	2,459	2,500	2,400	35,079
Member APR	25.38	25.14	25.21	25.69	21.76	21.82	21.45	22.33	21.67	22.76	25.29	28.04	22.81
Monthly Revenue	109,261	121,351	132,201	92,381	56,184	42,955	37,620	36,041	39,634	55,967	63,225	67,296	854,116
2024 Member Actual thru July	3,957	4,921	5,366	3,874	2,347	1,561	1,474	1,600	1,400	2,700	2,600	2,800	34,600
Member APR	28.30	28.96	28.95	27.71	23.13	23.77	23.50	23.00	23.00	23.00	25.00	29.00	25.61
Monthly Revenue	111,983	142,512	155,346	107,349	54,286	37,101	34,650	36,800	32,200	62,100	65,000	81,200	920,526
2025 Member Rounds	4,132	5,017	5,491	4,173	2,465	2,000	1,700	1,600	1,600	2,250	2,550	2,600	35,578
Member APR	33.30	33.96	33.95	29.71	25.13	25.77	25.50	25.00	25.00	25.00	27.00	31.00	28.36
Monthly Revenue	137,596	170,377	186,419	123,980	61,945	51,535	43,350	40,000	40,000	56,250	68,850	80,600	1,060,902
2023 Public Rounds	5,013	7,119	7,597	4,826	4,626	3,521	3,195	2,307	2,536	3,966	3,957	3,056	51,719
Public APR	47.45	51.78	49.07	42.58	29.23	30.08	28.48	31.12	30.37	35.64	42.50	47.30	39.39
Monthly Revenue	237,867	368,622	372,785	205,491	135,218	105,902	90,993	71,794	77,018	141,348	168,173	144,549	2,119,759
2024 Public Rounds Actual thru July	4,135	6,124	6,076	4,696	3,390	2,276	2,443	2,043	1,794	2,775	3,651	3,862	43,266
Public APR	52.30	57.81	57.21	46.86	33.49	31.13	32.50	32.50	32.50	32.50	42.50	45.00	41.36
Monthly Revenue	216,261	354,028	347,608	220,055	113,531	70,848	79,400	66,400	58,300	90,200	155,175	173,800	1,945,605
2025 Public Rounds	4,250	6,250	6,350	4,750	3,650	2,850	2,500	2,000	2,000	3,250	4,000	3,500	45,350
Public APR	52.50	58.00	58.00	47.00	33.50	33.50	32.75	32.75	32.75	32.75	42.75	46.00	41.85
Monthly Revenue	223,125	362,500	368,300	223,250	122,275	95,475	81,875	65,500	65,500	106,438	171,000	161,000	2,046,238
REVENUE													
ADMIN REVENUE													
4002 · Membership Fees	328,617	394,979	403,871	292,525	239,569	251,196	256,234	255,839	253,067	252,819	219,559	242,738	3,391,014
TOTAL ADMIN REVENUE	328,617	394,979	403,871	292,525	239,569	251,196	256,234	255,839	253,067	252,819	219,559	242,738	3,391,014
GOLF COURSE REVENUE:													
4070 · Administration Fees Trade Time	8,528	6,723	8,423	13,263	5,833	6,506	4,080	4,080	5,100	5,610	6,120	6,120	80,386
4420 · Cart Fees - Members													
4420-GR · Cart Fees - Groves	28,895	35,779	39,148	26,036	13,009	10,822	9,104	8,400	8,400	11,813	14,459	16,926	222,789
4420-HI · Cart Fees - Highlands	26,143	32,372	35,420	23,556	11,770	9,792	8,237	7,600	7,600	10,688	13,082	15,314	201,571
4420-ME · Cart Fees - Meadows	82,557	102,226	111,852	74,388	37,167	30,921	26,010	24,000	24,000	33,750	41,310	48,360	636,541
4420 · Cart Fees - Members - Other	-	-	-	-	-	-	-	-	-	-	-	-	-
Total 4420 · Cart Fees - Members	137,596	170,377	186,419	123,980	61,945	51,535	43,350	40,000	40,000	56,250	68,850	80,600	1,060,902
4425 · Cart Fees - NonMember													-
4425-GR · Cart Fees - NonMember - Groves	87,019	141,375	143,637	87,068	47,687	37,235	31,931	25,545	25,545	41,511	66,690	62,790	798,033
4425-HI · Cart Fees - NonMember - HighInd	98,175	159,500	162,052	98,230	53,801	42,009	36,025	28,820	28,820	46,833	75,240	70,840	900,345
4425-ME · Cart Fees - NonMmber Meadows	37,931	59,195	52,611	25,953	15,787	16,231	13,919	11,135	7,635	5,594	20,070	27,370	293,431
4425 · Cart Fees - NonMember - Other													-
Total 4425 · Cart Fees - NonMember	223,125	360,070	358,300	211,250	117,275	95,475	81,875	65,500	62,000	93,938	162,000	161,000	1,991,808
4450 · Club Rentals	5,000	7,500	10,250	6,250	3,500	1,750	1,750	1,750	2,000	3,500	6,000	7,500	56,750
4451 · Club Storage	1,350	1,350	1,350	1,350	1,350	1,350	1,350	1,350	1,350	1,350	1,350	1,350	16,200
4452 · Club Repair	600	600	1,000	700	300	200	200	200	200	300	450	500	5,250
4460 · Range Fees	100	125	200	125	50	50	50	50	50	75	100	150	1,125
4470 · Lesson Income	7,000	8,000	8,000	7,000	8,500	20,000	20,000	3,000	3,000	4,000	5,000	9,000	102,500
4480 · Tournaments/Outings	-	2,430	10,000	12,000	5,000	-	-	-	3,500	12,500	9,000	-	54,430
4490 · Miscellaneous Revenue	-	-	-	-	-	-	-	-	-	-	-	-	-
4492 · Handicaps	1,300	1,300	1,300	1,300	1,300	1,300	1,300	1,300	1,300	1,300	1,300	1,300	15,600
TOTAL GOLF COURSE REVENUE	376,071	551,752	576,819	363,955	199,220	171,660	149,875	113,150	113,400	173,213	254,050	261,400	3,304,565

The Meadows Country Club, Inc
2025 Preliminary Budget - See Executive Summary
Golf

	January 1 2025	February 2 2025	March 3 2025	April 4 2025	May 5 2025	June 6 2025	July 7 2025	August 8 2025	September 9 2025	October 10 2025	November 11 2025	December 12 2025	Budget Total 2025
PRO SHOP MERCHANDISE REVENUE:													
4500 · Accessories	1,500	1,850	3,000	1,750	1,750	1,000	1,000	1,000	1,250	1,350	1,750	2,250	19,450
4502 · Balls	5,500	7,500	9,000	7,000	5,500	5,000	5,000	5,000	5,000	5,500	5,750	7,500	73,250
4503 · Equipment	1,250	5,000	12,500	5,000	2,500	1,000	1,000	1,000	1,000	1,000	1,750	2,500	35,500
4521 · Gloves	1,850	3,000	3,000	2,350	1,650	1,500	1,250	1,000	1,000	1,400	1,500	1,750	21,250
4522 · Headwear	1,650	3,150	3,650	2,500	1,750	1,250	750	750	750	850	1,000	1,500	19,550
4523 · Ladies Wear	2,750	3,000	4,250	3,500	900	600	500	500	500	1,000	1,150	1,750	20,400
4524 · Mens Wear	3,900	4,000	6,750	4,750	1,750	700	650	600	600	750	1,500	3,000	28,950
4525 · Shoes	1,250	1,350	1,650	1,250	800	750	500	400	400	500	1,250	1,500	11,600
4570 · Vendor Discounts/Rebates	-	-	-	-	-	-	-	-	-	-	-	-	-
TOTAL PRO SHOP MERCHANDISE REVENUE	19,650	28,850	43,800	28,100	16,600	11,800	10,650	10,250	10,500	12,350	15,650	21,750	229,950
TOTAL GOLF COURSE & PROSHOP REVENUE	404,249	587,325	629,042	405,318	221,653	189,966	164,605	127,480	129,000	191,173	275,820	289,270	3,614,901
COST OF PRO SHOP MERCHANDISE:													
5504 · COGS - Accessories	945	1,166	1,890	1,103	1,103	630	630	630	788	851	1,103	1,418	12,257
5502 · COGS-Balls	4,015	5,475	6,570	5,110	4,015	3,650	3,650	3,650	3,650	4,015	4,198	5,475	53,473
5503 · COGS-Equipment	1,050	4,200	10,500	4,200	2,100	840	840	840	840	840	1,470	2,100	29,820
5521 · COGS-Gloves	1,295	2,100	2,100	1,645	1,155	1,050	875	700	700	980	1,050	1,225	14,875
5522 · COGS-Headwear	1,007	1,922	2,227	1,525	1,068	763	458	458	458	519	610	915	11,930
5523 · COGS-Ladies Wear	1,719	1,875	2,656	2,188	563	375	313	313	313	625	719	1,094	12,753
5524 · COGS-Mens Wear	2,438	2,500	4,219	2,969	1,094	438	406	375	375	469	938	1,875	18,096
5525 · COGS-Shoes	813	878	1,073	813	520	488	325	260	260	325	813	975	7,543
TOTAL COST OF PRO SHOP MERCHANDISE	13,282	20,116	31,235	19,553	11,618	8,234	7,497	7,226	7,384	8,624	10,901	15,077	160,747
PROSHOP GROSS PROFIT	6,368	8,734	12,565	8,547	4,982	3,566	3,153	3,024	3,116	3,726	4,749	6,673	69,203
Monthly COGS %	68%	70%	71%	70%	70%	70%	70%	70%	70%	70%	70%	69%	70%
TOTAL GROSS PROFIT (EXCLUDING DUES)	390,967	567,209	597,807	385,765	210,035	181,732	157,108	120,254	121,616	182,549	264,919	274,193	3,454,154
TOTAL GROSS PROFIT (Includes Dues)	719,583	962,188	1,001,679	678,290	449,605	432,928	413,342	376,093	374,683	435,368	484,478	516,931	6,845,168

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Golf

	January 1 2025	February 2 2025	March 3 2025	April 4 2025	May 5 2025	June 6 2025	July 7 2025	August 8 2025	September 9 2025	October 10 2025	November 11 2025	December 12 2025	Budget Total 2025
PRO SHOP & ADMIN EXPENSES:													
6600 · Leased employees - Salaries	53,548	53,548	53,548	53,548	38,824	38,824	38,824	38,824	38,824	38,824	53,548	59,340	560,021
6606 · Leased Emp Benes, Taxes & Fees	13,347	13,347	13,347	13,347	9,677	9,677	9,677	9,677	9,677	9,677	13,347	14,791	139,591
6860 · Leased Employees - Meal Disc	500	500	500	500	500	500	500	500	500	500	500	500	6,000
6930 · Leased Employees - Commissions	5,600	6,400	6,400	5,600	6,800	16,000	16,000	2,400	2,400	3,200	4,000	7,200	82,000
7010 · Cleaning supplies	15	15	15	15	15	15	15	15	15	15	15	15	180
7015 · General (operating) supplies	1,750	1,750	1,750	2,250	1,250	1,250	1,150	1,150	1,150	1,500	1,800	2,000	18,750
7018 · Range Expense	1,850		1,850							3,750			7,450
7019 · Score Cards/ Pencils	250	250	250	250	250	250	250	250	250	250	250	250	3,000
7025 · Supplies- Paper Goods	175	175	175	175	175	175	175	175	175	175	175	175	2,100
7055 · Towels	160	160	160	160	160	160	160	160	160	160	160	160	1,920
7115 · Decorations & Flowers	50	50	50						25	50		50	275
7350 · Repairs/ Maintenance	525	525	525	525	525	525	525	525	525	525	525	525	6,300
7354 · Cart Maintenance	400	400	400	400	400	400	400	400	400	400	400	400	4,800
7401 · Cart Lease	16,118	16,118	16,118	16,118	16,118	16,118	16,118	16,118	16,118	16,118	16,118	16,118	193,416
7402 · GPS Equipment	7,800	7,800	7,800	7,800	7,800	7,800	7,800	7,800	7,800	7,800	7,800	7,800	93,600
7401 · Cart Lease	473	473	473	473	473	473	473	473	473	473	473	473	5,681
7403 · Equipment Lease	297	297	297	297	297	297	297	297	297	297	297	297	3,564
7505 · Credit Card Processing	9,299	15,223	14,947	9,462	4,882	3,046	3,414	2,855	2,507	3,879	6,673	7,473	83,661
7528 · Uniforms	750			750						750			2,250
7540 · Office Supplies	100	100	100	100	100	100	100	100	100	100	100	100	1,200
7541 · Golf Service Supplies													
7555 · Freight	50	50	50	400	50	50	50	50	50	50	50	50	950
7560 · Printing & Copying													
7567 · Safety Expenses		75		75						75		75	300
7570 · Telephone	80	80	80	80	80	80	80	80	80	80	80	80	960
7575 · Cable	250	250	250	250	250	250	250	250	250	250	250	250	3,000
7600 · Computer Supplies	50	50	50	50	50	50	50	50	50	50	50	50	600
7610 · Dues & Subscriptions	750	750	750	750	2,000	750	750	750	750	750	750	750	10,250
7628 · Member Events / Functions	10	10	10	10	10	10	10	10	10	10	10	10	120
7646 · Employee Travel Incl Meals													
7675 · Promotions Shop	500	500	500	1,000	1,000	750	500	500	500	1,000	600	1,500	8,850
7677 · Tournaments / Awards	1,500	5,000	5,000	2,500							500		14,500
7688 · Handicap Expense	1,100	1,100	1,100	1,100	1,100	1,100	1,100	1,100	1,100	1,100	1,100	1,100	13,200
7701 · Computer Support													
7740 · Rental Club Replacement	1,500	1,500	1,500		1,500					1,500		1,500	9,000
7999 · In-Kind Advertising - Trade Time	8,528	6,723	8,423	13,263	5,833	6,506	4,080	4,080	5,100	5,610	6,120	6,120	80,386
8000 · Building Maintenance													
8075 · Electricity	4,800	4,800	4,800	4,800	4,800	4,800	4,800	4,800	4,800	4,800	4,800	4,800	57,600
8150 · Fuel													
8640 · Personal property taxes	9,000												9,000
TOTAL PRO SHOP & ADMIN EXPENSES	141,126	138,020	141,219	136,049	104,919	109,957	107,548	93,389	94,086	103,718	120,491	133,952	1,424,475

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	January 1 2025	February 2 2025	March 3 2025	April 4 2025	May 5 2025	June 6 2025	July 7 2025	August 8 2025	September 9 2025	October 10 2025	November 11 2025	December 12 2025	Budget Total 2025
GOLF COURSE & LANDSCAPING EXPENSES:													
6600 · Leased employees - Salaries	63,561	63,561	63,561	63,561	63,561	63,561	63,561	63,561	63,561	63,561	63,561	79,561	778,733
6606 · Leased Emp Benes, Taxes & Fees	13,108	13,108	13,108	13,108	13,108	13,108	13,108	13,108	13,108	13,108	13,108	16,408	160,601
6860 · Leased Employees - Meal Disc	800	800	800	800	800	800	800	800	800	800	800	800	9,600
7015 · General (operating) supplies	550	550	550	550	550	550	550	550	550	550	550	550	6,600
7017 · Small Tools		500	-	1,000	500	500	500	250	250	500			4,000
7305 · Service Agreements	49,416	49,416	49,416	49,416	49,416	49,416	49,416	49,416	49,416	49,416	49,416	49,416	592,992
7315 · Maintenance Contracts	1,000	400	1,000	400	7,490	3,645	4,245	18,890	4,245	400	1,000	400	43,115
7320 · Equipment rental	1,767	1,767	992	-	450	450	450	450					6,326
7350 · Repairs/ Maintenance	16,000	16,000	16,000	16,000	16,000	16,000	16,000	16,000	16,000	16,000	16,000	16,000	192,000
7403 · Equipment Lease													-
7528 · Uniforms	750	750	750	750	750	750	750	750	750	1,750	750	750	10,000
7540 · Office Supplies	50	50	50	50	50	50	50	50	50	50	50	50	600
7541 · Golf Service Supplies	450	2,500	-	450	-	1,350	-	-	1,350		450		6,550
7567 · Safety Expenses													-
7570 · Telephone	225	225	225	225	225	225	225	225	225	225	225	225	2,700
7575 · Cable	234	234	234	234	234	234	234	234	234	234	234	234	2,808
7610 · Dues & Subscriptions						2,160							2,160
7630 · License / Permits						300						300	600
7644 · Education & training	300	1,050	300	300	300	300	300	300	300	300	300	300	4,350
7646 · Employee Travel Incl Meals	250	-	-	250	-	-	250	-	-	250	-	-	1,000
7655 · Personnel Supplies	210	210	210	210	210	210	210	210	210	210	210	210	2,520
7701 · Computer Support	150	-	-	150	-	-	150	-	-	150	-	-	600
7800 · Chemicals	7,000	26,250	7,000	24,024	60,474	3,000	3,000	3,000	12,474	18,249	7,000	7,000	178,471
7810 · Fertilizer	7,950	5,057	7,950	28,950	7,950	3,950	7,950	3,950	7,950	28,950	5,057	7,950	123,614
7820 · Gas, Oil & Lube	6,500	6,500	6,500	6,500	6,500	6,500	10,000	10,000	6,500	6,500	6,500	6,500	85,000
7830 · Irrigation repairs & maint	8,500	8,500	8,500	8,500	8,500	8,500	8,500	8,500	8,500	8,500	8,500	8,500	102,000
7831 · Irrigation Computer Support	375	375	375	375	375	375	375	375	375	375	375	375	4,500
7850 · Coquina/Cart Path R&M			1,950							1,950			3,900
7860 · Top Dressing	6,100	4,148	2,931	5,545	5,785	9,741	4,275	6,252	3,126	1,952	1,042	1,952	52,849
7865 · Sod	-	-	-	-	-	5,000	5,000	-	-	-	-	-	10,000
7866 · Seed										6,000			6,000
7871 · Mulch	-	-	7,295	-	-	-	-	-	-	7,295	-	-	14,590
7875 · Tree Trimming	4,500	-	-	-	-	4,500	4,500	4,500					18,000
7891 · Tree & Shrub Replacement	300	300	300	300	300	300	300	300	300	300	300	300	3,600
8000 · Building maintenance						1,250	1,250	1,500					4,000
8075 · Electricity	6,732	6,732	6,732	6,732	6,232	6,232	6,232	6,232	6,232	6,232	6,232	6,732	77,284
8350 · Trash Removal	1,254	1,254	1,254	1,254	1,254	1,254	1,254	1,254	1,254	1,254	1,254	1,254	15,048
8351 · Debris Removal						2,600					2,600		5,200
8425 · Water	3,684	3,684	3,684	3,684	2,684	2,684	2,684	2,684	2,684	2,684	2,684	3,684	37,208
8720 · Obligations under cap leases	7,711	7,597	7,483	7,368	7,253	7,136	7,019	6,901	6,782	6,662	6,542	6,420	84,874
TOTAL	209,427	221,519	209,151	240,687	260,951	216,631	213,138	220,242	207,226	244,408	194,740	215,872	2,653,993
8810 · Deprn - Golf Course Improvmnts	25,208	25,208	25,208	25,208	25,208	25,208	25,208	25,208	25,208	25,208	25,208	25,208	302,492
TOTAL GOLF COURSE AND LANDSCAPING EXPENSES	234,635	246,726	234,359	265,895	286,159	241,839	238,346	245,450	232,434	269,615	219,948	241,079	2,956,485

The Meadows Country Club, Inc
2025 Preliminary Budget - See Executive Summary
Tennis

	January 1 2025	February 2 2025	March 3 2025	April 4 2025	May 5 2025	June 6 2025	July 7 2025	August 8 2025	September 9 2025	October 10 2025	November 11 2025	December 12 2025	Budget Total 2025
TENNIS REVENUE:													
4470 • Lesson Income	1,000	1,200	1,200	1,200	1,200	1,500	1,500	1,000	1,000	1,200	1,500	1,300	14,800
4480 • Tournaments		11,800											11,800
4491 • Tennis Fee	1,400	1,800	2,200	2,500	2,200	1,300	1,300	1,300	1,400	1,500	1,600	1,900	20,400
4501 • Tennis Merchandise Income	300	200	400	300	300	300	300	300	300	350	400	400	3,850
TOTAL TENNIS REVENUE	2,700	15,000	3,800	4,000	3,700	3,100	3,100	2,600	2,700	3,050	3,500	3,600	50,850
COST OF SALES:													
5501 • COGS - Tennis Merchandise	255	170	340	255	255	255	255	255	255	298	340	340	3,273
GROSS PROFIT	2,445	14,830	3,460	3,745	3,445	2,845	2,845	2,345	2,445	2,753	3,160	3,260	47,578
TENNIS EXPENSES:													
6600 • Leased employees - Salaries	25,751	25,751	25,751	25,751	25,751	25,751	25,751	26,011	26,011	26,011	26,011	26,011	310,316
6606 • Leased Emp Benes, Taxes & Fees	9,155	9,155	9,155	9,155	9,155	9,155	9,155	9,248	9,248	9,248	9,248	9,248	110,324
6860 • Leased Employees - Meal Disc	300	300	300	300	300	300	300	300	300	300	300	300	3,600
7015 • General (operating) supplies	370	370	370	370	370	370	370	370	370	370	370	370	4,440
7017 • Small Tools	200			200			200			200			800
7025 • Supplies- Paper Goods	125	125	125	125	125	125	125	125	125	125	125	125	1,500
7055 • Towels	1,450	1,450	1,450	1,450	1,450	1,450	1,450	1,450	1,450	1,450	1,450	1,450	17,400
7066 • Laundry & Linen													-
7305 • Service Agreements	250	-	-	-	-	250	-	-	-	-	-	-	500
7312 • Contract Maintenance - Software	290	290	290	290	290	290	290	290	290	290	290	290	3,480
7350 • Repairs/ Maintenance	10,500	200	200	200	10,500	10,200	200	200	10,500	200	200	200	43,300
7352 • Equipment Replacement	800			800			800			800			3,200
7403 • Equipment Lease	300	300	300	300	300	300	300	300	300	300	300	300	3,600
7505 • Credit Card Processing Fees	400	500	800	900	800	400	350	350	425	450	500	550	6,425
7528 • Uniforms	100			100						100			300
7540 • Office Supplies	80	80	80	80	80	80	80	80	80	80	80	80	960
7570 • Telephone	-	-	-	-	-	-	-	-	-	-	-	-	-
7575 • Cable	212	212	212	212	212	212	212	212	212	212	212	212	2,544
7610 • Dues & Subscriptions								700			700		1,400
7648 • Employee recruitment													-
7675 • Promotions Shop	25		-	25			25			25			100
7677 • Tournaments / Awards	150	6,400		3,100	100	100	100	100		500			10,550
7701 • Computer Support	50				50								100
7830 • Irrigation Repairs & Maint				350			350						700
8075 • Electricity		880	880	880	880	880	880	880	880	880	880	880	9,680
8225 • HVAC		500											500
8375 • Alarm			278										278
8425 • Water	900	900	900	900	900	900	900	900	900	900	900	900	10,800
8810 • Depreciation	360	360	360	360	360	360	360	360	360	360	360	360	4,322
TOTAL TENNIS EXPENSES	51,769	47,774	41,452	45,849	51,624	51,124	42,199	41,876	51,451	42,801	41,926	41,276	551,119

The Meadows Country Club, Inc
2025 Preliminary Budget - See Executive Summary
Food & Beverage

	January 1 2025	February 2 2025	March 3 2025	April 4 2025	May 5 2025	June 6 2025	July 7 2025	August 8 2025	September 9 2025	October 10 2025	November 11 2025	December 12 2025	Budget Total Projected
FOOD & BEVERAGE REVENUE:													
4030 · Unused Food Minimum	100	500	500	500	200	200	200	200	200	2,000	250	10,000	14,850
4100 · Restaurant Food Sales													
4100-CC · Restaurant Food Sales - CntrCrt	50,050	52,500	52,500	46,550	42,500	40,000	40,000	40,000	42,500	45,000	50,050	52,500	554,150
4100-FV · Restaurant Food Sales - FtnView													
4100-RG · Restaurant Food Sales - Regency													
4100-SB · Restaurant Food Sales - SnckBar	2,000	2,500	2,500	1,500	1,350	1,300	1,350	1,200	1,250	1,600	1,950	1,950	20,450
4100 · Restaurant Food Sales	52,050	55,000	55,000	48,050	43,850	41,300	41,350	41,200	43,750	46,600	52,000	54,450	574,600
4102 · Soft Beverage Sales													
4102-CC · Soft Beverage Sales - CntrCrt	2,170	3,360	3,990	3,150	2,100	1,750	1,680	1,050	945	1,610	1,890	1,680	25,375
4102-FV · Soft Beverage Sales - FtnView													
4102-RG · Soft Beverage Sales - Regency													
4102-SB · Soft Beverage Sales - SnckBar	1,200	1,600	2,250	1,500	1,200	1,300	1,500	1,000	1,000	1,200	1,000	975	15,725
4102 · Soft Beverage Sales	3,370	4,960	6,240	4,650	3,300	3,050	3,180	2,050	1,945	2,810	2,890	2,655	41,100
4103 · Beer Sales													
4103-CC · Beer Sales - CntrCrt	7,350	7,350	7,500	7,500	7,000	6,500	6,000	5,000	5,000	5,750	6,750	7,000	78,700
4103-FV · Beer Sales - FtnView													
4103-RG · Beer Sales - Regency													
4103-SB · Beer Sales - SnckBar	3,850	7,750	6,575	5,250	4,150	5,200	4,200	2,750	3,750	5,000	4,200	3,500	56,175
4103 · Beer Sales	11,200	15,100	14,075	12,750	11,150	11,700	10,200	7,750	8,750	10,750	10,950	10,500	134,875
4104 · Liquor Sales													
4104-CC · Liquor Sales - CntrCrt	7,500	8,250	8,400	8,400	7,500	7,000	5,750	5,750	5,750	6,250	7,500	7,500	85,550
4104-FV · Liquor Sales - FtnView													
4104-RG · Liquor Sales - Regency													
4104-SB · Liquor Sales - SnckBar													
4104 · Liquor Sales	7,500	8,250	8,400	8,400	7,500	7,000	5,750	5,750	5,750	6,250	7,500	7,500	85,550
4105 · Wine Sales													
4105-CC · Wine Sales - CntrCrt	7,500	7,750	7,750	7,000	6,250	6,250	5,000	4,000	4,000	4,250	5,500	6,000	71,250
4105-FV · Wine Sales - FtnView													
4105-RG · Wine Sales - Regency													
4105-SB · Wine Sales - SnckBar	20	20	20	20	20	20	20	20	20	20	20	20	240
4105 · Wine Sales	7,520	7,770	7,770	7,020	6,270	6,270	5,020	4,020	4,020	4,270	5,520	6,020	71,490
4120 · Food Sales - Banquet - Member													
4185 · Service Charge	16,784	17,647	17,728	15,947	16,697	17,927	18,383	18,376	18,194	18,144	14,365	15,103	205,294
4190 · Other Income - Restaurant													
4490 · Miscellaneous Revenue													
4570 · Vendor Discounts/Rebates													
TOTAL FOOD AND BEVERAGE REVENUE	98,524	109,227	109,713	97,317	88,967	87,447	84,083	79,346	82,609	90,824	93,475	106,228	1,127,759
FOOD AND BEVERAGE COST OF REVENUE:													
5100 · COGS - Food	20,820	22,000	22,000	19,220	17,540	16,520	16,540	16,480	17,500	18,640	20,800	21,780	229,840
5102 · COGS - Soft Beverage	1,415	2,083	2,621	1,953	1,386	1,281	1,336	861	817	1,180	1,214	1,115	17,262
5103 · COGS - Beer	3,584	4,832	4,504	4,080	3,568	3,744	3,264	2,480	2,800	3,440	3,504	3,360	43,160
5104 · COGS - Liquor	1,875	2,063	2,100	2,100	1,875	1,750	1,438	1,438	1,438	1,563	1,875	1,875	21,388
5105 · COGS - Wine	1,955	2,020	2,020	1,825	1,630	1,630	1,305	1,045	1,045	1,110	1,435	1,565	18,587
TOTAL COST OF PRODUCT	29,650	32,998	33,245	29,178	25,999	24,925	23,882	22,304	23,600	25,933	28,828	29,695	330,237
GROSS PROFIT ON REVENUE	68,875	76,229	76,468	68,138	62,967	62,522	60,201	57,042	59,010	64,891	64,647	76,532	797,522

The Meadows Country Club, Inc
2025 Preliminary Budget - See Executive Summary
Food & Beverage

	January 1 2025	February 2 2025	March 3 2025	April 4 2025	May 5 2025	June 6 2025	July 7 2025	August 8 2025	September 9 2025	October 10 2025	November 11 2025	December 12 2025	Budget Total Projected
OPERATING EXPENSES:													
6601 · Leased employees - FOH Mgmt	7,285	7,285	7,285	7,285	7,285	7,285	7,285	7,285	7,285	7,285	7,285	7,285	87,418
6602 · Leased Employees - Servers	20,313	20,313	20,313	20,313	16,544	14,184	14,184	14,184	14,184	16,168	20,313	20,313	211,328
6603 · Leased Employees - Kitchen	18,389	18,389	18,389	18,389	18,389	18,389	18,389	18,389	18,389	18,389	18,389	18,389	220,667
6604 · Leased Employees - Kitchen Mgmt													
6606 · Leased Emp Benes, Taxes & Fees	15,689	15,689	15,689	15,689	14,404	13,598	13,598	13,598	13,598	14,275	15,689	15,689	177,208
6640 · Leased Employees - Banquet													
6860 · Leased Employees - Meal Disc/Comp/Waste	1,500	1,500	1,500	1,500	1,500	1,500	1,500	1,500	1,500	1,500	1,500	1,500	18,000
6930 · Leased Employees - Commissions													
7010 · Cleaning supplies	850	1,660	350	1,873	3,448	1,666	600	1,044	800	1,075	3,141	3,649	20,157
7014 · Supplies - Chemicals													
7015 · General (operating) supplies	2,500	2,500	2,500	2,500	2,500	2,500	2,500	2,500	2,500	2,500	2,500	2,500	30,000
7061 · Supplies - FOH	500			500			500			500			2,000
7063 · China, Glass, Silver	300	250	250	300	250	300		300	250		500	250	2,950
7066 · Laundry & Linen	850	850	850	850	800	800	800	800	800	850	900	900	10,050
7100 · Banquet Expense													
7115 · Decorations & Flowers	250	250	250	250	250	50	50	50	50	50	250	250	2,000
7215 · Entertainment	1,250	1,250	1,250	1,250	1,000	1,000	1,000	1,000	1,250	1,250	1,250	1,250	14,000
7305 · Service Agreements													
7320 · Equipment rental	449	449	449	449	449	449	449	449	449	449	449	449	5,392
7350 · Repairs/ Maintenance	500	500	500	500	500	500	500	500	500	500	500	500	6,000
7354 · Cart Maintenance		250			250			250			250		1,000
7400 · Copier/Postage Machine													
7403 · Equipment Lease													
7501 · Cash Over/Short	10	10	10	10	10	10	10	10	10	10	10	10	120
7505 · Credit Card Processing Fees	1,491	1,584	1,603	1,452	1,307	1,230	1,169	1,116	1,164	1,257	1,434	1,494	16,301
7528 · Uniforms	750	750	750	650	650	525	525	525	1,900	750	775	775	9,325
7540 · Office Supplies	300	100	300	100	300				300	100	100	100	1,700
7560 · Printing & Copying			400			200						200	800
7565 · Fire Protection						1,269							1,269
7567 · Safety Expenses		103		225		95		227		38	73		761
7570 · Telephone	75	75	75	75	75	75	75	75	75	75	75	75	900
7575 · Cable	310	310	310	310	310	310	310	310	310	310	310	310	3,720
7576 · Music / Cable													
7600 · Computer Supplies										91			91
7610 · Dues & Subscriptions	51	51	51	51	51	51	51	51	51	51	51	51	614
7622 · Advertising - Electronic													
7630 · License / Permits	218		950		492						882	304	2,846
7644 · Education & training						1,000	500						1,500
7646 · Employee Travel Incl Meals	250	250	250	250	250	100	100	100	100	100	250	250	2,250
7677 · Tournaments / Awards													
8000 · Building Maintenance								3,328	516				3,844
8075 · Electricity	4,250	4,000	3,500	4,000	4,000	5,500	6,500	5,500	4,500	3,500	4,000	4,250	53,500
8150 · Fuel	1,000	1,100	1,000	1,000	850	650	650	650	650	800	1,000	1,000	10,350
8225 · HVAC						110							110
8425 · Water	650	1,150	1,050	700	1,100	1,750	1,200	700	1,300	750	1,100	500	11,950
8640 · Personal Property Tax			52			41							93
8720 · Obligations under cap leases	393	384	376	367	359	350	341	333	324	315	306	297	4,143
TOTAL OPERATING EXPENSES	80,374	81,004	80,252	80,840	77,322	75,488	72,786	74,774	72,755	72,937	83,283	82,540	934,356
NET OPERATING REVENUE (EXPENSES)	-11,499	-4,775	-3,784	-12,702	-14,355	-12,966	-12,586	-17,732	-13,745	-8,046	-18,636	-6,008	-136,834



2025 HOLIDAY SCHEDULE

Holiday	Date Observed
New Year's Day	Wednesday, December 31, 2025 and Thursday, January 1, 2026
Memorial Day	Monday, May 26, 2025
Independence Day	Friday, July 4, 2025
Labor Day	Monday, September 1, 2025
Thanksgiving Day	Thursday, November 27, 2025
Day after Thanksgiving	Friday, November 28, 2025
Christmas Holiday	Wednesday, December 24, 2025
Christmas Day	Thursday, December 25, 2025

Company-Observed Holiday benefits apply to all full-time employees. Part-time and temporary employees are not eligible.

STANDARDS COMMITTEE
Tuesday, December 3, 2024

Roll Call: The regular meeting of the Standards Committee was held on Tuesday, November 5, 2024. The call to order was at 3:02 p.m. at The Meadows Community Lifestyle & Wellness Facility by Tom Bondur, Standards Chair.

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Present: Committee Members: Paul Soentgen, Adele Roth, Jennifer Lynn, Jo Evans, Geoffrey Bridges, Brent Scrimshaw via zoom, and Tom Bondur, Standards Chair

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Excused: Paul Easley

Approval of minutes: Mr. Bondur asked if the members had reviewed the November meeting minutes. Mr. Bridges made a motion to approve the minutes of November 5, 2024, as written. Mr. Scrimshaw seconded the motion. The motion passed unanimously.

Open to Residents: None present.

Chair Comments: Mr. Bondur discussed the status of FEMA debris pickups in community and need to defer reporting certain types of curbside violations until work is complete.

Member Comments: General conversation on green cable/telephone boxes ensued.

Next scheduled meeting, **Tuesday January 7, 2025.**

Respectfully Submitted,

Sandy Truman
MCA Community Standards Administrator

Tom Bondur, Chairman

DATE: 12/6/24
TO: Frances Rippcondi
FROM: Tia Calomeris
RE: Communications report

Meadoword

- January is Health Month issue will mail the week of 12/23. It may not reach homes until early January 4-6 due excess mail for holidays.

Communications

- Website Portal Update
 - Software has been chosen based on features and compatibility of our website.
 - Contractor is currently working on development and set up of software.
 - Prototype will be provided week of 12/8. Review of back end and user experience as well as checking all links will be done that same week.
 - Begin to communicate to residents about the pending launch of the new Portal and let them know that they will be setting up their log ins and passwords to the portal
 - Launch of beta is targeted for 12/20 over weekend review of beta site.
 - Launch targeted for 12/23
- Recruitment for the open Lifestyle position

December & January Events

- (120) 12/11 MCA Holiday Party Sold Out
- 1/15/25 Can Coffee Brew Health Benefits with Dr Maria Rometo
- (135) 12/16 Ice Cream Social
- (120) 12/17 4 buses total of Jolly Holly Trolley Sold Out. Event is on
- (38) 1/7/25 Van Wezel Master Class Funny Girl
- (250) 1/9/25 Health Fair Kicking off January's Health Month for MCA
 - (32) 1/7/25 Anatolian Civilization
 - (20) 1/9/25 Power Lunch Protein Greek Yogurt with Nora Clemens
 - (26) 1/9/25 Power Breakfast Protein
 - (30) Can Coffee Brew Health Benefits
 - (25) 1/16 First Aid on 1/16/25 - Sold Out Fire Dept will only allow 25 per class
 - (15) 1/13/25 Stop The Bleed on 1/13/25
 - (30) 1/13/25 De-Escalation Techniques on Conflict Resolution
 - (20) 1/20/25 Fit Minds
 - (25) 1/22/25 Bike Safety Free Helmets and fittings
 - (83) 2/6/25 Viola & Friends String Trio Concert 5:30-7:30

The Meadows Community Activities Committee
Ibis Room, Lifestyles Building
December 5, 2024
Notes

Attendees: Agnes Rutushni, David Hauswald, Maria Leonardo, Cindy Rubin, Melinda Gordan, Tia Colameris, and Michelle Johnston (not a quorum)

Comments from the Chair

The continued focus of this committee is threefold: improving lifestyle engagement, enhance collaboration, and increase volunteerism

Approval of the minutes (There were no November minutes as there was not a quorum.)

Welcome and Introduction of Maria Leonardo from Aviva in further recognition of the reciprocal activities arrangement between The Meadows and Aviva.

Old Business

- January is Health Month.
- Update regarding the Health Fair on January 9 from 10:00 to 1:00 with 37 vendors and other January activities, including SCFD training, bike safety and bike helmet adjustments, demonstrations and tastings, and caffeine as a health benefit.
- Future events through March include a string trio, Italian crooners concert, Anatoli Civilization presentation, Meadows Garage Sale, hazardous waste disposal opportunity, Art Show, and Craft and Bake Sale
- The MCA Annual meeting is in March.

Reports on Activities

- Bingo—People need to RSVP by the deadline. There were 88 people playing in November. January date TBD.
- Bicyclist—Fifteen people ride every Wednesday for 10 miles around The Meadows.
- Chorus—The Holiday Concert is at 7:00 PM Rd. On December 13th at the UU on Fruitville. The Meadows Chorus starts up for the season is January 9, 2025.
- Craft Bake sale was very successful. The committee received an announcement for the Holiday Concert.
- Art—The Art group begins January 16, 2025, and continues through the season every Thursday from 10:00 AM to 12:30 PM. The two-day Art Fair will be on March 15-16, 2025.
- Aviva—There are several coming musicals, author showcases, and environmental events which are in Constant Contact. The committee received fliers for the events.

- A reminder for all activities that paperwork is required.

New Business

- Concern expressed regarding Stretch and Tone waiting lists and registration.
- Constant Contact announcements are grouped as follows MCA announcements and events, clubs, and Aviva.
- Portal—Starting in January, the MCA will have a portal with a login for residents. More information to follow

Adjourn at 11:10 AM.

Next meeting January 2, at 10:00 AM in the Lifestyles Building

MCA MAINTENANCE COMMITTEE MEETING MINUTES

December 4, 2024

Roll Call: The regular monthly meeting of the Maintenance Committee was held on Wednesday, December 4, 2024.

The meeting was called to order at 2:30 p.m. by Chair, Jo Evans.

MEMBERS PRESENT: Jo Evans, Chair, Dorothy Anderson, Bob Finlay, Mike Venz, Tom Bondur, Martina Venz, Roz Pezze, Sue Harrington, Mark Harrington, and Bob Clark

EXCUSED:

REVIEW/APPROVE MINUTES: Mr. Finlay moved to approve November 13, 2024, minutes. Mr. Harrington seconded the motion, and it passed unanimously.

CHAIR COMMENTS: Ms. Evans welcomed the committee.

ANNOUNCEMENTS: The next meeting will be on January 8, 2025.

STAFF REPORT:

Subject: Significant work performed for November 2024 to date:

Lift rental this week to fix gutter flashing at MCA, Storage lot lights, Teardrop lights at 17th entrance, and following limbs; over bench near Sandleheath, near 3401 Highlands Bridge Road, near 4701 Ringwood Meadow, palms at maintenance area, across from Crispin Ct-oak, tree limb in front of MCA, near lake by Woodmans Chart, end of Hadfield Drive. Wherry removing common area debris at maintenance area week of December 3, 2024. Nature Trail and Fitness trails are open. County in week of December 3rd working on clearing the storm water canal behind MCA pass the Trebor Lane behind Ferndell, then extends through Chandlers Ford, behind Pinebrook to the Maintenance area. Irrigation repair completed on sport field pump (leaks on Glebe farm that Al is working on is reason not running on regular schedule). Decorations are up for the holiday season. New door installed on patio at MCA for sports (cornhole storage). The waterfall is running just need to adjust the waterfall at top. Geraniums are planted for the holiday season. Working on weeding and mulching beds.

Zone 1: Dorothy Anderson-Ms. Anderson noted that much progress has been made for the storm cleanup, but we have a way to go. Most of the ponds and waterways still have debris in them. Some damage to pathways due to heavy trucks on them picking up trees. The damage to trees, shrubs, plantings and grass won't be known until spring and we see if they bloom.

Zone 2: Bob Finlay –Mr. Finlay stated it was nice to see some water going over the Memorial Garden waterfall. Deadfall needs attention behind pump house, plantings need to be cut back in

entrance to dog park/pickleball area. Young tree needs straightening along Longmeadow and the plantings along parkin lot looking good. Overall, the area looks amazing based on what it has experienced!

Zone 3: Mike Venz- Mr. Venz stated the path at Area “J” east bound (low one-way path) concrete walkway. Repaired joint needs to be watched for further uneven pavement. The bench at Area f” may need more shells soon. The field drainage ditch is clear. A bird house near drainage ditch remains on the ground. The general appearance is very good “Milton” debris still awaiting.

Zone 4&6: Tom Bondur -Mr. Bondur reported that the fence on Downham Meadow has collapsed due to Hurricane. Debris along Downham Meadow and Everwood Run spilling into the street. All Zone 4 & 6 common areas show signs of recent mowing and edging. Hurricane cleanup is progressing. Pond levels are high due to recent rains. No ground litter other than organic debris anywhere in Zone 4 & 6. Trash and animal waste bins along Highland Oaks Drive contained minimal debris.

Zone 5: Martina Venz- Ms. Venz reported that Longmeadow sidewalks need cleaned from Butterfly Lake parking lot- eastbound to Windsor. Picture #4 North side of Butterfly Lake- Bench needs either more mulch and shells, or? Shells need attention. Landscape Picture 1 parking lot at Butterfly, tree portion dead, needs trimmed. Picture #2 Boggy area just east of Butterfly Lake- large, dead branch. Picture #5 tree in background-need straighten- growing behind struggling Foxtail palm on Longmeadow. Lake at “c” area has really receded. Picture #3 area on Longmeadow where bridge (wooden) crosses culvert toward Butterfly Lake (east end of Butterfly Lake. The surrounding area cleaned up except this pictured area. Frog survived travel experience.

Zone 7: Roz Pezze- Ms. Pezze observed on the I, J, K: Somerset walkway fences still need repaired. B: Potential tripping hazard on walkway and Harvest Bend cracked sidewalk. C: Bridge between Marshfield Rd and Harvest Bend-tree along path has several broken branches. E: Richwood Link-new geraniums look nice. A: Piles of tree debris that include shingles & tiles Hoa issue. F: Canal culvert has trapped debris but is not blocked. L-M: Taywood Meadow light trash removed partially buried nylon rope on tree by pond. E-F: Richwood Link-Ringwood Meadow removed light trash. J-K: Somerset walkway bucket in pond.

Zone 9: Mark & Sue Harrington- The Harrington’s covered all bike paths and walkways in area. No cement or path issues at all. The bike path around Butterfly Lake still needs trimming. Street light on Honore where golf cart path crosses. The light used from the East side of the street only works on green. Red and yellow lights are not operating. Streetlight is next to walking path along Weybridge on east side of Honore- is on all the time. Pole number 5-2070-1284. Poles is now flagged with red tape. The pedestrian crossing sign at Stratfield and Honore is bent over-wind damage. Assuming this is a county issue. Almost all the tree debris has been removed. Still several areas where homeowners or associations should rake and bag leaves and small branches in the streets. The southwest side of the fence on Turtle Bridge is down. There are plenty of places where there are limbs and branches in lakes. Many lakes are showing a lot of algae growth. The dog waste station on Downham Meadow/Stratfield Dr is broken. Many new stations are installed along Longmeadow Pickleball/Dog part area. It was very nicely landscaped. The old

fitness stations are, in general, toast-rotted, faded, buried in debris. We are assuming these are going to be abandoned and/or removed.

Zone 8 & 10: Bob Clark- Mr. Clark reported debris still at the bridge behind his house on fitness trail canal area. The service road sidewalk is in very bad condition.

NEW BUSINESS: No new business.

OLD BUSINESS: No old business.

COMMITTEE COMMENTS: Discussion ensued on using the Sunroom for all meetings.

CHAIR COMMENTS: Ms. Evans thanked the Maintenance Committee for their reports

The meeting adjourned by consensus at 3:40p.m.

Respectfully submitted,

Sandy Truman
Community Standards Administrator

Jo Evans, Co-Chair
Maintenance Committee

**Meadows Safety Committee
December 2, 2024
Minutes**

Attendees: Rick Gorman (Project Manager), Deputy Cathy Duff, Charlie Mericle, Joe Miller, Ken Ludwig, Fran Vitiello, Eleanor Whiter, Bob Clark, Sandy Truman (MCA), and Michelle Johnston (MCA Vice President and Safety Committee Chair)

Review of the Minutes: Charlie moved to approve the November 4, 2024, minutes and Eleanor seconded the minutes. The minutes were approved.

Chair Comments: According to the email group *Neighborhood Crime Comparison for The Meadows*, The Meadows had fewer crimes than the adjacent neighborhoods.

Central Sarasota	104	theft
Neighborhood Name	Crimes Reported	Most Common
Mid-Town	15	assault
Amaryllis Park	9	assault
Palm Aire Country Club	7	theft
The Meadows	3	theft

Safety Reports:

Officer Rick Gorman, Project Manager's Report

During the month of November 2024, there were 12 incident free days, which were 7 less than October 2024. However, there were 19 reported incidents, which was 1 more than October, and 96 citations, which were 74 more than October.

Sarasota Sherrif Report—Deputy Duff

The Meadows was very calm during November. However, this time of year, everyone has to be alert for mail and online scams. Additionally, bills should be paid directly or handed to the postal worker, not left in the mailbox. The scammers are creative.

In the discussion, there were descriptions of fake packages left at residents with QR codes that are scams. People are overwhelmed by Medicare calls. Police do not make direct calls soliciting money. Paid fundraisers are supposed to identify that they are fundraisers. Go to www.charitynavigator.com to determine if the charity is legitimate.

Chair's MPH Report:

On both Ringwood Meadow and Longmeadow, there was an increase in traffic volume in November 2024. Longmeadow had a number of vehicles that went over the speed limit of 30 mph. Specifically, one was recorded at 80 mph during commuting hours. Eighty-five percent of the traffic on Ringwood Meadow appeared to be within the appropriate speed range.

Comments of the Committee:

There are concerns about arrows off cart path and stop signs on thorough fares for cart paths. It is dangerous for the carts as they cross streets. Further, the 8th hole at Hatfield Road needs a stop sign. Lastly, the exit sign on the traffic circle at the tennis court creates confusion.

There is really no lawlessness in The Meadows.

Adjournment: Charlie moved to adjourn the meeting, and Eleanor and Fran seconded the motion. The meeting adjourned at 2:30 PM.

Next meeting: January 6, 2025.

Respectfully submitted by:

Michelle Johnston, Chair

MCA WATER & WILDLIFE COMMITTEE (WWC)

December 6, 2024 Hybrid Meeting

12:30-2 pm

:

Meadows Community Lifestyle & Wellness Facility

3350 Longmeadow

MINUTES

- Committee membership (13) ✓ = Present; X = Absent
 - Bob Hueter, Chair ✓
 - Frances Ripponcondi, MCA General Manager ✓
 - Mark Pienkos, MCA Board Liaison ✓
 - Dorothy Anderson X
 - Judy Berryman X
 - Dick Bragaw ✓
 - Bob Clark ✓
 - Sandy Gilbert X
 - Barb Kirkpatrick ✓
 - Marianne Magno ✓
 - Marilyn Schmal X
 - Tom Thompson ✓
 - Gil Wilson, Sunwest Waterway Management ✓
- General pond condition
 - Gil reported that ponds are generally in good shape. Water levels have dropped significantly since the hurricanes with the advent of the dry season. There is still a lot of storm debris in some ponds that needs to be removed. Our plantings look mostly good, especially bulrush and spikerush, but other species such as Cana did not fare as well in the storms. Some ponds have lots of submerged aquatic plants such as baby tears and hydrilla, which Gil is controlling as needed.
 - Not a lot of algae in the ponds now, with some exceptions such as the very shallow Pond 5 in Aviva. Gil is working on that. He reported that algae levels were generally lower this summer than in previous years, perhaps due to the storms and cloud cover during rains.
 - Gil sprayed some of the spikerush in Pond 31 to open up some lanes for water, as per the request of the Windrush Bourne resident in our last meeting.
 - Shoreline work on Spring Lake (Pond 44): Frances reported that some rock revetment is planned to shore up some of the bank in this pond, due to

significant erosion that has taken place there. She is also looking at doing something similar to the pond near the Villas of Papillon.

- NMZ buffers & plantings
 - NMZs update
 - Option of making NMZs mandatory for all homeowners with waterfront property
 - NMZ policy analysis by MCA attorney has produced a draft document to be submitted to the MCA Board by the January meeting. It will call for a requirement for homeowners to maintain NMZs according to certain criteria. Enforcement will not be heavy-handed but will target only those places where erosion is a serious problem. Frances and Bob H are finalizing the doc for the Board. Mark asked Frances to notify the Board at the December meeting next week that this policy document was coming.
 - Plans for meeting with realtors: Frances wants to work on this in the new year.
 - Plantings & grant funding
 - Some ponds that are good candidates for the next round of aquatic planting include H-12, H-10, and M-18
 - START Pond Forum scheduled for Dec 17. Bob H is attending for the Meadows WWC.
 - Status of TMCC, course mowing, NMZs: No major problems at this time.
- LakeWatch & UF research project
 - LakeWatch last sampling is today. Next sampling will be in early January.
 - UF sampling – no updates on when a report will be available. Bob H will distribute to the committee when the report becomes available.
- Alligator & other wildlife update
 - Gators, turtles, fish
 - More gators have been observed now, after the storms. No gator deaths or resident complaints this month.
 - A minor fish kill occurred in Pond 5 in Aviva, due to the algae growth there.
 - Birds
 - Marianne reported the annual Christmas bird count will be held Dec 28, with Jeanne Dubi again in charge.
 - Many pileated woodpeckers in the community now, enjoying the many trees impacted by the storms. Some turkey vultures have been seen in numbers. Lots of sandhill cranes.
 - Mammals – nothing to report this period.

- Outreach
 - Signage repair/replacement/installation
 - Signs are slowly being reinforced to keep vandalism in check.
 - Next articles & outreach
 - Bob C has an article in production for the *Meadoword* on the topic of the benefits of aquatic plants and littoral zones.
- Other business
 - Barb gave the committee an interesting overview of Gulf red tides and the status of the current red tide off our coast. She recommended consulting the website redtideforecast.com to keep track of red tide conditions in our area.
 - Bob H mentioned that current model predictions have the 2025 hurricane season being similar to 2024, unfortunately. Preparation will be needed.
 - Kudos to Frances and her staff for getting the Nature Trail cleared after the storms.
- Scheduling of next meeting: Due to the holidays, there will be no meeting in early January. The next WWC meeting is scheduled for Friday, February 7 at 12:30pm.

HAPPY HOLIDAYS TO ALL AND THANK YOU FOR ALL YOUR DEDICATION, WORK, AND VOLUNTEERISM TO MAKE THE MEADOWS A GREAT PLACE TO LIVE!

MONTHLY REPORT – LIAISON TO THE MCC

EXECUTIVE SUMMARY - FINANCIAL

This report covers financial performance through October 2024 and reported at the November 26 Board Meeting. Total revenues were \$515,246 which is \$219,360 short of budget and \$13,457 ahead of the September re-forecast budget. Total expenses and COGS were \$610,911 resulting in a net loss of \$95,666 which was 1,538 ahead of budget and \$10,493 behind prior year and \$42,048 ahead of re-forecast. All the required loan documentation has been signed and delivered to the MCA. The check has been delivered to the Club.

YTD revenues for October were \$7,702,055 which are \$762,999 under budget and \$104,637 short of the prior year. Net Operating Income is \$71,464, which is 324,791 short of budget and \$197,394 short of the prior year.

GOLF OPERATIONS

Member rounds fell short of budget and PY largely contributed to Hurricane Milton. Renaissance Access rounds contributed 200 rounds and \$7,678 in revenue. The Highlands golf course has received much more positive feedback as of this report. The Groves course contributed \$17,285 in revenue vs the prior year of \$49,432.

FOOD & BEVERAGE

Total F&B revenues for October were \$99,729, or \$22,969 ahead of the re-forecast budget. F&B net loss for the month was \$13,895 versus the reforecast of (\$20,195).

GENERAL ADMINISTRATION.

G&A expenses were \$147,364, which was \$28,508 under budget and \$3,840 over reforecast. The club continues to use the upstairs kitchen for prep work, so energy-related costs have not been significantly reduced.

MEMBERSHIP/SALES AND MARKETING

Sales and Marketing expenses were \$10,712 under the re-forecast for October. Digital marketing efforts have continued and will be our primary focus for Q4. Sales associated with membership and tournaments have been a recent challenge without a main clubhouse. The golf courses, tennis courts and the new pickleball courts are yielding positive remarks. YTD resignations total 88. YTD new members total 16 and 21 downgrades become effective 1/1/25.

MFM

12/11/2024