

**MCA BOARD OF DIRECTORS MEETING AGENDA
THURSDAY, JUNE 12, 2025 AT 2:00 PM**

**PLACE OF MEETING: Meadows Community Lifestyle & Wellness Facility – NEST
3350 Longmeadow, Sarasota Florida 34235**

PLEDGE OF ALLEGIANCE

Chris Perone

OWNER COMMENTS ON AGENDA

Chris Perone

APPROVAL OF MINUTES OF PREVIOUS MEETING

Board of Directors Meeting Minutes – April 22, 2025 Special
May 2, 2025 Special
May 3, 2025 Special
May 8, 2025
May 22, 2025 Special

Chris Perone

PRESIDENT’S COMMENTS

Chris Perone

ACTION ITEMS

- Appointment of Jan Lazar, Board Vacancy
- Appointment of Jan Lazar, Board Treasurer
- Asset Transfer Resolution
- Vote on Participation and Civility Policy
- Special Recognition Resolution
- Fine Consideration – 3834 Surrey Court
Multiple Exterior Violations

Chris Perone
Chris Perone
Chris Perone & Tom Bondur
Chris Perone
Chris Perone
Frances Rippondi

FINANCE

- Financial Update

Mel Sykes

MANAGER’S REPORT

- General and Project update

Frances Rippondi

COMMITTEE AND LIAISON REPORTS

- STANDARDS (Tom Bondur) – May report attached.

- COMMUNICATIONS (Marilyn Maleckas)
- COMMUNITY ACTIVITIES/INVOLVEMENT (Michelle Johnston)
- MAINTENANCE (Jo Evans) – May report attached.
- SAFETY (Michelle Johnston) – May report attached.
- PRESIDENTS COUNCIL (Michelle Johnston)
- EMERGENCY PREPAREDNESS (Bob Clark and Alex Peake)
- ASSEMBLY (Ned Boston and Alex Peake)
- WATER AND WILDLIFE (Mark Pienkos) – May report attached.
- PICKLEBALL (Ned Boston) – Chris Perone
- LIAISONS
 - The Meadows Country Club (Chris Perone and Tom Bondur)
 - Aviva (Chris Perone)
 - The Meadows Center for Nursing and Healing (Donald Breece)
 - Meadows Village Center (Donald Breece)

OWNER COMMENT

Next meeting date, Thursday, July 10, 2025, at 2:00 p.m.



MCA SPECIAL BOARD OF DIRECTORS MEETING
TUESDAY, APRIL 22, 2025

MEMBERS	Chris Perone, President	Don Breece, Director
PRESENT:	Tom Bondur, Vice President	Susan Chapman, Director
	Alex Peake, Secretary – via Zoom	Michelle Johnston, Director
	Mel Sykes, Treasurer	Marilyn Maleckas, Director
		Mark Pienkos, Director

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

President Perone called the meeting to order at 3:00 p.m. It was noted that a quorum of the Board of Directors was present, and the required notice was provided.

Mr. Perone made some opening comments concerning the disposition of the country club noting that discussions have been held with seven firms concerning a long-term lease of the club. He stated the potential advantages that a long-term lease could provide to the community. He noted that what has been received are very early stage, loose proposals, and a timeline and more details have been requested. Mr. Perone turned the floor over to Mr. Bondur for additional information.

Ms. Chapman called for a point of order and moved that this meeting be adjourned until April 25, 2025 so that all Directors including Alex Peake can receive and consider the details of any and all proposals and that they be discussed in an open meeting to avoid any conflict with open meeting laws. In addition, she and Don Breece requested a Special meeting of the Board of Directors in accordance with Article 4, Section 4 of the MCA Bylaws. The motion was seconded by Mr. Breece. The Special meeting was acknowledged and scheduled. A Roll Call vote was requested, and the results are:

Bondur - No	Peake - No
Breece - Yes	Perone - No
Chapman - Yes	Pienkos - No
Johnston - No	Sykes - No
Maleckas - No	

The motion was defeated seven - No; two - Yes

Mr. Perone gave the floor to Jan Pitchford, Managing Partner of the Sarasota office of Shumaker, Loop & Kendrick, a firm used for several years by the MCA on real estate transactions and community association matters. Ms. Pitchford reviewed the history of her firm's work with The Meadows and recapped the various avenues that are under consideration for the club operation.

OWNER COMMENT

General comments by owners were made by the following:

Frank Scotti	Brent Motchan	Greg Bereznoff
Richard Somerfeld	Victor Aluise	Jeff Bell
Dora Laumer	Al Petit	Larry Maziale
Liza Caruso	Samir Ansary	Caren Eliezer
Erich Laumer	Joe Moore	David Cohen
Terry Segal	Edward Zawacki	Joan Lovell
Denise Flynn	Mary Breece	

ADJOURNMENT

On a motion by Ms. Johnston, seconded by Ms. Maleckas, the Board unanimously adjourned the meeting at 5:24 pm.

Minutes recorded by Mike Mazur, MCA Staff.

Minutes submitted by Alex Peake, MCA Secretary.



MCA SPECIAL BOARD OF DIRECTORS MEETING
FRIDAY, MAY 2, 2025

MEMBERS PRESENT:	Chris Perone, President	Don Breece, Director
	Tom Bondur, Vice President	Susan Chapman, Director
	Alex Peake, Secretary	Michelle Johnston, Director
	Mel Sykes, Treasurer	Marilyn Maleckas, Director
		Mark Pienkos, Director

STAFF PRESENT: Frances Rippondi - MCA General Manager and Mike Mazur – MCA Director, Administration & Community Support. Also present was Byrony Swift, a Shareholder with Becker & Poliakoff, one of the law firms utilized by the MCA.

Mr. Perone called the meeting to order at 3:00 p.m. It was noted that a quorum of the Board of Directors was present, and the required notice was provided.

Mr. Perone presented opening comments concerning the disposition of the country club. He advised that the three-minute rule owner comment will be enforced.

OWNER COMMENT

Owner comments were made by the following:

Kate Debevoise	Liza Caruso
Joan Owen	Frank Scotti
Jan Lazar	Sandra Strauss
Tim Thomas	Donna Griffin
Richard Somerfeld	Caren Eliezer
Fran Vitello	Bill Rogers
Ed Zawacki	Susan Whitcomb
Joan Lovell	Russ Mason
Larry Marziale	Danny Harden
Steve McGuire	

INFORMATIONAL ITEMS ((Presented as Action Items – no votes taken))

Details of Proposed Leases – Mr. Perone indicated that there are no detailed lease proposals. Potential lessees have contacted the MCA about a lease to improve and operate the club.

Hiring of Objective Professional – Ms. Chapman suggests a request for proposal be prepared for the hiring of a consultant.

Mr. Breece called for a privileged motion to consider a resolution he provided to the Secretary and Mr. Mazur at the beginning of the meeting. Ms. Swift advised that consideration of any resolutions not provided to the Board 48 hours in advance of any meeting would be in violation of the notice requirements of F.S. 720.

Short-term Operating Agreement – Ms. Chapman asked questions about a short-term operating agreement with ICON/TROON. Such an agreement is under negotiation.

Confidentiality Agreement – Ms. Chapman requested clarification of the confidentiality agreement to apply only for the purposes of bidding.

Assets & Amenities Meeting – Ms. Chapman requested the scheduling of an “assets and amenities” meeting.

Rumors – Ms. Chapman suggested something be done to address rumors.

ADJOURNMENT

On a motion by Mr. Bondur, seconded by Ms. Maleckas, the Board unanimously adjourned the meeting at 5:00 pm.

Minutes recorded by Mike Mazur, MCA Staff.

Minutes submitted by Alex Peake, MCA Secretary.



MCA SPECIAL BOARD OF DIRECTORS MEETING
SATURDAY, MAY 3, 2025

MEMBERS	Chris Perone, President	Don Breece, Director
PRESENT:	Tom Bondur, Vice President	Susan Compton, Director
	Alex Peake, Secretary	Michelle Johnston, Director
	Mel Sykes, Treasurer	Marilyn Maleckas, Director
		Mark Pienkos, Director

STAFF PRESENT: Frances Rippondi - MCA General Manager and Mike Mazur – MCA Director, Administration & Community Support. Also present was Byrony Swift, a Shareholder with Becker & Poliakoff, one of the law firms utilized by the MCA.

Mr. Perone called the meeting to order at 4:30 p.m. It was noted that a quorum of the Board of Directors was present, and the required notice was provided.

Mr. Perone presented opening comments concerning the disposition of the country club. He advised that the owner comments on the solitary agenda item – Purchase of The Meadows Country Club entity – would be heard with the established three-minute rule in effect.

OWNER COMMENT

Comments on the agenda item were heard from:

Susan Wagner	Susan Whitcomb	Cathy Harrison
Cheryl Stock	Al Petit	Joe Moore
Tim Thomas	Jan Lazar	David Cohen
Tom Cattani	Sandra Strauss	Joan Lovell
Erich Laumer	Brent Motchan	Seth Westerberg
Alan Bitterman	Caren Eliezer	Larry Marziale
Ted Gast	Denise Flynn	Edward Zawacki
Mary Breece	Bruce Hale	Liza Caruso
Dora Laumer	Dale Hobbs	

ACTION ITEMS

Mr. Pienkos moved the adoption of the following resolution:

Whereas the MCA Board has an affirmative obligation under both its original documents when founded, and to adhere to its missions and vision, to preserve our open, green space and to protect property values, as well as to provide for an enjoyable lifestyle, and

Whereas the Meadows community owns the golf courses, racket courts, and other related recreational facilities, and

Whereas, after review and consideration of the options to preserve these assets and control of the future of these assets in the best interests of the community, and

Whereas The Meadows Country Club (TMCC) can no longer function as a financially viable private club,

Now therefore be it resolved, the MCA Board authorizes the purchase of the TMCC for the sum of \$1(one dollar), and

Be it further resolved that the President and Treasurer are authorized to sign documents to effectuate this purchase as soon as the attorney has reviewed them.

The motion was seconded by Mr. Bondur.

Mr. Peake moved to amend as follows and the amendment was seconded by Mr. Breece.

Whereas the MCA Board has an affirmative obligation under both its original documents when founded, and to adhere to its missions and vision, to preserve our open, green space and to protect property values, as well as to provide for an enjoyable lifestyle, and

Whereas the Meadows community owns the golf courses, racket courts, and other related recreational facilities, and

Whereas, after review and consideration of the options to preserve these assets and control of the future of these assets in the best interests of the community, and

Whereas The Meadows Country Club (TMCC) can no longer function as a financially viable private club,

Now therefore be it resolved, the MCA Board authorizes the preparation of a contract for the purchase of the TMCC for the sum of \$1(one dollar) and the President and the Treasurer a lease extension of a maximum of thirty days and

Be it further resolved that the President and Treasurer are authorized to sign documents to effectuate this purchase as soon as the attorney has reviewed them and they are reviewed and voted upon by the MCA Board of Directors.

_The Resolution as amended was unanimously approved by the Board of Directors.

ADJOURNMENT

On a motion by Mr. Pienkos, seconded by Mr. Bondur, the Board unanimously adjourned the meeting at 7:00 pm.

Minutes recorded by Mike Mazur, MCA Staff.

Minutes submitted by Alex Peake, MCA Secretary.



MCA BOARD OF DIRECTORS MEETING
THURSDAY, MAY 8, 2025

MEMBERS	Chris Perone, President	Don Breece, Director
PRESENT:	Tom Bondur, Vice President	Susan Chapman, Director
	Alex Peake, Secretary	Michelle Johnston, Director
	Mel Sykes, Treasurer	– via conference
		Marilyn Maleckas, Director
		Mark Pienkos, Director

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

President Perone 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 provided.

Ms. Chapman moved to permit owner comments after each agenda item. Motion was seconded by Mr. Breece. The motion was defeated by a majority vote of the Board of Directors.

OWNER COMMENT ON AGENDA ITEMS

Comments on Agenda items were made by:

Tim Thomas
William Cummings

Joe Welch
Tom Thompson

PRESIDENT'S COMMENTS

Mr. Perone reported that arrangements have been made with Icon/Troon to keep the golf courses maintained. Mr. Bondur outlined the several avenues being considered or negotiated to reopen the golf courses, tennis and ultimately a dining option at the Centre Court Lounge.

MINUTES OF PRIOR MEETING

Motion was made by Ms. Maleckas, seconded by Ms. Johnston, that the Minutes of the April 10, 2025, meeting of the Board of Directors be approved, and that motion carried unanimously.

ACTION ITEMS

FUNDS TRANSFER RESOLUTION

On a motion by Mr. Pienkos, seconded by Ms. Maleckas, the proposed Resolution on Funds Transfer was approved by a majority of the Board of Directors with the following specific direction:

1. That the MCA Board of Directors hereby authorizes the Treasurer, with the advice of the MCA General Manager, to identify maintenance projects and other expenditures in the Fiscal Year 2025-2026 Budget, approved by the MCA Board on December 12, 2024, to be deferred for the remainder of FY 2025-2026 or until further directed by the MCA Board; and
2. Said deferred projects and other expenditures shall not exceed the budgeted amount of seven-hundred and ninety thousand dollars (\$790,000); and
3. The President and Treasurer are hereby authorized to draw upon the \$790,000 to pay for operational expenses referred to them by ICON when there is insufficient revenue from membership fees and other sources to pay those expenses.

[NOTE: The complete Resolution is attached to these Minutes.]

FINANCE COMMITTEE CHAIR

On a motion by Mr. Pienkos, seconded by Ms. Maleckas, the Resolution to Elect the Chair of the Finance Committee was on the floor for discussion. Ms. Chapman moved to amend the motion to allow for the Transition Committee to be reconstituted and authorized to operate with the Finance Committee and that motion died for lack of a second. The original motion was approved by a majority of the Board of Directors.

FINING ACTIONS

3065 Ringwood Meadow – Ms. Rippondi reviewed the key points in the report of conditions at this property as provided to the Board of Directors. On a motion by Ms. Maleckas, seconded by Mr. Sykes, a fine of \$25 per day for the damaged and missing lanai screens and \$25 per day for the damaged mailbox was levied. The unkempt landscaping will be handled by the MCA with the cost assessed back to the owner. The Board of Directors unanimously approved the motion.

FINANCIAL

Mr. Sykes provided an overview of the MCA financial results as of April 30, 2025.

MANAGER'S REPORT

Ms. Rippcondi reported the following:

Roof Replacements - The roof replacement for the Highlands Pro Shop and Cart barn and Highlands 15 comfort station are underway.

Meadows Pro Shop Footers - Four of the Meadows pro shop footers have been deteriorating which has compromised the structural integrity. The contractor is in the process of making the necessary repairs.

Community Pool - Two new heater/cool units were installed. The final two of six will be replaced in the upcoming months.

Pickleball - The last component is installing safety padding for the lights and fence rails. Once delivered the courts will be ready to open. Committee chair advises keeping courts closed until padding is in place. Once in place we will announce opening.

Outdoor Fitness Equipment - Three new pieces of outdoor fitness equipment will be installed this month along the path to the Sports field.

Clean Up Maintenance - We are on our third phase of hurricane clean-up which is removing stumps and limbs and trees out of ponds if they can be reached.

The MCA appreciates having the extra helping hands from the Rainbow Connection committee who mulched a large landscape berm adjacent to the Longmeadow pond in celebration of Earth Day. It completely transformed the look.

HOT Team - HOT team is the Homeless Outreach Team from the sheriff's office which discovered an encampment in which two people were residing. They were offered help and services and were told to leave premises. One individual accepted the other declined they are no longer on site.

Lifestyle - We have hired a new Lifestyle Coordinator, Tammy Huddleston. She has experience in creating a broad range of programs and creative activities from educational, social, lifestyle, physical to promote community engagement and fun. She also has an extensive list of resources and vendors to call upon. She is

energetic, enthusiastic and excited about working with the Meadows Community. We are very happy to have her as a team member.

COMMITTEE LIAISON REPORTS

Standards – Tom Bondur, Liaison – A written report was received and acknowledged. Mr. Bondur reported architectural review applications the past month are focused on impact windows, tree trimming and removal.

Communications – Marilyn Maleckas, Liaison – Ms. Maleckas reported that the Communications Committee has expanded its scope and the committee participants with some from editorial and related backgrounds. A revised charter and more detail to come after the next committee meeting.

Community Activities – Michelle Johnston, Liaison – Ms. Johnson reported that the committee members have begun to draft a schedule of events for 2025-26.

Maintenance Committee – Jo Evans, Chair – Written report submitted.

Safety Committee – Michelle Johnston, Liaison – Ms. Johnson reported on the excellent job that Meadows Safety officers and the Sarasota County sheriff's Office are doing through the wellness checks that they conduct.

Presidents Council – Michelle Johnston, Liaison – Ms. Johnston reported that she had a first meeting of the Presidents' Council – the Association Presidents – there will be quarterly meetings.

Emergency Preparedness – Bob Clark and Alex Peake, Co-Chairs – Mr. Peake reported the first meeting of the committee for the season will be on May 13. Work is underway to update the EPC volunteer database, test radios to determine what new radios and accessories to purchase and conduct drills. Mr. Mazur also reported that the first community-wide Emergency Preparedness event of the season will be on May 29, 2025 at 4:00 pm with the Sarasota County Emergency Services Chief, Sandra Tapfumaneyi presenting for the first time in The Meadows.

Assembly – Ned Boston and Alex Peake, Co-Chairs – The May meeting with Byrony Swift presenting updates on legislative action impacting condominium and homeowner association laws will occur on May 21st. The Assembly Executive Committee will be developing the program schedule for the next season which begins in October. The committee itself will be on hiatus.

Water and Wildlife – Mark Pienkos, Liaison – Mr. Pienkos noted that the Minutes of the committee meeting were provided. The next aquatic planting effort will take place on May 16.

Pickleball – Ned Boston, Liaison – Mr. Boston reported that he is looking forward to the new courts being opened after several contractor delays.

AVIVA, Don Breece, Liaison – Mr. Breece reported on recent meetings with AVIVA leadership and their concern about the assessment that is levied on their property.

Meadows Village Center – Don Breece, Liaison – Mr. Breece commented on ongoing efforts to seek compliance with Meadows standards at the MVC.

OWNER COMMENTS

The following owners presented comments on general items.

Tim Thomas

Caren Eliezer

Leigh Quinn

Brent Monchan

Tom Thompson

John Gardner

David Cohen

ADJOURNMENT

On a motion by Ms. Maleckas, seconded by Ms. Johnson, the Board unanimously adjourned the meeting at 3:28 pm.

Minutes recorded by Mike Mazur, MCA Staff.

Minutes submitted by Alex Peake, MCA Secretary.

Deferral and Transfer to a Money Market of Budgeted Projects and Other Expenditures

WHEREAS, on March 24, 2025, The Meadows Country Club ("TMCC") gave notice to the Meadows Community Association ("MCA") under CL. 18.B of the Lease Agreement (Lease) dated July 29, 2024, to terminate the Lease effective on midnight April 30, 2025 and operation of the facilities subject to the Lease ceased on that date; and

WHEREAS, it is MCA's intent to operate the sports and recreation facilities that were subject to said lease until a long-term lease is entered into; and

WHEREAS, it is in the best interest of The Meadows Community ("Community") that the golf courses, tennis courts and restaurant formerly leased to TMCC continue operations; and

WHEREAS, it is in the best interests of the Community that the operations manager ("ICON") continue to manage the aforementioned facilities; and

WHEREAS, ICON may require financial resources to continue operations; and

THEREFORE, IT IS RESOLVED

1. That the MCA Board of Directors hereby authorizes the Treasurer, with the advice of the MCA General Manager, to identify maintenance projects and other expenditures in the Fiscal Year ("FY") 2025-2026 Budget, approved by the MCA Board on December 12, 2024, to be deferred for the remainder of FY 2025-2026 or until further directed by the MCA Board; and
2. Said deferred projects and other expenditures shall not exceed the budgeted amount of seven-hundred and ninety thousand dollars (\$790,000); and
3. The President and Treasurer are hereby authorized to draw upon the \$790,000 to pay for operational expenses referred to them by ICON when there is insufficient revenue from membership fees and other sources to pay those expenses.

THE MEADOWS COMMUNITY ASSOCIATION BOARD OF DIRECTORS

Secretary

Resolution To Elect The Chair of the Finance Committee

WHEREAS, the Meadows Community Association ("MCA") policy is that the Treasurer shall serve as chair of the Finance Committee; and

WHEREAS, in March 2025 the Board of Directors elected two co-chairs of the Finance Committee; and

WHEREAS, it is in the best interests of The Meadows Community that the positions of Treasurer and chair of the Finance Committee be held by the same Board of Directors member; and

THEREFORE, IT IS RESOLVED

That the MCA Board of Directors shall nominate and elect one of its members to serve as Treasurer and Chair of the Finance Committee.

Agreed and Resolved:

THE MEADOWS COMMUNITY ASSOCIATION BOARD OF DIRECTORS

SECRETARY



MCA SPECIAL BOARD OF DIRECTORS MEETING
THURSDAY, MAY 22, 2025

MEMBERS	Chris Perone, President	Don Breece, Director
PRESENT:	Tom Bondur, Vice President	Susan Chapman, Director
	Alex Peake, Secretary	Michelle Johnston, Director
	Mel Sykes, Treasurer	Marilyn Maleckas, Director
		Mark Pienkos, Director

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

Mr. Perone called the meeting to order at 12:30 p.m. It was noted that a quorum of the Board of Directors was present, and the required notice was provided.

Mr. Perone presented opening comments concerning the disposition of the country club. He advised that the owner comments on the solitary agenda item – Approve Preferred Golf Service consultant– would be heard with the established three-minute rule in effect.

OWNER COMMENT

Comments on the agenda item were heard from:

Joan Lovell
Dora Laumer
Brent Monchan

ACTION ITEMS

On a motion by Mr. Pienkos, seconded by Ms. Maleckas, the Board began consideration of the Golf Service Consultant resolution with Leisure Investment Properties Group as the preferred consultant.

The text of the proposed Resolution is as follows:

WHEREAS the Meadows Community Association (MCA) Board has an affirmative obligation under its original documents when founded to adhere to its missions and vision, to preserve our open green space and to protect property values, as well as to provide for an enjoyable lifestyle, and

WHEREAS the MCA Board of Directors has determined it is in the best interest of the Association and the community to engage a golf service organization for specialized consultation for a long-term lease agreement, and

WHEREAS the Golf service organization shall utilize their industry expertise in golf and country club management, racquet sports and other amenities to assist the Meadows in soliciting and vetting industry entities, contract negotiations in order to provide a clear concise executive report detailing a strategic plan for future golf and recreational amenities in the Meadows and,

WHEREAS, said Golf organization's scope of service will include and is not limited to site visit(s) and summary, detailed fee structure, timeline, assist in communication with Golf Lessees and assist in communications with attorneys,

NOW, THEREFORE, BE IT RESOLVED THAT:

1. The MCA Board hereby approves Leisure Investment Properties Group to be engaged as the preferred Golf Service Consultant effective as of
2. The Board authorizes the MCA's President and Treasurer to take all necessary steps to enforce and implement this resolution.

Ms. Chapman proposed an amendment to the resolution to incorporate a proposed scope of work which she distributed at the meeting. Mr. Breece seconded the amendment. The amendment as proposed is as follows:

Scope of **Work** Amendment

- a. Add "and determine how much golfing is economically feasible in The Meadows." Analysis shall include consideration of the following factors in addition to the standard golfing consulting factors:

Financial forecasting that includes near term and term of lease economic conditions, locally and nationally;

The demographics of The Meadows Community and the surrounding community within 25 miles, with particular emphasis on the age and average

income of those communities;

Potential environmental impacts to the golf courses and proposed structures with particular attention to stormwater impacts in light of the fact that the stormwater system for The Meadows and for properties in the Phillippi Creek drainage basin lie on the golf courses of **The Meadows.**

- b. Put together an RFP that employs generally accepted business practices with the goal of achieving a lease that would provide a reasonable rate of return on investment to **The Meadows Community Association** for the use of its assets over a reasonable period of time. This reasonable rate of return on investment should provide reasonable financial safety to **The Meadows Community Association** for the duration of any lease.
- f. Send out an RFP to qualified management companies/ownership groups clearly communicating the requirement of a reasonable rate of return on investment with reasonable financial safety to **The Meadows Community Association.**

Amendment to Board of Directors' Resolution:

The Meadows Community Association through its Board and staff shall post monthly in a prominent location on The Meadows member portal the revenue, expenses, and shortfall or surplus of operating and maintaining the former Meadows Country Club. Such reporting will include the monthly results and the cumulative results, beginning as of May 1, 2025. Expenses shall include all expenses related to taking over the cancelled lease, operating and maintaining the former club assets, including legal fees, consulting fees, operating expenses and capital expenses.

Mr. Perone called a ten-minute recess for the Board to have the ability to review the amendment.

During deliberation and discussion, Mr. Pienkos and Ms. Maleckas accepted a modification to add a clause related to review of compensation. Also, during discussion, the final paragraph of the amendment was stricken with the consent of Ms. Chapman and Mr. Breece.

By majority vote, the amendment as adjusted was approved. A Roll Call vote was requested on consideration of the original motion as amended and the tally was:

Perone - Yes
Bondur - Yes
Peake - Yes
Sykes - Yes

Breece - No
Chapman - No
Johnston - Yes
Maleckas - Yes
Pienkos - Yes

The final approved document is as follows:

WHEREAS the Meadows Community Association (MCA) Board has an affirmative obligation under its original documents when founded to adhere to its missions and vision, to preserve our open green space and to protect property values, as well as to provide for an enjoyable lifestyle, and

WHEREAS the MCA Board of Directors has determined it is in the best interest of the Association and the community to engage a golf service organization for specialized consultation for a long-term lease agreement, and

WHEREAS the Golf service organization shall utilize their industry expertise in golf and country club management, racquet sports and other amenities to assist the Meadows in soliciting and vetting industry entities, contract negotiations in order to provide a clear concise executive report detailing a strategic plan for future golf and recreational amenities in the Meadows and determine how much golfing is economically feasible in The Meadows.

WHEREAS, said Golf organization's scope of service will include and is not limited to site visit(s) and summary, detailed fee structure, timeline, assist in communication with Golf Lessees and assist in communications with attorneys,

NOW, THEREFORE, BE IT RESOLVED THAT:

1. The MCA Board hereby approves Leisure Property Investment Group to be engaged as the preferred Golf Service Consultant contingent on a review of compensation, effective on a date to be determined.
2. The Board authorizes the MCA's President and Treasurer to take all necessary steps to enforce and implement this resolution.

Scope of Work

- a. Analysis shall include consideration of the following factors in addition to the standard golfing consulting factors:
Financial forecasting that includes near term and term of lease economic conditions, locally and nationally;

The demographics of The Meadows Community and the

surrounding community within 25 miles, with particular emphasis on the age and average income of those communities;

Potential environmental impacts to the golf courses and proposed structures with particular attention to stormwater impacts in light of the fact that the stormwater system for The Meadows and for properties in the Phillippi Creek drainage basin lie on the golf courses of The Meadows.

- b. Put together an RFP that employs generally accepted business practices with the goal of achieving a lease that would provide a reasonable rate of return on investment to The Meadows Community Association for the use of its assets over a reasonable period of time. This reasonable rate of return on investment should provide reasonable financial safety to The Meadows Community Association for the duration of any lease.
- c. Send out an RFP to qualified management companies/ownership groups clearly communicating the requirement of a reasonable rate of return on investment with reasonable financial safety to The Meadows Community Association.

OWNER COMMENTS – GENERAL

General comments were heard from the following property owners:

Joan Owen
Samir Ansary
Susan Whitcomb
Jeff Turner

Dora Laumer
Brent Monchan
Erich Laumer
Dennis Harten

ADJOURNMENT

On a motion by Mr. Pienkos, seconded by Mr. Bondur, the Board unanimously adjourned the meeting at 2:05 pm.

Minutes recorded by Mike Mazur, MCA Staff.
Minutes submitted by Alex Peake, MCA Secretary.

RESOLUTION

Board Appointment to Fill Remainder of Term

Whereas, Melvin Sykes has resigned from the Board of Director of The Meadows Community Association, Inc., and

Whereas, the Board wishes to thank Mr. Sykes for his contributions while serving on the Board and,

Whereas, Jan Lazar is hereby appointed to fill the remainder of the term effective immediately.

NOW, THEREFORE, BE IT RESOLVED THAT:

1. The MCA Board hereby approves _____ as a Board Director.

Resolved at the June 12, 2025, Board meeting.

By: _____

Chris Perone, MCA Board President

Date: _____

RESOLUTION

Board Appointment to Fill Remainder of Term

Whereas, Melvin Sykes, MCA Board Treasurer has resigned from the Board of Director of The Meadows Community Association, Inc., and

Whereas, the Board has resolved that the seat be filled by Jan Lazar to serve the remainder of the term, and,

Whereas, Jan Lazar is hereby appointed as MCA Treasurer effective immediately, with authority to dismiss any existing Finance Committees and appoint a new Committee.

NOW, THEREFORE, BE IT RESOLVED THAT:

1. The MCA Board hereby approves _____ as a Board Treasurer.

Resolved at the June 12, 2025, Board meeting.

By: _____

Chris Perone, MCA Board President

Date: _____

MEADOWS COMMUNITY ASSOCIATION
Board of Directors Resolution

Subject: ASSET TRANSFER RESOLUTION

WHEREAS, the Meadows Community Association (MCA) Board has an affirmative obligation under its original documents when founded to adhere to its missions and vision, to preserve our open green space and to protect property values, as well as to provide for an enjoyable lifestyle, and

WHEREAS, the MCA has been in the process of temporarily taking over operations from the former country club, which includes three golf course, tennis and related facilities, and

WHEREAS, the MCA has engaged in several discussions with multiple golf service organizations regarding a long-term lease to take over operations in return for a capital investment to upgrade the golf courses and related facilities without success.

WHEREAS, the path forward is to agree to the conditions set between MCA and TMCC counsel, which will allow the TMCC assets to be transferred to the MCA/MSA. This is the most advantageous option for the future of Meadows community.

NOW, THEREFORE, BE IT RESOLVED THAT:

1. The MCA Board hereby approves and authorizes the MCA President and Treasurer to validate and sign the agreement.
Effective as of _____

Resolved at the June 12, 2025, Board meeting.

By: _____
Chris Perone, MCA Board President

Date: _____

THE MEADOWS COMMUNITY ASSOCIATION CIVILITY RULES AND MEETING RECORDING POLICY

WHEREAS, *Florida Statute 720.303(2)(b)* authorizes any Member to speak at meetings of the Board of Directors with reference to all designated agenda items; and

WHEREAS, *Florida Statute 720.306(6)* authorizes Members to speak at Members meetings with reference to designated agenda items; and

WHEREAS, recordings of the private business meetings of the Meadows Community Association, Inc. (“Association”) Board of Directors (“Board”) have previously been uploaded to publicly accessible areas of the internet; and

WHEREAS, public dissemination of such video recordings may have a chilling effect on the willingness of some members to speak at meetings; and

WHEREAS, the business of the Meadows Community Association is the private business of the members therein and no one else; and

WHEREAS, the Association has the authority pursuant to the aforementioned statutes to adopt reasonable rules and regulations governing the frequency, duration, and manner of Member participation at Member meetings, committee meetings and at Board meetings; and

WHEREAS, the Board seeks to keep the private business of the Association private; and

WHEREAS, the Board seeks to insure that member speech is not chilled, while all meetings are conducted with decorum.

NOW THEREFORE, the Board of Directors of the Meadows Community Association adopts these Civility Rules and Meeting Recording Policy applicable to all meetings of the Meadows Community Association Board of Directors, and all meetings of its Membership, as follows:

I. Civility Rules

- a. No Member or Board Member may speak without being recognized by the Chair of the Meeting.
- b. All persons will be treated with respect and must treat others with respect.
- c. There will be no personal attacks, threats, abusive, foul or disrespectful language.
- d. Disruptive behavior is strictly prohibited.
- e. Repetitive comments will be considered out of order.
- f. The Board may, at their option, hire security personnel or law enforcement to attend meetings as necessary.

ANYONE violating this Resolution, and these Rules set forth above will be asked to leave and/or will be escorted from the meeting. The Board in its discretion may suspend or adjourn a meeting at any time due to disruptive behavior.

II. General Standards of Conduct

The Association is dedicated to providing an atmosphere to all Residents, Board members and other volunteers that is free of harassing, intimidating, derogatory, demeaning and offensive conduct. The Association is also committed to following Federal and Florida fair housing laws. Accordingly, the following Standards of Conduct are established:

1. Residents will act in a courteous and respectful manner at all times when interacting or communicating with the Board or any agent of the Association. Conduct that is harassing, intimidating, slanderous, derogatory, demanding or offensive will not be tolerated.
2. Residents will act in a courteous and respectful manner at all times when interacting with other residents. Residents will not engage in conduct that is harassing, intimidating, slanderous, derogatory, demeaning or offensive to any other resident. Residents will not engage in any conduct that is harassing, intimidating, slanderous, derogatory, demeaning or offensive to any other resident because of any protected status.
3. In the event that any Resident, Board member, or agent of the Association physically threatens or makes slanderous or libelous comments about another resident in violation of Federal or Florida Fair Housing laws, appropriate legal action may be taken.

III. Participation

Board meetings are a forum for the board of directors to conduct the business of the Association. All members wishing to comment at any Board meeting, committee meeting or Membership meeting shall speak only to agenda items, and shall comply with the following rules:

1. The Board requires all speakers to sign up in advance of the meeting to speak and to denote the agenda items upon which the speaker intends to speak;
2. Member comments shall be limited to three (3) minutes for each agenda item denoted by the Member on the sign-in sheet.
3. Members shall not be permitted to speak with respect to items not specifically designated on the agenda and the sign-in sheet.
4. At the conclusion of the Member's remarks and/or at the expiration of the three minutes allotted, the Member shall refrain from further comments or remarks.
5. Members may not reserve or confer their allotted time to anyone else.

6. At the discretion of the Board, the time allotted for Member comments may be placed at the beginning of the meeting to be heard all at one time before Board discussion of agenda items, or, if so desired by the Board, the Board may choose to hear Member comments as each item on the agenda is addressed, prior to discussion or voting taking place, or at the end of the agenda.
7. Any owner wishing to video record or audio record a Board meeting or Membership meeting must inform the Board Secretary (or Manager) of said intent no less than 48 hours in advance of the meeting in writing. No copies of the video or audio recording may be disseminated to non-members or uploaded to the internet.

IV. Recording Board or Committee Meetings.

A. No owner may record or videorecord any *Board Meeting* or any *Committee Meeting* except as permitted by law. For security and privacy reasons, recordings of meetings including video records of meetings made by an owner are not to be uploaded to the internet in any fashion including by posting to sites such as YouTube, TikTok or Facebook, otherwise making such recording viewable by the general public. An owner who wants to record or videorecord a *Board Meeting* or *Committee Meeting* must submit a written request to record or videorecord the meeting to the Secretary (or Manager) no less than 48 hours in advance of the meeting. The written request must specify the method of recording the owner will utilize. A separate written request must be made for each *Board Meeting* and each *Committee Meeting* the owner wants to audio-record or videorecord. Blanket or general written requests to record meetings, such as "All Board Meetings", are prohibited and shall not be honored.

B. No audio-recording or videorecording of any *Board Meeting* or any *Committee Meeting* can interfere with or obstruct the meeting. None of the members' equipment used for recording can interfere with or obstruct any owner's or director's view of the meeting, ability to hear the meeting, block access to or from the meeting or to or from the seating in the meeting or constitute a tripping hazard. Extra lighting for videorecording is prohibited. All recording equipment used must conform to the electrical codes. No accessory can be attached to any electrical outlet that enables more equipment to utilize the outlet than would normally and safely utilize the outlet. The use of wearable technology including but not limited to Google Glass to surreptitiously record any *Board Meeting* or any *Committee Meeting* will result in the user of such technology being ejected from the meeting in addition to the penalty set forth in Subsection D.

C. The Board of Directors or Chairman of the meeting reserves the right to limit the number of recorders and video recorders at a meeting to avoid confusion, tangled or cumbersome equipment and safety problems.

D. Any person violating the rules regarding recording of meetings will lose the right to record or videorecord any and all meetings held during the twelve (12) month period following the rule violation.

V. Recording Owner Meetings.

A. No owner can record or videorecord any *Owner Meeting* except as permitted by law. For security and privacy reasons, video records of meetings made by an owner are not to be uploaded to the internet in any fashion including by posting to sites such as YouTube, Facebook, TikTok, or otherwise made viewable by the general public. A person who is not an owner cannot record or videorecord an *Owner Meeting*. The use of any type of wearable technology, including but not limited to, Google Glass falls within the definition of “tape recording” “videorecording” or “videotaping” a meeting and owners and/or users of such devices must comply with this subsection entitled “Recording Owner Meetings”. An owner who wants to record or videorecord an *Owner Meeting* must submit a written request to record or videorecord the *Owner Meeting* to the Secretary (or Manager) no less than 48 in advance of the meeting. The written request must specify the method of recording the owner will utilize. A separate written request must be made for each *Owner Meeting* the owner wants to record or videorecord. Blanket or general written requests for recording or videotaping, such as "All Owner Meetings", are prohibited and cannot be honored.

B. No recording or videotaping of any *Owner Meeting* can interfere with or obstruct the meeting. None of the equipment used for taping can interfere with or obstruct any owner's or director's view of the meeting, ability to hear the meeting, block access to or from the meeting or to or from the seating in the meeting, or constitute a tripping hazard. Extra lighting for videorecording is prohibited. All equipment used must conform to the electrical codes. No accessory can be attached to any electrical outlet that enables more equipment to utilize the outlet than would normally and safely utilize the outlet. The use of wearable technology including but not limited to Google Glass to surreptitiously record any *Owner Meeting* will result in the user of such technology being ejected from the meeting in addition to the penalty set forth in Subsection D.

1. The Chairman of the Meeting reserves the right to limit the number of audio and video recorders at an Owner Meeting to avoid confusion, tangled or cumbersome equipment and safety problems.
2. Any person violating the rules regarding recording of meetings will lose the right to record or videorecord any and all meetings held during the twelve (12) month period following the rule violation.

VI. ENFORCEMENT OF MEETING RULES

- *Ejection.*

A. Any person not authorized by law and these rules to attend a meeting is prohibited from attending the meeting or must be ejected from the meeting when his or her presence is detected. Notwithstanding the above or anything in these rules to the contrary, the President of the Board, the Board of Directors or a *Committee* may invite a person to a meeting, who otherwise would be prohibited from attending the meeting, if that person will make a presentation to the Board of Directors or the *Committee* on an agenda item for that meeting, if that person is appointed as the Sergeant-at-Arms for that meeting or if the

President of the Board, or the Board of Directors or Committee feels that such person's presence would be beneficial to the meeting's function or purpose.

B. Any person who attends a meeting and fails to comply with the foregoing rules or who becomes unruly, disruptive, hostile or otherwise interferes with the peaceful operation of the meeting can be ejected from the meeting physically or electronically in the event of a virtual meeting. The Chairman of the meeting may, in the Chairman's sole discretion, give the non-complying person a warning regarding ejection, or depending upon the nature of the non-compliance, call for immediate ejection.

C. The Chairman of the meeting may appoint a Sergeant-at-Arms, who, at the direction of the Chairman, will either remove the unauthorized or non-complying person or contact the police and have the police remove the unauthorized or non-complying person. The Sergeant-at-Arms need not be a member of the Association.

- *Legal Action.*

A. The Board of Directors may take whatever appropriate legal action is available against any person who fails to comply with these rules.

- *Other Remedies.*

A. Nothing in these rules can be construed to limit or restrict any of the Association's rights or remedies, or act as an election of remedies. All rights and remedies available to the Association are cumulative.

Adopted by the Board of Directors of The Meadows Community Association, Inc. with a vote of: _____ in favor and _____ opposed on the _____ day of _____ 2025.

By: _____
Christopher Perone, as its President

Attest: _____
Alexander Peake as its Secretary

THE MEADOWS COMMUNITY ASSOCIATION, INC.
BOARD OF DIRECTORS RESOLUTION OF SPECIAL RECOGNITION
HONORING DR. ROBERT HUETER

WHEREAS, in late 2017, marine biologist Dr. Robert Hueter brought to the attention of the Meadows Community Association (MCA) Board of Directors and General Manager Frances Rippcondi a concern that one of The Meadows' most valued assets—its extensive natural areas, including 85 ponds and 25 miles of shoreline—was not receiving the care and recognition it merited; and

WHEREAS, in response to this concern, the Board established the Water & Wildlife Committee (WWC) and appointed Dr. Hueter as its founding Chair; and

WHEREAS, Dr. Hueter built a dedicated and collaborative committee composed of enthusiastic residents with diverse talents, and under his leadership, the Committee, in partnership with Ms. Rippcondi, set out to enhance and preserve the ecological integrity and natural beauty of The Meadows; and

WHEREAS, the purpose and goals of the Water & Wildlife Committee, as articulated by Dr. Hueter, included:

1. Monitoring and improving the quality and ecological function of MCA's water features;
2. Leading restoration and conservation initiatives for aquatic landscapes and wildlife;
3. Advising the MCA Board on water and wildlife policies; and
4. Educating residents and visitors about the significance of the community's natural ecosystems; and

WHEREAS, Dr. Hueter has promoted the concept of "eco-beautification," a term that captures the Committee's dual mission of environmental preservation and enhancement of community aesthetics; and

WHEREAS, under Dr. Hueter's leadership, the Committee has achieved numerous milestones, including earning the 2018 *Keep Sarasota County Beautiful Volunteer Award* and enrolling The Meadows in the Florida LAKEWATCH program in collaboration with the University of Florida, where volunteers contribute to the scientific understanding of Florida's water bodies;

NOW, THEREFORE, BE IT RESOLVED, that the Board of Directors of The Meadows Community Association, on behalf of the entire community, formally recognizes and expresses its deepest appreciation to **Dr. Robert Hueter, Ph.D.**, for his extraordinary vision, leadership, and service as Chair of the Water & Wildlife Committee from its inception in 2018 through the present.

BE IT FURTHER RESOLVED, that this Resolution be entered into the official records of the Association and a copy be presented to Dr. Hueter as a token of the community's sincere gratitude and admiration.

ADOPTED this ____ day of _____, 2025, by the Board of Directors of The Meadows Community Association, Inc.

President, Board of Directors

Secretary, Board of Directors

VIOLATION TIMELINE

3834 Surrey Court

The owner of 3834 Surrey Court is being brought to the Board for consideration of fining for exterior maintenance violations.

November 11, 2023 – Owner was emailed by management regarding exterior maintenance violations; dirty mailbox, faded / dirty exterior walls, and broken fence enclosure.

April 15, 2024 – Notice of exterior maintenance violations was certified mailed to owner.

May 28, 2024 – Owner's son stopped in and relayed that all violations will be addressed within six (6) months. Violation process was paused.

April 09, 2025 – Notice of exterior maintenance violations was certified mailed to owner.

May 19, 2025 – Owner was contacted and informed via email that if no response is received by 5/23/25, that the violations would be turned over to the Board of Directors for consideration of fines.

June 6, 2025 – Board Consideration Notice was certified mailed to owner.

The outstanding violations are:

- Violation 1 – Damaged Fence Enclosure
MCA Pride & Preservation “Landscaping and the exterior of all structures are expected to be neat in appearance, kept in good condition and free from debris and refuse.”
You must repair the fence enclosure along the right-hand side of 3834 Surrey Ct. An Architectural Application is included for your convenience.
- Violation 2 – Dirty Mailbox
MCA Pride & Preservation “Landscaping and the exterior of all structures are expected to be neat in appearance, kept in good condition and free from debris and refuse.”
You must bring the mailbox into good condition and neat in appearance by cleaning, painting, etc.
- Violation 3 – Dirty Exterior of Home
MCA Pride & Preservation “Landscaping and the exterior of all structures are expected to be neat in appearance, kept in good condition and free from debris and refuse.”

You must bring the exterior of 3834 Surrey Ct. into good condition and neat in appearance by cleaning, painting, etc.

Florida Statute (F.S.)720.305, provides a maximum fine of \$100.00 per violation per day with an aggregate of \$5,000.00 per the MCA Declaration of Maintenance Covenants and Restrictions on the Commons for The Meadows.

To this date we have not received any response.





Meadows Sports Complex May 2025-June 2, 2025

Paid		Starting Balance		Balance
				\$ 790,000.00
05/12/2025	LD Reeves & Associates, Inc	Plan. review, permitting for F&B Sports Complex	\$ 600.00	\$ 789,400.00
05/22/2025	Troon Golf, LLC	Payroll for Meadows Sports Complex PPE 5/16/25	\$ 79,381.02	\$ 710,018.98
05/23/2025	The Meadows Sports Complex, Inc	Open New Account	\$ 1,000.00	\$ 709,018.98
05/29/2025	Huntington	7 Carryalls Lease- due 5/20/25	\$ 1,930.21	\$ 707,088.77
05/29/2025	QuickBooks(on credit card)	QuickBooks online software	\$ 9.99	\$ 707,078.78
05/30/2025	Checks For Less (on credit card)	checks	\$ 210.48	\$ 706,868.30
06/02/2025	DLL Finance, LLC	month to month - gas	\$ 182.97	\$ 706,685.33
06/02/2025	DLL Finance, LLC	Golf Carts (95)	\$ 7,967.51	\$ 698,717.82
06/02/2025	DLL Finance, LLC	Golf Carts (95)	\$ 7,967.51	\$ 690,750.31
06/02/2025	DLL Finance, LLC	Beverage Cart	\$ 473.42	\$ 690,276.89
06/02/2025	Stripe (on credit card)	2 terminals for Tennis	\$ 403.43	\$ 689,873.46
06/02/2025	Dept of Bus. (on credit card)	food permit	\$ 365.00	\$ 689,508.46
06/02/2025	Dept of Bus. (on credit card)	food permit	\$ 323.00	\$ 689,185.46
06/02/2025	Dept of Bus. (on credit card)	food permit	\$ 344.00	\$ 688,841.46
			\$ 101,158.54	

Balance \$ 688,841.46

MCA
INVESTMENT AND COLLECTION REPORT
May 2025

OPERATING/RESERVE FUND- QUICKBOOK BALANCES			As of 5/31/25	
Centennial	Checking	1123	\$117,285.74	
Centennial	MM	1291	\$15,933.40	donations
Centennial	MM	5474	\$236,654.55	Insurance Proceeds
Fidelity		1180	\$4,315,729.06	
Fidelity		1181	\$607,920.44	infrastructure and equipment reserve plus interest
Centennial	CDAR		\$1,064,338.56	(1 million on deposit plus interest)
Petty Cash			\$250.00	
TOTAL BANK BALANCE			\$6,358,111.75	

<u>LOAN LEDGER BALANCES AS OF 5/31/25</u>			<u>Interest Rate</u>
2 million	Loan	\$1,237,212.89	4.25% thru May 2025
3.2 million	Loan	\$1,050,803.87	4.25% thru Jan 2027
4 million	Loan	\$3,369,610.58	4.25% thru Jan. 2026
TOTAL LOAN BALANCE			\$5,657,627.34

CURRENT COLLECTION STATUS:

	Outstanding May-25	Collected May-25	Total amount assessed
2018-2019 Assessment	\$873.48	99.96%	\$2,239,908.00
2019-2020 Assessment	\$997.44	99.96%	\$2,550,300.00
2020-2021 Assessment	\$1,193.00	99.96%	\$3,100,000.00
2021-2022 Assessment	\$1,466.80	99.96%	\$3,810,000.00
2022-2023 Assessment	\$2,310.75	99.94%	\$4,189,095.00
2023-2024 Assessment	\$1,866.25	99.96%	\$4,616,096.00
2024-2025 Assessment	\$6,008.07	99.88%	\$4,954,425.40

MCA
INVESTMENT AND COLLECTION REPORT
May 2025

2025-2026 Assessment

\$267,734.99

94.80%

\$5,149,502.00

TOTAL

\$282,450.78

99.08%

Profit & Loss Budget vs. Actual

May 2025

	<u>May 25</u>	<u>Budget</u>	<u>\$ Over Budget</u>	<u>% of Budget</u>	<u>Budget</u>
Ordinary Income/Expense					
Income					
4000 · Assessment Inc.	334,675.40	334,675.40	0.00	100.0%	5,149,502.00
4002 · Penalties/Late Fees	15,624.64	1,600.00	14,024.64	976.54%	8,000.00
* 4003 · Other Income	24,531.00	22,037.50	2,493.50	111.32%	205,450.00
4100 · Operating Int Inc.	15,388.62	19,008.33	-3,619.71	80.96%	150,100.00
4200 · Reserve Int. Inc.	2,061.72	1,666.67	395.05	123.7%	20,000.00
4500 · Community Activities	11,984.66	11,108.33	876.33	107.89%	156,200.00
4606 · TMCC- MCLWF Reim	0.00	5,416.67	-5,416.67	0.0%	65,000.00
Total Income	<u>404,266.04</u>	<u>395,512.90</u>	<u>8,753.14</u>	<u>102.21%</u>	<u>5,754,252.00</u>
Gross Profit	404,266.04	395,512.90	8,753.14	102.21%	5,754,252.00
Expense					
5000 · Community Safety	38,427.62	35,225.01	3,202.61	109.09%	371,588.00
6000 · Maintenance	109,734.25	108,925.50	808.75	100.74%	1,322,962.00
7000 · Comm. Activities	5,551.18	12,383.32	-6,832.14	44.83%	161,200.00
7080 · Emergency Prep	1,058.17	800.00	258.17	132.27%	1,500.00
8000 · Personnel	96,864.72	113,975.81	-17,111.09	84.99%	1,484,841.00
9000 · Operating Exp.	27,177.56	26,266.67	910.89	103.47%	346,550.00
9100 · Adm. Expenses	84,967.91	1,038.34	83,929.57	8,183.05%	12,460.00
9150 · Prof. Fees	50,442.80	20,250.00	30,192.80	249.1%	598,226.00
9160 · Business/Bk. Fees	72,825.86	72,981.25	-155.39	99.79%	1,377,175.00
9200 · Other Expense	2,149.06	3,667.00	-1,517.94	58.61%	27,750.00
9320 · Reserve Funding	0.00	0.00	0.00	0.0%	50,000.00
Total Expense	<u>489,199.13</u>	<u>395,512.90</u>	<u>93,686.23</u>	<u>123.69%</u>	<u>5,754,252.00</u>
Net Ordinary Income	<u>-84,933.09</u>	<u>0.00</u>	<u>-84,933.09</u>	<u>100.0%</u>	<u>0.00</u>
Net Income	<u>-84,933.09</u>	<u>0.00</u>	<u>-84,933.09</u>	<u>100.0%</u>	<u>0.00</u>

* includes estoppel fees and capital contribution fees

Profit & Loss Budget vs. Actual

March-May 2025

	<u>Mar - May 25</u>	<u>Budget</u>	<u>\$ Over Budget</u>	<u>% of Budget</u>	<u>Budget</u>
Ordinary Income/Expense					
Income					
4000 · Assessment Inc.	1,748,179.59	1,748,179.59	0.00	100.0%	5,149,502.00
4002 · Penalties/Late Fees	35,730.76	1,600.00	34,130.76	2,233.17%	8,000.00
* 4003 · Other Income	103,308.67	60,112.50	43,196.17	171.86%	205,450.00
4100 · Operating Int Inc.	45,501.70	44,025.03	1,476.67	103.35%	150,100.00
4200 · Reserve Int. Inc.	5,938.68	4,999.97	938.71	118.77%	20,000.00
4500 · Community Activities	43,515.88	40,725.03	2,790.85	106.85%	156,200.00
4606 · TMCC- MCLWF Reim	11,158.32	16,249.97	-5,091.65	68.67%	65,000.00
Total Income	<u>1,993,333.60</u>	<u>1,915,892.09</u>	<u>77,441.51</u>	<u>104.04%</u>	<u>5,754,252.00</u>
Gross Profit	1,993,333.60	1,915,892.09	77,441.51	104.04%	5,754,252.00
Expense					
5000 · Community Safety	95,949.27	92,394.80	3,554.47	103.85%	371,588.00
6000 · Maintenance	204,537.71	321,935.50	-117,397.79	63.53%	1,322,962.00
7000 · Comm. Activities	32,692.65	35,603.12	-2,910.47	91.83%	161,200.00
7080 · Emergency Prep	1,058.17	800.00	258.17	132.27%	1,500.00
8000 · Personnel	271,869.90	340,426.01	-68,556.11	79.86%	1,484,841.00
9000 · Operating Exp.	81,110.00	79,513.97	1,596.03	102.01%	346,550.00
9100 · Adm. Expenses	88,021.89	3,114.94	84,906.95	2,825.8%	12,460.00
9150 · Prof. Fees	379,763.18	439,888.00	-60,124.82	86.33%	598,226.00
9160 · Business/Bk. Fees	219,476.17	544,218.75	-324,742.58	40.33%	1,377,175.00
9200 · Other Expense	14,792.68	7,997.00	6,795.68	184.98%	27,750.00
9320 · Reserve Funding	50,000.00	50,000.00	0.00	100.0%	50,000.00
Total Expense	<u>1,439,271.62</u>	<u>1,915,892.09</u>	<u>-476,620.47</u>	<u>75.12%</u>	<u>5,754,252.00</u>
Net Ordinary Income	<u>554,061.98</u>	<u>0.00</u>	<u>554,061.98</u>	<u>100.0%</u>	<u>0.00</u>
Net Income	<u><u>554,061.98</u></u>	<u><u>0.00</u></u>	<u><u>554,061.98</u></u>	<u><u>100.0%</u></u>	<u><u>0.00</u></u>

* includes estoppel fees and capital contribution fees

STANDARDS COMMITTEE
Tuesday, May 6, 2025

Roll Call: The regular meeting of the Standards Committee was held on Tuesday, May 6, 2025. The call to order was at 3:05 p.m. at The Meadows Community Lifestyle & Wellness Facility by Tom Bondur, Standards Chair.

Present: Committee Members: Paul Soentgen, Jo Evans, Paul Easley, Geoffrey Bridges, and Brett Norton, Support Specialist

Excused: Jennifer Lynn, Brent Scrimshaw, and Adele Roth

Approval of minutes: Mr. Bondur asked if the members had reviewed the April meeting minutes. Mr. Easley made a motion to approve the minutes of April 1, 2025, as written. Mr. Bridges seconded the motion. The motion passed unanimously.

Open to Residents: None present.

Chair Comments: Mr. Bondur welcomed the committee. He announced that Architectural applications are steady and most are windows, roofs, tree removal/replacement and hurricane protection.

Staff Comments: Ms. Truman discussed the violation list and that there was a very minimum of activity this month. Mr. Norton talked about violations going to board and or hearing committee.

Member Comments: Discussion on changing out zone list ensued and was voted down at this time.

Next scheduled meeting, **Tuesday June 3, 2025.**

Respectfully Submitted,

Sandy Truman
MCA Community Standards Administrator

Tom Bondur, Chairman

MCA MAINTENANCE COMMITTEE MEETING MINUTES

May 14, 2025

Roll Call: The regular monthly meeting of the Maintenance Committee was held on Wednesday, May 14, 2025.

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, Bob Clark

EXCUSED: Roz Pezze and Mark & Sue Harrington

REVIEW/APPROVE MINUTES: Mr. Clark moved to approve April 9, 2025, minutes. Mr. Bondur seconded the motion, and it passed unanimously.

CHAIR COMMENTS: Ms. Evans welcomed the committee. Discussion on how well the bougainvillea looked at 17th.

ANNOUNCEMENTS: The next meeting will be on June 11, 2025.

STAFF REPORT:

Subject: Significant work performed for April 2025 to date

The MCA maintenance pressure washed Glebe Farm/MCA crosswalk and Highland Oaks sidewalk. We received a new maintenance golf cart. A big thank you. First quarter Wherry Horticultural pick up. More hangers from Milton were taken down on the Somerset pathway and several throughout the community using the new lift. Mulched annual beds at 3100/3101. Irrigation repairs completed on Zone 4 valve replacement on sports field pump and issues at the MCLWF landscape. While the pool was down for maintenance, the deck was pressure washed and drains cleaned. Golf crossings were mulched. Cold patched Amberly and the MCA parking lot in two places. The Rainbow Connexion Committee mulched the berm across from the sports field for Earth Day. Alligator mating season means installing several active signs. Waterfall is back up and running. TruScapes mowing schedule averaged a 15-day mowing cycle. 3-member crew.

TruScapes has applied fertilizer, disease control and insect control to turf.

Quarterly inspections for April included Bridges, Fences and golf cart entrances.

Zone 1: Dorothy Anderson-Ms. Anderson stated her zone looks quite good. It was walked during the rain so everything looked very green and happy. The pond looked healthy, and the

island looked very green, and the tree and ground cover looked attractive. There was some trash on 17th Street. The gardens are all in good condition.

Zone 2: Bob Finlay –Mr. Finlay landscaping report included the MCA grass needs attention, the pond rim looking a bit ragged. Overall, the area still looks stressed.

Zone 3: Mike Venz- Mr. Venz observed that the infrastructure looked in good order. The bougainvillea at the entrance look healthy but could use some trimming. Roundabout at the end of Highlands needs mulched. The bird house at the county ditch is halfway up and the general appearance looks good.

Zone 4&6: Tom Bondur -Mr. Bondur reported all roads, curbs, sewers, signs, light poles, paths, utility boxes are in good repair (6H). All zone 4 & 6 common areas show signs of recent mowing and edging. Pond levels normal and relatively free of debris/algae; littoral shelves, ditches, culverts are clear and in good shape. No ground litter other than organic debris anywhere in Zone #4&6. Trash and animal waste bins contain minimal debris (4B).

Zone 5: Martina Venz- Ms. Venz report included the infrastructure was good. Debris removed from Phillipi tributary rear of homes on Trebor. Still there, it needs removed before the next big blow or rain deluge. As of today, littoral shelves will look better-retention ponds look a little sad with minimal water and general appearance is very good.

Zone 7: Roz Pezze- Ms. Pezze- No report

Zone 9: Mark & Sue Harrington- No report.

Zone 8 & 10: Bob Clark- Mr. Clark area is still the same. He will be working on organizing the fitness trail.

NEW BUSINESS: No new business.

OLD BUSINESS: No old business.

COMMITTEE COMMENTS:

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

The Meadows Safety Committee
Minutes
May 5, 2025

Attendees: Charlie Mericle, Joe Miller, John Gartner, Ken Ludwig, Eleanor White, Bob Clark, Deputy Cathy Duff, Sandy Truman, MCA, and Michelle Johnston, Chair and Liaison

Excused: Fran Vitiello, Adam Talaat, Rick Gorman, Project Manager and Frances Ripponcondi, Manager

Review of Committee Minutes: Passed unanimously after current. There are no fires allowed in The Meadows.

Chairs Comments: The Meadows Safety Committee and Sarasota County perform a vital task in The Meadows by working together to save lives. Thank you.

Safety Reports: Sandy Truman reported for Officer Rick Gorman, Project Manager. During the month of April 2025 there were **(14) incident free days - (2)** More than March 2025. There were **(22) reported incidents - (7)** Less than March 2025. There were **(54) citations issued - (27)** Less than March 2025.

Deputy Duff: (Reported that she will miss the June Meeting.)

Pool pump stolen in The Meadows could be related to the rash of pool pumps stolen in Manatee County. There is a market for used pool pumps. Thefts of a sawhorse and jewelry. Jewelry allegedly stolen by a cleaning lady. Additionally, there was property and a neighborhood dispute by house watchers watching the wrong house. There have been ransom ware attacks and hacking. First call the bank to stop the bleeding and then call the Sarasota County Sheriff's Office. AI is going to be a problem in the future with voice calls.

No Manager's Report

Old Business

- Radar signs appear to be calming traffic on Ringwood Meadow and Longmeadow.
- Crosswalks on Longmeadow near the Lifestyles Building.

New Business

- Call 311 about streetlights not working on 17th and Beneva and street lines needing painting
- Sandy reported that she's been requesting that the streetlights be fixed on Longmeadow. A crew was working in that area.

- Exiting this parking lot because of the brick columns is dangerous. Suggestion to get rid of the caution signs and put up a stop sign.

Adjournment

Respectfully submitted by:
Michelle Johnston

MCA WATER & WILDLIFE COMMITTEE (WWC)

May 2, 2025 Hybrid Meeting

9:00-10:10am

:

MCA Building Sunroom

2004 Longmeadow

MINUTES

- Committee membership (13) ✓ = Present; X = Absent
 - Bob Hueter, Chair ✓
 - Frances Rippondi, MCA General Manager ✓
 - Mark Pienkos, MCA Board Liaison ✓
 - Melanie Babineau ✓
 - Judy Berryman X
 - Dick Bragaw ✓
 - Bob Clark ✓
 - Sandy Gilbert ✓
 - Barb Kirkpatrick X
 - Marianne Magno ✓
 - Marilyn Schmal X
 - Tom Thompson ✓
 - Gil Wilson, Sunwest Waterway Management ✓
- General pond condition
 - The theme for this month is, "How Dry I Am!" Extremely dry conditions, some sources are saying worst drought in our region in 8 years, is affecting our ponds, vegetation, and wildlife. Water levels are super low and NMZs are scraggly and brown. This will revert back when the wet season begins, perhaps next month. Meanwhile, this is what we have for seasons in Florida.
 - H-6 is still problematic. Tom reported a white, milky look to its water on the southeast end. Gil thought that was some type of surface film.
 - Gil has been treating algae in several ponds. Others have hydrilla, while 41 has an invasive called azolla, an aquatic fern.
 - Downed limbs and branches remain in some ponds from last summer's hurricanes, particularly 15 and 49. Frances will look into clearing these. The debris at the Turtle Bridge area was cleared.

- G-20 spikerush growth has overtaken the littoral shelf on one end of the pond and is beginning to grow on the other. Some Chatsworth Greene residents are unhappy. Frances and Bob H will meet with the residents to see what clearing can be done. The best approach would be to wait until wet season begins, because any clearing now will simply expose mudflats to more vegetation moving in.
- NMZ buffers & plantings
 - NMZs update
 - Sandy reported the Sarasota County Commission is now beginning to consider making NMZs mandatory for all new developments. Will not apply to The Meadows as we are grandfathered in.
 - Plantings & grant funding
 - Next planting will be the morning of Friday May 16. Frances will be providing further information in the next two weeks as to when/where/what ponds. More than 1,200 plants will be planted. The committee should be talking this up with fellow residents now to recruit volunteers. Many hands make light work!
- LakeWatch
 - LakeWatch monthly sampling today after meeting.
 - LakeWatch annual meeting May 7 at 6:30pm at IFAS office in Twin Lakes Park off Bee Ridge Rd. Bob, Marilyn and Marianne attending. Our annual reports for our three ponds (37, G-20, and M-9) will be given to us at the meeting.
- Alligator & other wildlife update
 - Gators, turtles, fish
 - Alligator in H-9 has been hanging out near bank by walkway. It does not follow people and does not appear to pose a threat at this time. More signage has been posted there. Dog-owners need to keep their dogs well clear of this shoreline.
 - Softshell turtles are nesting.
 - No fish kills recently.
 - Birds
 - Swallowtail kites have been around. Eagles at Benderson. Roseate spoonbills are enjoying the low water levels to feed in the mud. A caracara was seen at the Celery Fields.
 - Mammals
 - A bobcat has been roaming around Trebor Lane.
 - Invertebrates
 - Melanie reported that a species of butterfly named Atala, that used to be present in Florida but has been rare in recent decades but present in the Bahamas, has apparently re-established itself here, including in The Meadows. This small butterfly is a beautiful dark blue in color.

- Outreach
 - Bob H's presentation to the Presidents Council April 9, about the WWC and our work, will be posted on the MCA website on its "Ecology & Nature" page. Dick will work on presenting portions of this presentation in future issues of the Meadowood, with Bob's help.
 - Signage: Frances will look into deploying more informational signage in key spots where new aquatic planting will be done.
- Other business
 - Frances will invite a representative of TruScape, which does ~75% of residential landscaping in The Meadows, to our next WWC meeting. The purpose is to discuss with them the need to enforce our NMZ and other water management policies, and to get this information to their employees on a regular basis.
- Scheduling of next meeting: Friday June 6, 9:00am. Location TBA.