



QUESTIONS AND ANSWERS



MCA shares communications frequently through our community paper, *The Meadoword*, Constant Contact MCA Email Updates, open board and committee meetings and on occasion, through special mailings. We do still get those frequently asked questions (FAQs) and feel by sharing them, we may reach others who may have similar questions and correct any confusion or misinformation there may be on a particular topic. Here are some of the most current FAQs.

Q. What are the COVID related requirements for meeting attendance?

A. Masks are not required but are requested on anyone who is not fully vaccinated. Social distancing is being maintained, and attendance at indoor events continues to be limited in order to maintain social distance. Safety is still our major concern.

Q. When will these restrictions be eliminated?

A. When there are full releases by health authorities. Also, the surge in vaccinated people getting COVID Delta variant has health authorities calling to increase safety measures.

Q. Who owns the Meadows Village Centre (formerly the Meadows Shopping Village), and does the MCA have control over its maintenance?

A. The Meadows Village Centre is owned by a private corporation called Hall Enterprises in Tampa. They have full operational and maintenance control over the property. The local Property Manager of the Village is Milford Inanamort, and he can be reached on 941 928-4301. When the original

developer established restrictions, he exempted the Village Centre from MCA having its customary enforcement authority.

Q. How do we get our updated documents placed on the MCA web site?

A. All Association documents must be recorded with the Sarasota County Clerk of the Circuit Court before being submitted to MCA for posting on the MCA site. Once documents are officially recorded and carry the Instrument Number on the document, it can be sent to electronically to Mike Mazur, Manager of Administration at mike.mazur@meadowsca.com.

This is an opportunity to remind each Association to check the MCA web site to make sure the most up-to-date set of documents is available to residents, Realtors and prospective buyers who access these documents regularly.



If you have a question for the Board or MCA staff that has not been addressed in this Q & A segment, please give MCA a call to make an appointment.

We are in the process of implementing several projects which are part of our long-term capital plan approved several years ago. Questions we hear include:

Q. When will the work on the new building be completed?

A. We expect that would occur in the summer of 2022.

Q. Will there be any special assessments?

A. No special assessments are expected.

Q. Why did the assessments go up significantly the past two years?

A. A detailed explanation of the projects in the capital plan and their funding requirements was published, you can see the details in the May issue of the Meadowood on our web site.

Q. Will the assessments increase next year at the same levels?

A. No. There will be increases, but they will be significantly smaller and will be as planned when the debt was taken out.

Q. Aren't the MCA assessments more than surrounding communities?

A. No. The MCA is on the low end of the range of assessments in the area. New residents often comment that they have looked elsewhere in the area and comments that The Meadows is a great value both in cost and for all that you get.

Q. When will the dog park be built?

A. It is planned for completion by the end of August, 2021.

Q. What are the plans for additional pickleball courts?

A. Currently, there is a committee working to evaluate options and report back to the Board. We expect their report in the near future.

Q. Has the lease to the Country Club been renewed?

A. Yes, it has been extended for three years – until June 30, 2024.

Q. What is the Board's authority for its actions?

A. The Board has the same authority as the original developer, authority under Act 720, the MCA and Highlands documents and various other state and federal laws. As fiduciaries, we act in major actions such as debt issuance, property acquisition, etc.

Q. Is the MCA audited?

A. Yes, there is an annual audit by a licensed CPA firm. We are proud to say we have had clean audits for as far back as anyone can remember. Audits are available on our web site.

While we have been conducting meetings with the Assembly, the Association Presidents and various Condo associations, as well as the MHOA Board, in addition to Board meetings, to keep the community informed on what is happening and the status of various projects and programs, we continue to hear rumors "that MCA won't answer questions." That is patently untrue. We answer questions on a regular basis. (See Annual meeting Q & A, the March and June *Meadowood* and a wide variety of Constant Contacts and other communications.)

What we will NOT do is respond to threatening, abusive, bullying, rude "questions", the majority for which we have already provided answers in the aforementioned meeting, articles, reports, etc. But the attempts by some people to be disruptive seems to be a goal in itself or, as one of those trying to foment anxiety said after a recent meeting when challenged for saying s/he had not been responded to said, "I know, I just like to stir things up." This is non-productive behavior, which is detrimental to the community, and absorbs staff time which is better used meeting legitimate needs of the community.

Interestingly, most of this type of thing is coming from people who have not served on committees, worked on community projects, or paid attention to all the information that is regularly being provided. As another one said- "I was busy doing.... and didn't pay attention." Questions such as "won't you agree you did ---wrong?" don't deserve any answer, especially after prefacing by calling us incompetent, or worse. The few people who seem bent on creating friction and anxiety are not serving the community and should be asked what the goal really is.

We are a generally very congenial community which has agreed to move forward to preserve our core mission of maintaining and improving property values, preserving our green space and enhancing our lifestyle. That all is what contributes to people standing in line to move into The Meadows, which was not true when we undertook our Renaissance four years ago.

PERSONAL ■ PROPERTY ■ CONSTRUCTION SAFETY FIRST

Neighborhood safety is a team effort, and it starts with you. New projects are underway, summer means many of our neighbors are northbound and the tropical storm/hurricane season is upon us. We ask that you take special care for your personal and property safety, look out for one another. Call in any suspicious activity to The Meadows Safety Patrol 941-809-0084 or The Sarasota County Sheriff's Office non emergency number 941-316-1201.

If you feel you are in danger call 911. The Meadows Safety Patrol continues to monitor the community. Be safe. Be aware.



We all contribute to keeping The Meadows a safe place to live. It's wise to deter any unwanted activity by being proactive on your personal and property safety. You are the best defense against crime by remembering key safety points.

- **Daytime is no exception.** Things happen in the daytime too, so **Lock your cars.**
- **Open doors are an open invitation.** LOCK your doors, windows and sliders. Create extra protection, use a rod or bar in the track of your locked slider doors.
- **Help close the door on crime.** Make sure your garage door(s) are closed when not in use. Many key law enforcement agencies site statistics that open garage doors are the source of entry on many crimes.
- **Keeping your shrubs trimmed** to eliminate hiding places and deter unwanted activity.



Hurricane season is unpredictable, so it's especially important to be prepared and informed. Visit our Preparedness section of the MCA website for important links that will help you make informed decisions. News & Resources. <https://www.themeadowssarasota.org/preparedness/>. Download and print info in case of loss of power/internet.

- **The Sarasota County Government Hurricane Preparedness** page has all the information required. www.sgov.net/government/emergency-services/hurricane-preparedness or visit the MCA website.
- **Know your Evacuation Level** See the Map of evacuation centers. www.tbrpc.org/wp-content/uploads/2020/04/Sarasota-2020-Evacuation-Map.pdf.
- **Sign up for the mass notification system** for rapid emergency updates. <https://www.alertsarasotacounty.com/>



Safety, much like a work zone, is not a one-way street. Pedestrians play a key role in maintaining optimal work-site safety and efficiency. Please keep these tips in mind.

- It's always safest to simply avoid heavy construction areas.
- Please do not choose to ride your bike or walk in close proximity to construction.
- Golf carts/cars-slow down when approaching a construction zone and intersections. Make complete stops at stop signs. Pedestrians may not see you coming.
- Put down your mobile device, and always be aware of your surroundings.
- Be aware of designated walking areas, stay within the boundaries.
- Use extra caution at blind corners and busy, high-traffic areas.
- Hazardous shortcuts aren't worth it, don't take them.
- Respect equipment operators: Never distract them.

COMMUNITY BULLETIN BOARD

Sock Hop



**AT MCA, THURSDAY
AUGUST 26, 6:30-9 PM-tickets \$10
LIVE MUSIC * DANCE OFF
BEST 50'S LOOK
HULA HOOP CONTEST**

BE THERE OR BE SQUARE-Register now. Limited Space.
Call Sue 941-377-2300

HOW TO CARE FOR ORCHID PLANTS
Join our instructor Sara Northrup as she shares tips on potting mix and fertilizers.
Thursday, 9/ 2 at 2 pm at MCA
Registration required call 941-377-2300

MCA HALLOWEEN BASH
SAVE THE DATE
Friday, 10/29
MORE DETAILS IN THE SEPT. MEADOWOOD.

GET INVOLVED BE A VOLUNTEER

There are many ways to get involved and feel a sense of community. Have you considered volunteering on a committee? It's a great way to make a difference and to contribute to the exciting changes in The Meadows.

Here are a few volunteer options for you to consider:

Join a Committee—Best Kept is now looking for volunteers. Best Kept Committee recognizes the pride of ownership residents show in their Association and Single Family Homes by awarding Best Kept First Place and Runner -up awards to those that show exceptional maintenance of their home and landscaping. If you are interested call Jerry Bernier at 941-554-8574 or email gbernier36@aol.com

The MCA is looking for those that have a background in proofreading to help proof the *Meadoword*. If you are interested, please contact marketing@meadowsca.com.

MCA is looking for volunteers for their various activities and events. If you enjoy the fun of



preparing for a special event, decorating or maybe you just love the laughter and special moments that happen behind the scenes that are just as fun as the event itself, volunteer to help with our activities

and events. It's a great way to meet people in smaller groups before a special event, while getting a glimpse of what's to come. Call Sue Lytle, MCA's Lifestyle Coordinator at 941-377-2300 or email lifestyle@meadowsca.com.

Here are some of the ways our volunteers may help.

- Greeting residents
- Pre and post event set-up
- Decorating
- Assisting with food service (if applicable)
- Helping to guide traffic
- Being an Event Ambassador
- Supporting with logistical details
- Registration for an event