



## JUST THE FACTS

Residents have made inquiries to the Meadows Community Association (MCA) regarding information being put forward in the Community that, in their beliefs, seems contradictory to our documents and have asked the MCA to weigh in by providing an unbiased accurate account of the facts. Here are some points made that have been misunderstood and/or misconstrued are hereby clarified.

### **Q. Why does each property have its unique number of votes?**

#### **FACT**

When the Developer created The Meadows documents back in 1976, they devised the formula utilized today that bases the number of votes each property has upon the County's Assessed Value. In The Meadows PUD, this value is then multiplied by the MCA's millage rate and allows owners to have one vote for each \$10,000 value of property assessments. The number of votes for all the Highlands property owners is based upon the total assessed value of all the Highlands PUD, divided by the number of owners, and the result is that owner in the Highlands has the same number of votes.

### **Q. Is it a conflict of interest when an MCA Board member belong to The Meadows Country Club (TMCC)?**

#### **FACT**

ABSOLUTELY NOT. There is certainly no conflict of interest, and supporting this fact is the following.

First, MCA Board members have no equity position in The Meadows Country Club, a former right that was proactively relinquished by MCA's Board members several years ago. **MOREOVER, THE CLUB HAS ELIMINATED MEMBER EQUITY OWNERSHIP.**

Second, MCA's Board members who are members of the Country Club each pay all of their own expenses for membership dues, dining and usage fees and derive no financial remuneration from their membership nor from their Board position now or in the past.

Third, MCA's Board members who serve as Liaison to the Club's Board do not have a voting seat on this Board. These positions are advisory positions to advance the community's mission and vision and provide **IMPORTANT** oversight over our assets the buildings and land leased to the Club. The MCA's Board does approve the Club's budget, further assuring that monies are directed according to the terms of the Lease **AND TO PROTECT THE ASSETS OWNED BY THE COMMUNITY.**

**Q. Why is it that the Country Club can vote in the MCA's Board election when they no longer own property in The Meadows?**

**FACT**

Following the purchase of the Club's real assets by the MCA, the voting rights could have transferred to the MCA which would have meant that the MCA Board would be a voter in each election. Instead, the MCA continued its practice of transparency and exercised its right not to transfer these rights and voted instead to continue to allow the Club to vote by proxy. Neither the Florida Statutes nor the Community's Declaration nor the MCA's governing documents preclude the MCA from delegating these voting rights to the Club. **IMPORTANTLY, THE CLUB PAYS THE ANNUAL HOA ASSESSMENT OF APPROXIMATELY \$50,000 PURSUANT TO THE LEASE CONTRACT.** All members are afforded the right to appoint or delegate a non-member as a proxy holder of the member's vote. This year, the Club has slightly over 700 votes, less than 1 % of the total MCA votes and is not a swing vote in any election.

**Q. What obligations does the Club have in its lease with the MCA?**

**FACT**

Country Club and the MCA have signed a Triple Net Lease agreement which allows TMCC to lease, manage and operate all the 330 acres and 19 buildings and provide golf, tennis, dining, fitness, and aquatics venues to its members and Renaissance Access Cardholders. This popular Commercial Lease arrangement allows the Club to lease these assets at relatively low monthly lease rates in exchange for the Club's agreement to pay all property taxes, insurance, MCA's assessments, building maintenance, pool and spa maintenance, fire protection, all fitness expenses for the new building, maintenance and landscaping throughout all 330 acres including the three golf courses, tree trimming, irrigation, chemicals, parking lot maintenance as well as salaries for all building and golf course maintenance personnel. The approved 2023 budget for these functions is well over \$4 million dollars which is supported by revenue derived from dues, fees, public and private golf course revenues as well as food and beverage revenue.

In summary, MCA's Board personnel and MCA's management and staff are available to address your issues and questions by appointment – 941 377-2300. Detailed information on budgets, lifestyle events and activities, community survey information, Meadowood copies, Renaissance Access Plan information and much more can easily be accessed on our website. Stay informed. Keep an eye out for your annual assessments along with this year's ballot for candidates' election to the MCA's Board all of which has been recently mailed. Most importantly, please be sure to exercise your right to vote! We are counting on it!