

A SEASON FULL OF PROGRESS, CONNECTION, AND COLLABORATION



Chris Perone —
MCA Board President

AS WE STEP INTO SEPTEMBER, IT'S HARD TO BELIEVE HOW QUICKLY SUMMER HAS COME AND GONE — A TRUE TESTAMENT TO HOW VIBRANT AND ACTIVE THIS SEASON HAS BEEN HERE IN THE MEADOWS.

From lively community events to important neighborhood initiatives, it's been a season full of progress, connection, and collaboration. I've had the pleasure of sharing many of these updates with you through Constant Contact, Board meetings, our Town Halls and one-on-one — there's certainly been a lot to share.

Behind the scenes, the MCA Board and our dedicated staff have been working tirelessly to uphold the values that make the Meadows such a special place to call home. Whether it's enhancing safety measures, maintaining the beauty of our shared spaces, or fostering a strong sense of community, our commitment remains unwavering.

We're proud of what's been accomplished so far this year — and even more excited about what's still to come.

Exciting News: A New Chapter for The Meadows Golf Courses

At the MCA Special Board Meeting on August 12th, the Board voted to enter into negotiations with Benderson Development—a significant step forward for the future of our golf courses and the broader Meadows community.

This proposed partnership would allow Benderson to assume operations of our golf courses, provide preferred access and rates for Meadows' residents, and assist

in refinancing our existing debt to substantially lower interest costs. The Board is enthusiastic about this next chapter and confident in the long-term positive impact it will bring to The Meadows.

The proposal outlines key elements designed to protect open space, ensure financial stability, and revitalize the heart of our community:

Key Highlights of the Plan

- **Target Reopening Date:** November 15, 2025
- **Initial Lease Term:** 18 months
- **Renewal Option:** 10-year increments, renewable up to 10 times
- **Lease Structure:** Triple-net lease (lessee responsible for taxes, insurance, and maintenance)
- **Capital Investment:** Benderson will fund major renovations to restore and upgrade all golf course properties
- **Resident Benefits:** Preferred access and discounted rates for Meadows residents
- **Financial Impact:** Substantial interest cost savings through debt refinancing
- **Community Focus:** Strong commitments to open space protections and profit-sharing for community benefit

This proposed plan reflects a shared vision for a vibrant, sustainable future—one that balances recreational excellence with financial responsibility. It also has the potential to serve as a regional model for inter-community collaboration and revitalization.

While we are still in the early stages of planning, the groundwork is already underway. Our golf maintenance team is working daily to prepare the courses, aiming to welcome golfers back for a reopening on November 15, 2025. Restoring all 54 holes to optimal condition is a priority, and progress is being made every day.

Stay tuned for more updates as this exciting transformation continues to unfold. We're committed to keeping residents informed and engaged every step of the way.

We look forward to working closely with Benderson Development. This partnership represents a meaningful investment in the future of The Meadows, and we are committed to approaching every step with care, transparency, and community input. As negotiations progress, I will continue to keep the entire community informed through regular updates.

Once finalized, the proposed contract will be presented to the MCA Board for review and approval at an upcoming Board meeting. Your continued interest, support, and engagement are appreciated as we work together to shape this important chapter for The Meadows.

Conservation Easements: What You Should Know

Several residents raised questions about conservation easements. While I've been sending out Constant Contacts for clarity on the topic, here's a brief recap:

A conservation easement in Florida is a voluntary, legally binding agreement between a landowner and a qualified organization.

Conservation easements are a way to legally set aside areas of The Meadows and guarantee that they will be left untouched Meadow's land – no property will be sold. For many years The Meadows has already been keeping these areas free from development. The Meadows greenspace will not change in any way. This agreement permanently limits certain land uses to protect the environmental and agricultural values. In other words – no building on the property (including pumps) and no water being diverted through The Meadows! Our property is safeguarded.

Conservation easements are designed to protect:

- **Wildlife habitats**
- **Wetlands and water quality**
- **Agricultural lands**
- **Forests and scenic landscapes**

Zoom Audio Issues – Action Plan

Residents have reported issues with hearing Board member votes during the Special meeting.

To address this, the MCA has brought in an outside expert Technical Team to resolve the Zoom audio problems during community meetings. We appreciate your patience as we work to improve communication and accessibility for all members.

Below are the votes from the Special Board Meeting:

Chris Perone – YES
Tom Bondur – YES
Jan Lazar – YES
Alex Peake – YES
Michelle Johnston – YES
Marilyn Maleckas – YES
Mark Pienkos – YES
Don Breece – NO
Sue Chapman – NO

September is also a great time to reflect on the importance of safety here in the Meadows.

At the MCA, we consider safety to be a cornerstone of a strong and thriving community. Ensuring that our residents feel safe and protected in their homes, parks, and shared spaces is a top priority — and one we take seriously year-round.

Leading the charge in this effort are our dedicated Safety Officers, who work daily to monitor and maintain a secure environment throughout the neighborhood. In addition, our Safety Committee led by Board member Michelle Johnston, plays a vital role in shaping safety initiatives, addressing resident concerns, and continuously exploring ways to improve our community's well-being.

If you observe anything that appears unusual, unsafe, or out of place, don't hesitate to contact Meadows Safety. Your attentiveness helps ensure a secure environment for everyone. Together — with staff, volunteers, and local law enforcement — we remain committed to keeping the Meadows a safe, welcoming place for everyone.



OUR MISSION
Our mission is to preserve the property values, green space, ambiance and vitality of our community.

OUR VISION
To be known as a well-maintained, welcoming, safe community with up-to-date housing, activities and services designed to meet the needs of all residents.