

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

**PLEASE NOTE: BOARD MEETINGS ARE ONLY OPEN TO MEMBERS
(PARCEL OWNERS) OF THE MEADOWS COMMUNITY ASSOCIATION, INC.**

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

TIME OF MEETING: 2:00 P.M.
DATE OF MEETING: Thursday, February 12, 2026
PLACE OF MEETING: Meadows Community Lifestyle and Wellness Facility, The Nest –
3350 Longmeadow, Sarasota FL 34235

AGENDA OF MEETING:

- Approval of minutes - January 8, 2026
- Approval of minutes – Special January 16, 2026

PRESIDENT’S COMMENTS

FINANCIAL UPDATE

- Financial Report

OWNER COMMENTS ON ACTION ITEMS ONLY

ACTION ITEMS

- Vote on Resolution to enter into the MCA Benderson Ground Lease Agreement with
Amendments - MCA Benderson Ground Lease – Final
- MCA Benderson Promissory Note – Final
- Resolution for Prepayment of Debt
- Vote on Resolution to establish date, time and place for 2026 Annual Meeting

MANAGER’S REPORT

COMMITTEE REPORTS

OWNER COMMENTS

Dated this 10th day of 2026 @ 1:00 P.M.

**SIGNATURE
ON FILE**

Chris Perone, MCA Board President

ZOOM LINK

Register in advance for this webinar at the following link:

https://us02web.zoom.us/webinar/register/WN_E4gBuSXcTy2uKigVnh4RFA

- IF YOU HAVE A COMMENT ON THE AGENDA ITEMS OR GENERAL COMMENTS, YOU MUST SIGN UP PRIOR TO MEETING CALL TO ORDER. OWNER COMMENT IS LIMITED TO 3 MINUTES PER PERSON. ONLY MEMBERS OF THE MEADOWS COMMUNITY ASSOCIATION, INC. AS DEFINED IN ARTICLE IV, PARAGRAPH 2 OF THE ARTICLES OF INCORPORATION ARE PERMITTED TO COMMENT.