

**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 10<sup>th</sup> day of 2026 @ 1:00 P.M.

**SIGNATURE  
ON FILE**

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Chris Perone, MCA Board President

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**ZOOM LINK**

Register in advance for this webinar at the following link:

[https://us02web.zoom.us/webinar/register/WN\\_E4gBuSXcTy2uKigVNh4RFA](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.