

**MCA BOARD OF DIRECTORS MEETING AGENDA
THURSDAY, APRIL 9, 2026 AT 2:45 PM**

**PLACE OF MEETING: Meadows Community Lifestyle & Wellness Facility – NEST
3350 Longmeadow, Sarasota Florida 34235**

ZOOM LINK

Register in advance for this webinar at the following link:

https://us02web.zoom.us/webinar/register/WN_OgsaULpYSEOw8ibYz0P3_A

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

PLEDGE OF ALLEGIANCE

Chris Perone

APPROVAL OF MINUTES OF PREVIOUS MEETINGS

Chris Perone

- Board of Directors Meeting Minutes – February 12, 2026
 - Special February 26, 2026
 - Organizational March 31, 2026

PRESIDENT’S COMMENTS

Chris Perone

FINANCE

Financial Report

Jan Lazar

OWNER COMMENT ON ACTION ITEMS ONLY

ACTION ITEMS

- Resolution for 2026 – 2027 Board of Director’s Meetings Chris Perone
- Appointment of the Board Chairs to the Committees Chris Perone

MANAGER’S REPORT

- General and Project update Frances Rippondi

COMMITTEE REPORTS

- STANDARDS (Tom Bondur) – Report Attached

- COMMUNICATIONS (Marilyn Maleckas)
- COMMUNITY ACTIVITIES/INVOLVEMENT (Michelle Johnston) – Report Attached
- MAINTENANCE (Jo Evans) – Report Attached
- SAFETY (Michelle Johnston) – Report Attached
- PRESIDENTS COUNCIL (Michelle Johnston) – Report Attached
- EMERGENCY PREPAREDNESS (Bob Clark and Alex Peake) – on hiatus.
- ASSEMBLY – TBD
- WATER AND WILDLIFE – No Report

ADJOURNMENT

* IF YOU HAVE A COMMENT ON ACTION ITEMS, YOU MUST SIGN UP PRIOR TO MEETING CALL TO ORDER. OWNER COMMENT IS LIMITED TO 3 MINUTES PER PERSON. ONLY MEMBERS, AS DEFINED IN ARTICLE IV, PARAGRAPH 2 OF THE ARTICLES OF INCORPORATION, ARE PERMITTED TO COMMENT.



MCA BOARD OF DIRECTORS MEETING
THURSDAY, FEBRUARY 12, 2026

MEMBERS
PRESENT:

Chris Perone, President
Tom Bondur, Vice President
Alex Peake, Secretary
Jan Lazar, Treasurer

Don Breece, Director
Susan Chapman, Director
Michelle Johnston, Director
Marilyn Maleckas, Director
Mark Pienkos, Director

STAFF PRESENT: Frances Rippondi - MCA General Manager and Mike Mazur – MCA Director of Administration.

COUNSEL PRESENT: Byrony Swift, shareholder with the firm of Becker & Poliakoff.

President Perone called the meeting to order at 2:02 p.m. It was noted that a quorum of the Board of Directors was present, and the required notice was provided.

MINUTES OF PRIOR MEETINGS

Ms. Maleckas moved, seconded by Ms. Johnston that the Minutes of the January 8, 2026, Board of Directors meeting be approved. The Minutes were unanimously approved by the Board of Directors.

Ms. Johnston moved, seconded by Ms. Maleckas that the Minutes of the January 26, 2026, Special Board of Directors meeting be approved. The Minutes were unanimously approved by the Board of Directors.

PRESIDENT'S COMMENTS

Mr. Perone noted the Historical Marker recognizing The Meadows was installed and dedicated earlier this day. Mr. Pienkos expressed thanks to the county staff and Ms. Rippondi and Ms. Truman of the MCA staff.

FINANCE

Ms. Lazar noted that the projected fiscal year end results on a cash basis indicate a \$2 million positive net income.

OWNER COMMENT ON ACTION ITEM

Comments on the action items were offered by:

Chris Hannafin

Jim Laidley

Caren Eliezer

Stephen Ingalls

Keith Peaton
Janet Penrose

Edward Zawacki
Dora Laumer

Maura White
Jan Murray

Ken Ludwig
Joan Lovell

ACTION ITEMS

Benderson Lease Agreement – Ms. Lazar moved for the adoption of the resolution to enter into the lease agreement with Benderson. Motion was seconded by Ms. Johnston. Prior to the vote, Mr. Breece presented a statement objecting to the motion and stating that a community member vote is required for such action (statement attached). Ms. Chapman presented a statement expressing due diligence concerns (statement attached).

Mr. Perone and Ms. Swift noted that the Emergency Restraining Order that Mr. Breece filed with the Circuit Court of the Twelfth Judicial Circuit in and for Sarasota County, Florida was denied by Judge Dana Moss at 12:30 pm this date.

A roll call vote on the motion was requested and the results were:

Chris Perone	Y
Tom Bondur	Y
Alex Peake	N
Jan Lazar	Y
Don Breece	N
Susan Chapman	N
Michelle Johnston	Y
Marilyn Maleckas	Y
Mark Pienkos	Y

The motion carried six in favor, three against; Resolution attached.

Debt Prepayment Resolution - On a motion by Ms. Lazar, seconded by Ms. Johnston, the Board considered the Resolution on Debt Prepayment. A roll call vote was requested and the results were:

Chris Perone	Y
Tom Bondur	Y
Alex Peake	Y
Jan Lazar	Y
Don Breece	N
Susan Chapman	N
Michelle Johnston	Y
Marilyn Maleckas	Y
Mark Pienkos	Y

The motion carried seven in favor and two against; Resolution attached.

Resolution to Establish Date, Time and Place of 2026 Annual Meeting – On a motion by Mr. Pienkos, seconded by Ms. Johnston the Board considered the date of March 12, 2026. A roll call vote was requested and the results were:

Chris Perone	Y
Tom Bondur	Y
Alex Peake	Y
Jan Lazar	Y
Don Breece	Y
Susan Chapman	Y
Michelle Johnston	Y
Marilyn Maleckas	Y
Mark Pienkos	Y

The motion carried unanimously with nine in favor; Resolution attached. **[NOTE:** Subsequent to this meeting, a Special Meeting of the Board of Directors was held on February 26, 2026 at which the date was changed to March 31, 2026.]

MANAGER'S REPORT

Clubhouse - The demolition of the club is on hold until final judgement pertaining to club's personal property has been reconsidered as bankruptcy court is making final determination of ownership.

Amenities/Fitness Program - For the short period of time the new hybrid recreational user program has been up and running. It has proven to be an effective revenue generator: Open Gym generated \$40,000 while Pool and Fitness Classes brought in over \$20,000. An adjustment was made to Water Aerobics.

Currently two treadmills are out of commission and service on the equipment has been scheduled.

Two new Front Desk Fitness Attendants Hayliegh Farnan and Darlene Cabina have been onboarded, and we are happy to have them as a part of our team.

Pickleball - Pickleball has approximately 200 residents registered in Pickleball CourtReserve:

115 Seasonal (Thru April 30)

53 Annual (Thru Oct 31)
3 Monthly (Feb)
25 Pay Per Play

Tennis - Tennis is at peak season as snowbirds are back, currently there are 315 registered players. The Team Round Robin slated for February 21st is almost full and will include 48 players and a 'bring a plate' lunch after. There are two upcoming tennis tournaments - Bobbie Boyle Memorial Mixed-Doubles Tournament mid-March and Bob Leisenring Memorial Doubles Tournament early-April. Open to all registered tennis players.

The lights on courts that are serviced by halide lights have been replaced. The California-based company that sold us the defective LED lights is currently running diagnostics on the lights to determine what is causing them to burn out and, in one case, catch on fire.

Golf Maintenance - Due to our cold snap both the roughs and short grass experienced frost for about 6 days. The cold weather causes the turf to remain off color and it will remain so for another couple of weeks.

With slow turf growth the team has turned their attention to edging of cart paths, bunkers, repair fencing, spiking bad areas of the greens and hand top dress areas with sand.

Golf as a Whole - With exception of a few days that were cold, windy and rainy, the committed golfers came out to play. January sales exceeded the month of December totaling **\$159,750.00.** **To date – total revenue is \$303,230.** This is a gross number doesn't reflect expense but certainly indicates the healthy appetite for golf in the Community.

Other important numbers to date there have been:

1,889 - League Rounds

1,225 - Resident Rounds

1,329 - 9 Hole Resident Rounds

101 - 9 Hole League Rounds

121 GHIN Handicap Registrations - \$10 profit per

176 Large Driving Range Baskets - \$10 per

1,037 Small Driving Range Baskets - \$5 per

Improvements Around the Meadows

Butterfly Pump - Last month I advised that the Butterfly submersible pump needed replacement. That is now completed. It services Longmeadow from parking area to Windsor Park entrance.

HVAC System - We are replacing one of the six HVAC systems at the MCA building. This unit is at the end of its useful life and continues to have problems, repair costs are close to replacement cost.

17TH ST Fountain Light - The front fountain lights on 17th Street have been ordered, installation is planned for next week.

Erosion - We have a pond whose sides have had some significant erosion causing water to slow between two ponds, so we will be doing some excavating work and repairing of pond edge on the pond behind Village Center/Villas of Papillon. It is currently being scheduled.

Lifestyle

Hazardous Waste Collection - Hazardous Waste Collection is scheduled for: March 24th. Last year's successful event collected 5,836lbs of household hazardous waste with 264 residential participants.

On Spot Dermatology - Another point of interest, is On Spot Dermatology Services. You often see the buses in front of the MCA and this is a service that is utilized by our residents. Data you may find interesting:

Last Year They found,

330 Pre-Cancers were found and treated

75 Cancers Found and Treated

5 Melanomas Found and Treated and provided services to 417 patients.

Interview - Last week I had 4 interviews for the Lifestyle Coordinator position and another one tomorrow. I am hoping to have a new person in place as we kick off our new fiscal year.

COMMITTEE LIAISON REPORTS

Standards – Tom Bondur, Liaison – Mr. Bondur reported architectural reviews continue and violations were minimal and resolved.

Communications – Marilyn Maleckas, Liaison – Ms. Maleckas indicated the Communications Committee has been on hiatus and will resume next week.

Community Activities – Michelle Johnston, Liaison – All activity participation is increasing and Centre Court suggestions have been submitted.

Maintenance Committee – Jo Evans, Chair – Written report submitted.

Safety Committee – Michelle Johnston, Liaison – Ms. Johnson reported that speeds on Ringwood Meadow and Longmeadow have reduced. Relocation of the radar signs to problematic areas is being reviewed.

Presidents Council – Michelle Johnston, Liaison – Ms. Johnston reported that the group met recently and financial matters were discussed.

Emergency Preparedness – Bob Clark and Alex Peake, Co-Chairs – Mr. Peake reported that the committee is on hiatus. At the Presidents' Council meeting, participation in the EPC by individual Association representatives was promoted among the association presidents.

Assembly Alex Peake, Liaison – The ballot and proxy mailing goes into production with approval of the Annual Meeting date voted upon earlier in this meeting.

GENERAL OWNER COMMENTS

Owner comment was made by Laura Spears.

ADJOURNMENT

On a motion by Ms. Maleckas, seconded by Ms. Johnston, the Board unanimously adjourned the meeting at 4:07 p.m.

Minutes recorded by Mike Mazur, MCA Staff.



MCA SPECIAL BOARD OF DIRECTORS MEETING
THURSDAY, FEBRUARY 26, 2026

MEMBERS PRESENT:	Chris Perone, President Tom Bondur, Vice President Alex Peake, Secretary Jan Lazar, Treasurer	Don Breece, Director Susan Chapman, Director Michelle Johnston, Director Marilyn Maleckas, Director Mark Pienkos, Director - Remotely
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STAFF PRESENT: Frances Rippondi - MCA General Manager and Mike Mazur – MCA Director of Administration.

President Perone called the meeting to order at 1:00 p.m. It was noted that a quorum of the Board of Directors was present, and the required notice was provided.

PRESIDENT’S COMMENTS

Mr. Perone noted that there is one action item for this meeting - changing the Annual Meeting date to March 31, 2026.

OWNER COMMENTS ON THE ACTION ITEM

Comments were offered by:

Liza Caruso Keith Peaton Jan Murray Mary Breece

ACTION ITEM

On a motion by Ms. Johnston, seconded by Ms. Maleckas, the Board of Directors unanimously approved the Resolution to move the annual Meeting to Tuesday, March 31, 2026, at 6:00 p.m. A roll call vote was requested, and the results were as follows:

Chris Perone	Y
Tom Bondur	Y
Alex Peake	Y
Jan Lazar	Y
Don Breece	Y
Susan Chapman	Y
Michelle Johnston	Y

Marilyn Maleckas	Y
Mark Pienkos	Y

Discussion ensued on how the election would be handled with the resignation of the Assembly Executive Committee. It was noted that the Assembly Executive Committee was leaning toward hiring the CPA firm that performs the audit of the MCA to verify the election tabulation. It was also noted that a new action item could not be added to today's agenda as neither the Board nor the community would have received the required notice.

ADJOURNMENT

On a motion by Ms. Maleckas, seconded by Ms. Johnston, the Board unanimously adjourned the meeting at 1:20 p.m.

Minutes recorded by Mike Mazur, MCA Staff.



MCA BOARD OF DIRECTORS ORGANIZATIONAL MEETING
TUESDAY, MARCH 31, 2026

MEMBERS PRESENT:

Tom Bondur
Don Breece
Susan Chapman
Michelle Johnston
Jan Lazar
Marilyn Maleckas
Alex Peake
Chris Perone
Not Present: Laura Spears

STAFF PRESENT: Frances Rippondi - MCA General Manager, Luisa Vavra – Assistant General Manager, Mike Mazur – MCA Director of Administration, Sandy Truman, Senior Operations Specialist, Tina Wagstaff, MCA Assistant, Brett Norton, Support Specialist

The meeting was called to order at 7:09 p.m. It was noted that a quorum of the Board of Directors was present, and the required notice was provided.

Officers were to be elected and it was noted that a roll call vote was requested

PRESIDENT – Mr. Perone was nominated for President on a motion by Ms. Maleckas, seconded by Ms. Johnston. Mr. Peake was nominated for President on a motion by Mr. Breece, seconded by Ms. Chapman

The roll call results were:

Tom Bondur	Perone
Don Breece	Peake
Susan Chapman	Peake
Michelle Johnston	Perone
Jan Lazar	Perone
Marilyn Maleckas	Perone
Alex Peake	Peake
Chris Perone	Perone

Mr. Perone was elected President with five out of eight votes.

VICE PRESIDENT – Mr. Bondur was nominated for Vice President on a motion by Ms. Johnston, seconded by Ms. Maleckas. Mr. Peake was nominated for Vice President on a motion by Mr. Breece, seconded by Ms. Chapman.

The roll call results were:

Tom Bondur	Bondur
Don Breece	Peake
Susan Chapman	Peake
Michelle Johnston	Bondur
Jan Lazar	Bondur
Marilyn Maleckas	Bondur
Alex Peake	Peake
Chris Perone	Bondur

Mr. Bondur was elected Vice President with five out of eight votes.

TREASURER – Ms. Lazar was nominated for Treasurer on a motion by Ms. Johnston, seconded by Ms. Maleckas. Mr. Peake was nominated for Treasurer on a motion by Mr. Breece, seconded by Ms. Chapman. Mr. Peake declined the nomination and, on a motion, by Ms. Chapman, seconded by Mr. Peake, Mr. Breece was nominated for Treasurer.

The roll call results were:

Tom Bondur	Lazar
Don Breece	Breece
Susan Chapman	Breece
Michelle Johnston	Lazar
Jan Lazar	Lazar
Marilyn Maleckas	Lazar
Alex Peake	Breece
Chris Perone	Lazar

Ms. Lazar was elected Treasurer with five out of eight votes.

SECRETARY – Ms. Johnston was nominated for Secretary on a motion by Ms. Lazar, seconded by Ms. Maleckas. Mr. Peake was nominated for Secretary on a motion by Ms. Chapman, seconded by Mr. Breece.

The roll call results were:

Tom Bondur	Johnston
Don Breece	Peake
Susan Chapman	Peake
Michelle Johnston	Johnston
Jan Lazar	Johnston
Marilyn Maleckas	Johnston
Alex Peake	Peake
Chris Perone	Johnston

Ms. Johnston was elected Secretary with five out of eight votes.

ADJOURNMENT

On a motion by Ms. Maleckas, seconded by Ms. Johnston, the Board unanimously adjourned the meeting at 7:20 p.m.

Minutes recorded by Mike Mazur, MCA Staff.

THE MEADOWS COMMUNITY ASSOCIATION, INC.
RESOLUTION ESTABLISHING THE SCHEDULE OF BOARD MEETINGS
FOR 2026-2027

Whereas, Article V, Section 3 of the Amended and Restated Bylaws of The Meadows Community Association, Inc. provides for the Board of Directors to establish regular meetings of the Board of Directors to be held at such time and place as provided by resolution of the Board of Directors;

Whereas, Board meetings will be conducted as needed when there is substantive business to be conducted or action items to be voted upon;

Whereas, Town Hall meetings and other communications vehicles provide an opportunity for the dissemination of information to the community and the opportunity for members to address any matter with the Board of Directors;

Be it resolved that meetings of The Meadows Community Association Board of Directors shall be conducted as needed on the second Thursday of the month.

Adopted on _____

Chris Perone, President

Date

STANDARDS COMMITTEE
Tuesday, March 3, 2026

Roll Call: The regular meeting of the Standards Committee was held on Tuesday, March 3, 2026. The call to order was at 3:00 p.m. at The Meadows Community Lifestyle & Wellness Facility by Tom Bondur, Standards Chair.

Present: Committee Members: Paul Soentgen, Adele Roth, Jennifer Lynn, Jo Evans, Geoffrey Bridges, and Brent Scrimshaw.

Excused: Paul Easley

Approval of minutes: Mr. Bondur asked if the members had reviewed the February meeting minutes. Ms. Evans made a motion to approve the minutes of February 3, 2026, as written. Mr. Bridges seconded the motion. The motion passed unanimously.

Open to Residents: None present.

Chair Comments: Mr. Bondur welcomed everyone. The February stats were as follows: Complied 23, Post cards sent 7, ARC's 32, total to date was 55, last year at this time 81. The decrease is due to less tree removals.

Staff Comments: Mr. Truman presented the list of violations and asked that committee members to give updates on their past address violations with either, same or okay so we can record.

Member Comments: Suggestion to place a bullet in the Meadoword on trash bins, including not to be visible from street view or neighboring houses. Due to drought conditions do not put any lawns on the reports this time. Discussion on wells drying up.

Next scheduled meeting, **Tuesday March 3, 2026.**

Respectfully Submitted,

Sandy Truman
MCA Senior Operations Specialist

Tom Bondur, Chairman

Activities Committee Minutes March 5, 2026

Attendees: Barb Thornquist, Luisa Varve, Liz Williams, Cindy Rubin, Pat Webster, Agnes Rutushini, Melinda Gordan, and Michelle Johnston

February 5, 2026, Minutes: Approved except for last sentence. Last sentence corrected and minutes redistributed.

Chairs Comments: Chorus performance was beautiful at the dedication of the plaque. All the activities seem to have increased participation.

Need to notify group leaders to participate in the Activities Committee. Will notify Brett to contact leaders.

It is time for groups to reserve rooms for next year.

The Health Fair was successful.

Assistant Manager Luisa:

- Easter-Photo Opportunities, Easter Egg Hunt, need a volunteer to be the Easter Bunny (Liz volunteered to help with the Easter Bunny). Date, time, and place TBA in Constant Contact.
- We need opportunities for children
- TBD Poetry Day, Earth Day
- Meadoword for April is in process now
- Annual Board of Directors meeting March 31
- Community Sale (Garage Sale, Craft Sale, Bake Sale, Art Sale) weekend of March 14-15.
- Garage Sale watch for maps and Constant Contact—no volunteers needed
- New Ballots mailed
- Hazardous Waste collection March 20th

Activities Reports:

Quilting—The group is at max capacity. Everyone is happy.

Games—Pat might change the format for next year. It's awkward in the first few minutes when people don't know what to do.

Discussion of missing Lifestyles Coordinator. Luisa is using Indeed, but the job market is very competitive.

Drop-in Art—The activity has a lot more people. 26 on the list, and 10 show up each time. It goes through April. The Art Show is ready to go. There will also be a table for the Drop-in participants will have a table. The artists are donating work for a door prize.

Mah-jongg—The group is almost to capacity which is about 40 people per week. Liz is not going to teach like before she will teach during the summer. New people select to work together.

Bingo—There were 120 people at the last night. They will be using the electronic enrollment system. There are 120 seats, and people will use the mechanized enrollment process.

Chorus—The Spring Concert will be on Friday, March 27, 2026, at 6:30 PM at the Unitarian Universalist Church at 3975 Fruitville Road. There will be a reception after the concert and a freewill offering. The Chorus has three additional spring events.

Line Dancing—Cindy Rubin does it with Michelle Kaufman. It uses the mechanized enrollment process, and the room is always full.

Ballroom Dancing—There is an interest to bring ballroom dancing as an activity.

Discussion—When the MCA Building is closed, the rooms are open for activities.

Next Meeting: April 2, 2026 at 10:00 AM in the Sunroom.

MCA MAINTENANCE COMMITTEE MEETING MINUTES

March 11, 2026

Roll Call: The regular monthly meeting of the Maintenance Committee was held on Wednesday, March 11, 2026.

The meeting was called to order at 2:30 p.m. by Chair, Jo Evans.

MEMBERS PRESENT: Jo Evans, Chair, Dorothy Anderson, Bob Clark, Mike Venz, Martina Venz, Roz Pezze and Geoffrey Bridges.

EXCUSED: Tom Bondur

CHAIR COMMENTS: Ms. Evans welcomed the committee.

REVIEW/APPROVE MINUTES: Mr. Clark moved to approve February 11, 2026, minutes. Mr. Venz seconded the motion, and it passed unanimously.

ANNOUNCEMENTS: The next meeting will be on April 8, 2026.

STAFF REPORT:

Subject: Significant work performed for February 2026 to date

The MCA maintenance staff's primary focus during the month of February was to complete the bench inspection and repair, replace, paint, and clean them all. Completed! Cleaning, painting of signs on Longmeadow. TruScapes has made a huge difference in mulching all the ugly areas. Irrigation repairs at access road and Taywood island. Filled and removed cones at the MCLWF area. New fountain lights in but need to be adjusted. New team member Tremon is training on drainage, irrigation, landscape timbers and shelling pathways. Fence repair at shopping village pump station finished. Working on pool inspection requirements. UL testing of MCA sprinklers scheduled. Papillon canals have been repair and ripped.

- Truscapes mowing schedule averaged a 16-day mowing cycle. 3-member crew.
- TruScapes has applied fertilizer, disease control and insect control to turf.
- Quarterly inspections for February included Benches, Fitness Trail and Nature Trail.

Zone 1: Dorothy Anderson- Ms. Anderson reported that the cold weather has damaged quite a bit of foliage on the trees and plants. Hopefully they will recover with the warmer weather. A couple of trees have branches that are almost touching the ground. I can't determine if the branch is damaged and in danger of breaking or it's just growth. They are located between MCA building and the bridge in the open field. The irrigation system is still a problem at 17th Street entrance.

The rest of the zone looks good. The Gardens are coming back. They need cutting back over growth and weeding. Both will be done in the coming weeks.

Zone 2: Bob Clark –Mr. Clark noted nothing has changed in my zone since my initial report. I will note that part of the tree trunk has fallen in the drainage canal just northeast of the pickleball courts.

Zone 3: Mike Venz- Mr. Venz stated that the infrastructure is in good order. The irrigation ditch is cleared; the cul-de-sacs appear okay. No noted problems with lakes. The general appearances are excellent.

Zone 4&6: Tom Bondur -Mr. Bondur had no report.

Zone 5: Martina Venz- Ms. Venz elaborated on sidewalk issues with pictures. West bound on Longmeadow from Honore. Streetlight at corner of N. Marshfield is on during day, observed for the last week. Shelling needed along the whole walkway on the inside (interior) sidewalk of Butterfly Lake to the next pond west. Fireants need addressed at dog station box at N/E junction of northside and southside sidewalk around Butterfly. The lakes looked good and the appearance was very good with a little debris/trash.

Zone 7: Roz Pezze- Ms. Pezze report included the Somerset walkway, fence is down, half of backing broken off one way sign as sidewalk narrows, dent in dog bag dispenser. Irrigation heads knocked down-Taywood Meadow median (as per last report) path next to Richwood Link. Broken post on ground by Village pump station. Ferndell brush pile looks like it is being prepared for pickup (by fence along ditch). Light trash at Taywood Meadow, Vill Lake Area F across from Village Center on Ringwood.

Zone 9: Fitness Trail & North Lakes-no report

Zone 8 & 10: Geoffrey Bridges- Mr. Bridges observed that Area B: Glebe Farm 6 in pipe needs cap. Weeds starting to grow on palms. There is a branch in the swale. Area, tall grass and FPL pol has loose wire and broken cable.

NEW BUSINESS: No new business.

OLD BUSINESS: No old business.

COMMITTEE COMMENTS: Jo stated that there are lots of leaves piled on the drains on Highlands Bridge Road maybe due to landscaping crew. Lights at MCA sidewalk near exit dark in the evening. Fire ants near dog station across from North Marsh Field Rd. Martina asked about planting panzies in the bed at MCA.

The meeting adjourned by consensus at 3:30p.m.

Respectfully submitted,

Sandy Truman
Senior Operations Specialist

Jo Evans, Co-Chair
Maintenance Committee

Safety Committee Minutes March 2, 2026

Attendees: Charlie Mericle, John Gartner, Toni Gartner, Eleanor White, Sheila Mason, Brett Norton, Support Specialist, Frances Rippondi, MCA Manager, Deputy Duff, Sarasota County Sheriff's Office, Rick Gorman, Meadows Security Office, Sandy Truman, MCA Standards, and Michelle Johnston, MCA Board Liaison.

Review of February 2, 2026, Minutes: Charlie moved to approve the minutes, and Eleanor seconded. Minutes approved unanimously.

Chair Comments: 1. Reminder to call 911 and then Safety when a resident is in distress. 2. Discussion of fish being dumped into pond. 3. Thank Deputy Duff for the invitation to the successful luncheon.

Safety Reports:

Officer Rick Gorman, Project Manager--As of the above date, in the month of February 2026 there were **(9) incident free days - (1)** Less than January 2026. There were **(20) reported incidents - (14)** Less than January 2026. There were **(63) citations issued - (17)** Less than January 2026.

Sarasota Sheriff Report—Deputy Duff—A resident hired a person online to do some work, and the person took \$6,000 without doing the work. Gator near a sidewalk. Neighborhood dispute.

Discussion of Scams—Hackers sending invitations from friends, accessing phone calendars with false dates.

Manager's report—Reported an alligator in big pond near Butterfly Lake. Asked Deputy Duff for new classes. Sheriff's office has an e-bike class. In The Meadows, e-bikes are not allowed on paths.

Old Business

Michelle reported the radar sign data. Traffic on Longmeadow calming. Signs need to be checked on Ringwood Meadow.

New Business

Sandy discussed future placement of radar signs on Glebe Farm and Marshfield and Highland Bridge in the future.

Sandy also had bushes cut back on Longmeadow near club entrance and will check on who owns the brick pillars, either the Hunt Club or the former country club.

Report of some lights out on Glebe Farm. The lights belong to FPL. Safety tagged them with yellow tape.

Fence pulled down on the 47th Street side. Sandy will check.

Benderson and Honore discussion—Honore restriped but with no pedestrian crosswalk to Athletes Drive. E-bikes in Benderson Park after hours. Perhaps, various employees take shortcuts home or people who are stuck in Benderson Park after closing. Deputy Duff will have to check. People are driving through fences, and Benderson put up cement barriers.

Comments from the Public—Bennet Freeman reported on speeders on Highlands Bridge. He identified the times, cars, and one address. Officer Gorman will investigate and speeders will get a letter.

Discussion about two step verification codes and two-factor identification. Cash washing is a problem. Checks are dangerous and too much information the Sheriff recommends not using gets. If residents write checks, use a gel pen.

Don't put checks in mailboxes.

Adjournment: Charlie moved to adjourn. Eleanor seconded. Meeting adjourned at 2:40 PM.

Nex meeting: April 6, 2026

Respectfully Submitted by:

Michelle Johnston

**The Presidents' Council
Meeting Notes
March 25, 2026**

Call to Order: The meeting began at 9:02 AM.

Guest Speaker: David Hochspring, Partner with Cavanaugh & Company in Sarasota, FL

Mr. Hochspring's presentation focused on the financial procedures and requirements of COAs and HOAs in Florida. He reported that the code helps us interpret the law and that HOAs only have 720 versus the COAs which have much more complex financial requirements. His handout and power point will be e-mailed to the members of the Presidents' Council.

New Presidents: from Pappion and Willow Links were present.

Concerns: Presidents were concerned about the percentage of renters and rules regarding renters. Some are rewriting documents to restrict renters but need legal input. Condos do not want over 20% renters, and owners need a residency period before renting. Other discussions about renting include an owner not owning more than two units in an association. Again, legal advice is needed in changing the documents to state that. A president suggested "grandfathering" rental regulations for owners who were in the COA before the new documents were approved.

In some COAs, lawnmowers are breaking windows by inadvertently throwing rocks. Getting insurance to cover the loss of the windows requires that the owner actually see the lawnmower throwing the rocks.

The buildings and infrastructure in The Meadows COAs and HOAs are aging as are the residents. Consequently, the special assessments for repairs to irrigation, pipes, etc. are costly and sometimes too much for people on fixed incomes.

A representative of the Fire Department told Qual Hollow President that the complex needs fire extinguishers every 75 feet. In a follow-up discussion, the COAs and HOAs have different numbers of fire extinguishers at varying distances. There appeared to be no set standard. It would probably be behoove everyone to double check requirements because some buildings are two-story, some only one-story, and some are villas, etc. Each type of building would have its particular fire extinguisher standard.

Scams-Michelle reported that the Safety Committee has been dealing with scams since prior to the December holidays and the scams appear to be on the rise as we near another holiday season. If you have a newsletter, advise your residents to be wary of emailed invitations and do not open any emails from someone that they do not know. Also, people should be wary of strangers at ATM machines. We also discussed thefts of new pool heaters and pumps shortly after their installation.

Action Item: Have a benchmark study with a roundtable discussion about such issues as insurance, maintenance, assessments, etc. A study group was established to meet after the meeting. The study group will do a quick survey, draft a report, and prepare for the roundtable meeting.