



April 28, 2026

Carol Pollock
C/O Lisa Sticht-Maksymee
77 City Centre Dr., Suite 300
Mississauga, Ontario L5B 1M5

Re: 3834 Surrey Ct - Board Consideration Notice

Dear Mrs. Pollock,

This notice is to inform you that the violations listed below will be presented to the MCA Board of Directors on May 14, 2026. The MCA has attempted to contact you multiple times regarding these violations and the applicable Meadows restrictions; however, no response has been received. A 30-day notice was sent on March 06, 2026, and as of April 24, 2026 the following violations remain outstanding.

MCA Pride & Preservation "Landscaping and the exterior of all structures are expected to be neat in appearance, kept in good condition and free from debris and refuse."

- Violation 1 – Dirty Driveway
- Violation 2 – Damaged Soffit / Gutters

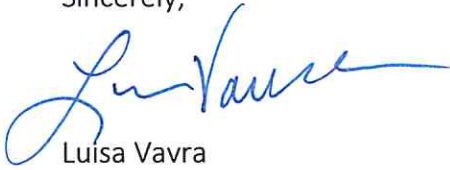
As these violations have not been resolved within the requested 30-day timeframe, the matter is being returned to the Board of Directors for consideration of levying fines.

Florida Statue 720.305 provides a maximum fine of \$100.00 per violation, per day with an aggregate of \$5000. 00 per the MCA Declaration of Maintenance Covenants and Restrictions on the Commons for The Meadows. If the Board of Directors approves a fine, the matter will automatically be referred to the Hearing Committee. As required by F.S. 720.305, you will be provided with a minimum 14-day notice of the date, time and location of a hearing. At that time, you will have an opportunity to present evidence and oral or written statements that challenge and respond to the decision of the Board of Directors.

Once the violations have been corrected, please contact our community support specialist, Brett Norton, to schedule a reinspection. Brett can be contacted during regular business hours at 941-377-2300 or via email at supportspecialist@meadowscsca.com, and would be happy to answer any questions.

Thank you in advance for doing your part in helping to keep the Meadows a safe and beautiful place to live and work.

Sincerely,



Luisa Vavra
Assistant General Manager

Cc: Chris Perone, MCA Board President
Frances Rippondi, General Manager
3834 Surrey Ct, Sarasota, FL 34235
File

