

MCA BOARD OF DIRECTORS MEETING AGENDA

THURSDAY, JUNE 11, 2026 AT 2:00 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_fugqs0G9Rq-H1HHFW86c-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 – May 14, 2026

PRESIDENT'S COMMENTS

Chris Perone

FINANCE

Financial Report

Jan Lazar

OWNER COMMENT ON ACTION ITEMS ONLY

ACTION ITEMS

- Resolution To Fill Vacant Board Seat Chris Perone
- Resolution To Amend the amended and restated Bylaws,
Article VI, Paragraph 2-4 Assembly Role In Elections Chris Perone

MANAGER'S REPORT

- General and Project update Frances Rippondi

COMMITTEE REPORTS

- STANDARDS (Tom Bondur) – Report Attached
- COMMUNICATIONS (Marilyn Maleckas) – on hiatus

- COMMUNITY ACTIVITIES/INVOLVEMENT (Laura Spears) – Report Attached
- MAINTENANCE (Tom Bondur) – Report Attached
- SAFETY (Michelle Johnston) – Report Attached
- PRESIDENTS COUNCIL (Michelle Johnston) – on hiatus
- EMERGENCY PREPAREDNESS (Bob Clark and Alex Peake) – Report Attached
- ASSEMBLY – TBD
- WATER AND WILDLIFE (Barbara Kirkpatrick) – Report Attached

ADJOURNMENT

* IF YOU HAVE A COMMENT ON ACTION ITEMS ONLY, YOU MUST SIGN UP PRIOR TO MEETING CALL TO ORDER. 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, MAY 14, 2026

MEMBERS
PRESENT:

Chris Perone, President
Tom Bondur, Vice President
Michelle Johnston, Secretary
Jan Lazar, Treasurer

Don Breece, Director
Marilyn Maleckas, Director
Alex Peake, Director
Laura Spears, Director

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

President Perone called the meeting to order at 2:00 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. Spears, to approve the minutes of the April 9, 2026, Board of Directors meeting. The Board of Directors approved the minutes unanimously.

PRESIDENT'S COMMENTS

Mr. Perone welcomed everyone and noted the following:

- Landscaping refresh at the Honore/Longmeadow entrance.
- Meetings are held according to Robert's Rules of Order as specified in the Association governing documents.
- Fitness equipment has been ordered, and the community will be advised when the Fitness Center will reopen.
- He noted that the Centre Court Task Force of approximately 20 members will be meeting shortly to start developing recommendations on the future course of that facility and operation.
- It was noted that the Emergency Preparedness Committee has started their season of meetings and work. In June, residents will receive a flyer on storm preparation.
- Positive feedback on golf to date.

FINANCE

Ms. Lazar noted that cash balances, assessments collections to date and debt balances were provided to the Board. Work continues on the fiscal year end entries in

preparation for the audit which will conclude with the release of the auditor's report the end of June.

OWNER COMMENT ON ACTION ITEMS

Comments on the action items were offered by:

Deborah Ruppert

Dora Laumer

Patrick Byrne

ACTION ITEMS

1. Resolution To Amend The Amended And Restated Bylaws of The Meadows Community Association, Inc. – Section 1. Deed Holder To Run For Board Seat – On a motion by Ms. Maleckas, seconded by Ms. Johnston, the Board approved the amendment by a majority vote of six in favor and two opposed. A roll call vote was requested and the vote tally follows. The approved resolution is attached to these Minutes.

Perone	Y
Bondur	Y
Johnston	Y
Lazar	Y
Breece	N
Maleckas	Y
Peake	N
Spears	Y

2. Resolution To Amend the Amended and Restated Articles of Incorporation – Article XIII, Paragraph 1 and The Amended and Restated Bylaws of The Meadows Community Association, Inc. – Article VI, Paragraph 1. – Standing Committees – On a motion by Ms. Spears, seconded by Ms. Johnston, a roll call vote was requested and the Board approved the amendment unanimously. The approved resolution is attached to these Minutes.

3. Resolution To Amend the Amended and Restated Bylaws of The Meadows Community Association, Inc. – Section 4, Special Meetings – On a motion by Ms. Spears, seconded by Ms. Johnston, the Board approved the amendment by a majority vote of six in favor and two opposed. A roll call vote was requested and the vote tally follows. The approved resolution is attached to these Minutes.

Perone	Y
Bondur	Y
Johnston	Y
Lazar	Y
Breece	N
Maleckas	Y
Peake	N
Spears	Y

4. Resolution For Dissolution of The Meadows Sports Complex, LLC – On a motion by Ms. Johnston, seconded by Ms. Spears, the Board approved the amendment by a majority vote of seven in favor and one opposed. A roll call vote was requested and the vote tally follows. The approved resolution is attached to these Minutes.

Perone	Y
Bondur	Y
Johnston	Y
Lazar	Y
Breece	N
Maleckas	Y
Peake	Y
Spears	Y

5. Resolution to Approve Assessment Collection Policy – On a motion by Ms. Lazar, seconded by Mr. Bondur, the Board approved the adoption of the policy by a majority vote of seven in favor and one opposed. A roll call vote was requested, and the vote tally follows. The approved policy is attached to these Minutes.

Perone	Y
Bondur	Y
Johnston	Y
Lazar	Y
Breece	N
Maleckas	Y
Peake	Y
Spears	Y

6. Resolution to Approve Meadows Style Guide, Temporary Golf Signage – On a motion by Ms. Lazar, seconded by Mr. Bondur, the Board unanimously approved the signage designs and layouts for Meadows Golf as presented.
7. Violations at 3834 Surrey Court - Ms. Rippondi presented details on driveway and soffit violations at 3834 Surrey Court. On a motion by Ms. Johnston, seconded by Ms. Maleckas, the Board unanimously approved the levy of a fine of \$100 per day per violation.

MANAGER'S REPORT

The Clubhouse Demo – The process is underway with the contractor working on shutting off water and utilities to the club house. During the entire demo process water will remain turned off to the Locker Room building and (6) parking lot lights in front of the administrative side of the building will also be off. After reworking the deck and overhang that extends from the clubhouse to the locker room, structural demolition using excavators will begin. The process will create dust and noise, but every effort will be made to mitigate both as much as possible while maintaining safe and efficient demolition operations. The entire take down is 60 days.

The majority of abandoned dishware, utensils, freezers, and miscellaneous kitchen equipment was donated to Last Chance Second Opportunity.

Fitness Equipment - Some of the new fitness equipment has been delivered to the supplier. Once the equipment is installed, the rep will provide demonstrations and there will also be videos posted on the website. Painting of the fitness area will take place now well in advance of the new equipment being installed.

Playground Equipment - A structural engineer will do an assessment of the playground equipment. The equipment is older, the maintenance staff does conduct weekly inspections including the wooden components, canopy, ladders, loose boards, and connections—and makes any necessary repairs they identify, however obtaining a professional assessment is a prudent step to help ensure the equipment remains safe.

Tennis and Pickleball - Tennis and pickleball activity has slowed as many players are now going back north or traveling. Har Tru Clay Material has been added to all tennis courts. The Summer Pass Programs are underway. Plans for a July 4th tennis round robin are being formulated.

Acoustic Panels - The acoustic panels have been ordered for the Perch are in and they will be installed next week. They will look the same as the ones throughout the facility.

General Maintenance Items - The maintenance team deserves a shout out as they worked very hard, moving items worth keeping from the clubhouse to the Centre Court Lounge in preparation for demo.

Communications Manager - A new Communications Manager, Mary Merritt (who goes by Joiner) has been hired. She is a graduate of Mercer University, where she earned a degree in Marketing with a minor in Management and a concentration in Graphic Design. Joiner brings extensive experience in developing marketing campaigns, producing graphic design and print collateral, and managing all aspects of social media. She has also collaborated closely on event planning and execution, contributing to engaging and successful experiences. She will be starting on Monday, May 18.

ADJOURNMENT

On a motion by Ms. Lazar, seconded by Ms. Johnston, the Board unanimously adjourned the meeting at 3:03 p.m.

Minutes recorded by Mike Mazur, MCA Staff.

Submitted by Michelle Johnston, Secretary

**MCA
INVESTMENT AND COLLECTION REPORT
6/2/26
DRAFT-Preliminary- Unaudited**

OPERATING/RESERVE FUND- QUICK BOOK BALANCES

6/2/2026

Centennial	Checking	1145	\$52,234.26	current interest rate .05%
Centennial	MM	1291	\$4,261.07	donations- current interest rate 1.5%
Centennial	MM	1400	\$225,028.25	Insurance Proceeds- current interest rate 1.75%
Fidelity		1180	\$5,099,319.65	
Fidelity		1181	\$740,331.43	infrastructure and equipment reserve, CCL renovator
Centennial	Checking		\$45,672.62	Meadows Sports Complex
Petty Cash			\$650.00	
TOTAL BANK BALANCE			\$6,167,497.21	

LOAN LEDGER BALANCES AS OF 4/30/26

	Loans	Ledger Balance	Interest Rate
Henderson- Refinance 4,500,000.00	Refinance	\$3,937,640.00	4.5% interest rate
TOTAL LOAN BALANCE		\$3,937,640.00	

CURRENT COLLECTION STATUS:

	<u>Outstanding</u> Amounts to Date *6/2/26	% <u>Collected</u> to Date *6/2/26	Total Amount Assessed
2024-2025 Assessment	\$828.29	99.98%	\$4,954,425.40
2025-2026 Assessment	\$137,653.79	97.33%	\$5,149,502.00
2026-2027 Assessment	\$527,897.31	90.98%	\$5,853,691.00
TOTAL	\$666,379.39	95.82%	

RESOLUTION OF THE BOARD OF DIRECTORS
OF THE MEADOWS COMMUNITY ASSOCIATION, INC.

REGARDING THE APPOINTMENT TO A VACANT BOARD SEAT

WHEREAS, The Meadows Community Association, Inc. (“Association”) is a Florida not-for-profit corporation governed by Chapter 617, Florida Statutes, and the Association’s governing documents; and

WHEREAS, a vacancy currently exists on the Board of Directors due to the resignation, removal, death, or disqualification of a Director; and

WHEREAS, the Board desires to ensure continuity of governance, maintain a full functioning Board of Directors, and act in the best interests of the Association and its members;

NOW, THEREFORE, BE IT RESOLVED THAT:

1. The Board of Directors hereby acknowledges the existence of a vacancy.
2. Appointment to the vacant seat shall be made by majority vote of the remaining Directors.
3. The appointed Director shall serve for the remainder of the unexpired term of the vacant seat, or until a successor is duly elected and qualified, in accordance with the Association’s governing documents and Florida law.
4. The Nominee is:
5. Vote Count Y N
6. The Secretary of the Association is directed to record this Resolution in the official records of the Association and to update all corporate and governing records accordingly upon appointment of the new Director.
7. This Resolution shall become effective immediately upon adoption.

ADOPTED by the Board of Directors of Meadows Homeowners Association, Inc. this ____ day of _____, **2026**.

President

Secretary

THE MEADOWS COMMUNITY ASSOCIATION, INCORPORATED

Pursuant to the Florida Not for Profit Corporation Act (the "Act"), the Declaration of Maintenance Covenants and Restrictions on the Commons for the Meadows ("Declaration"), and an "Assignment of Rights" by the Developer-Grantor, the undersigned hereby certifies that the Board of Directors of THE MEADOWS COMMUNITY ASSOCIATION, INCORPORATED (hereinafter, the "Association"), has adopted the following Resolution at a meeting of the Board at which a quorum was present:

RESOLUTION TO AMEND THE AMENDED AND RESTATED BYLAWS
OF
THE MEADOWS COMMUNITY ASSOCIATION, INC

WHEREAS, The Meadows Community Association, Incorporated ("Association"), is the successor master property owners association, under the terms of the Declaration recorded in Official Records Book 1113, Pages 715-759 of the Public Records of Sarasota County, Florida, together with all exhibits thereto, all as amended from time to time ("Governing Documents"); and

WHEREAS, the Association is the Grantee of the right and authority to amend or supplement the Governing Documents from time to time, without vote of the Members to approve any such amendment, pursuant to an "Assignment of Rights" by the Developer-Grantor recorded in Official Record Book 2749, Page 982-985, inclusive, Public Records of Sarasota, County, Florida; and

WHEREAS, the Amended and Restated Bylaws of The Meadows Community Association, Inc. ("Bylaws") Article VI, Paragraphs 2 through 4 provide a framework for the Assembly Executive Committee to facilitate and monitor the Association's election processes; and

WHEREAS, the 2026 Board of Directors election was incredibly contentious with members of the Assembly Executive Committee facing frequent threats and consistent harassment in the weeks preceding the election, ultimately culminating in their resignations mere days before the election, for their own safety; and

WHEREAS, the Association and the Board seek to revise the election oversight obligations imposed upon Assembly Executive Committee by the Bylaws, considering the harassment that occurred prior to the most recent election, so that future Assembly Executive Committee members do not bear the brunt of another contentious election or feel forced to resign for their own safety; and

NOW THEREFORE, in furtherance of its lawful authority to amend and/or supplement the Governing Documents of the Association, and in accordance with its lawful authority to adopt policies and procedures for the Association, the Board of Directors of The Meadows Community Association Inc. has voted to amend the Bylaws to allow the Assembly Executive Committee to vote to remove itself from aspects of the election process. Additionally, the amendments below provide for alternate procedures if the Assembly Executive Committee removes itself from aspects of the election process.

(Additions are represented by underlined text; deletions are represented by ~~lines through the text~~.)

ARTICLE VI
ELECTION OF DIRECTORS

1. Members who meet the qualifications for office, as stated in the Articles of Incorporation, may be a candidate for service on the Board of Directors by submitting an

application form and any other required or optional documentation as specified in the Rules & Regulations.

2. The Assembly Executive Committee will have the option to facilitate and monitor all aspects of the application and election process. Alternatively, if the Assembly Executive Committee votes to abstain from any aspect of the application and election process, the Association manager shall arrange for such aspect of the election process to be performed by an alternate entity, including but not limited to the Association's accounting firm, the Association's law firm, Association management employees, or other such entity. Every qualified member submitting an application will stand for election. Applicants shall submit information and documentation and shall participate in candidate forums as established by the Assembly Executive Committee or Association manager. Only members of the Corporation in good standing with the Association may qualify as a candidate.

3. At least thirty-five (35) days prior to the election of Directors, the Executive Committee or the Association manager shall notify the Secretary of the names of the eligible candidates for election to the Board of Directors. The Secretary shall thereupon follow the notice procedures prescribed in Section 3 of Article IV, herein.

4. All elections to the Board of Directors shall be made on written ballots which shall (a) describe the vacancies to be filled and (b) set forth the names of those provided by the Assembly Executive Committee or the Association manager. Such ballots shall be prepared and distributed by the Secretary to the members along with the notice prescribed by Section 3 of Article IV herein via one of the methods set forth in Section 6 of Article III herein.

Dated May ____, 2026

The Meadows Community Association, Inc.

By Chris Perone, as its President.

Attest: Michelle Johnston as its Secretary

There are 9 total Board members. The number of Board members who voted in favor of this Resolution is _____. The number of Board members who voted against this Resolution is _____. The vote of each Director is reflected in the minutes of the meeting at which this Resolution was adopted.

STANDARDS COMMITTEE
Tuesday, May 5, 2026

Roll Call: The regular meeting of the Standards Committee was held on Tuesday, May 5, 2026. The call to order was at 3:08 p.m. at The Meadows Community Lifestyle & Wellness Facility by Tom Bondur, Standards Chair.

Present: Committee Members: Paul Easley, Adele Roth, Jo Evans, Geoffrey Bridges, and Brett Norton, MCA Support Specialist.

Excused: Paul Soentgen, Jennifer Lynn, and Brent Scrimshaw

Approval of minutes: Mr. Bondur asked if the members had reviewed the April meeting minutes. Mr. Bridges made a motion to approve the minutes of April 7, 2026, as written. Mr. Easley seconded the motion. The motion passed unanimously.

Open to Residents: None present.

Chair Comments: Mr. Bondur welcomed everyone. The April stats were as follows: Complied with 16, Post cards sent 5, ARC's 23, total to date was 109, last year at this time 160. We are seeing pickup of Architectural Reviews for May.

Staff Comments: Mr. Norton presented the list of violations. Ms. Truman reminded the zone members to report back on the yellow highlighted violations in the next zone report.

Member Comments: Ms. Roth let us know who the new president of Stratfield Park is. General conversation on drought, architectural reviews, and overall appearance of houses.

Next scheduled meeting, **Tuesday June 2, 2026.**

Respectfully Submitted,

Sandy Truman
MCA Senior Operations Specialist

Tom Bondur, Chairman

MEADOWS COMMUNITY ACTIVITIES

Clubs Committee Meeting

MEETING MINUTES

Date	May 7, 2026
Organization	Meadows Community Activities (MCA)
Presiding Officer	Dalya Aponte-Sotomayor, Lifestyle Director
Next Meeting	June 4, 2026 at 10:00 AM (Meetings paused July & August)

1. APPROVAL OF PREVIOUS MINUTES

The minutes from the April 2, 2026 meeting were read and approved.

2. INTRODUCTIONS

Luisa Varva introduced the following individuals to the committee:

- Laura Spears — New Board Member
- Dalya Aponte-Sotomayor — New Lifestyle Coordinator

3. ATTENDEES

- Barb Thornquist
- Sandy Maves
- Kerrienne McMurdo
- Liz Barnett
- Agnes Rutushni
- Luisa Varva, Lifestyle Director
- Dalya Aponte-Sotomayor, Lifestyle Coordinator
- Laura Spears, Board Member

4. NEW BUSINESS

4.1 Club Contracts & Sign-In Sheets

- All clubs are required to have their contracts signed.
- Clubs must maintain sign-in sheets at each meeting going forward.

4.2 Monday Quilters Club — Locked Doors

- It was reported that the Monday Quilters Club has encountered locked doors on Mondays.
- Luisa Varva will ensure the meeting rooms are unlocked for the club's scheduled meetings.

4.3 New Marketing Director / MeadoWord Newsletter

- A new marketing director has been hired and will be responsible for editing the MeadoWord newsletter.
- The MCA clubs website, which has not been updated since 2023, will be updated by the new marketing director.

4.4 Guest Policy

- Activities are generally intended for MCA residents; however, guests are welcome to attend.

4.5 Boosting Club Membership

- Liz Barnett suggested encouraging club members to attend condo board meetings, subject to board approval.
- Liz Barnett also suggested club representatives attend the Presidents Council meeting to help boost club visibility and membership.
- Joni Cohen provided her direct contact information for any future inquiries regarding the Shalom Club, noting that the club will not meet again until late October but that she continues to stay connected with new residents.
- Joni Cohen suggested that MCA consider hosting a New Resident Social in late fall, noting that such an event would have been helpful when she and her family were new to The Meadows.
- Joni Cohen offered to assist with planning or supporting a future New Resident Social.

5. OLD BUSINESS

5.1 Spanish Club

- Dalya Aponte-Sotomayor will follow up on the status of the Spanish Club.

5.2 Garden Club Leadership

- The current Garden Club leader has stepped down.
- The committee is actively seeking a new leader for the Garden Club.

5.3 Fall Clubs Fair / Meet & Greet Event

- A fall event is planned to showcase all clubs, featuring sign-up tables where clubs can present information and meet prospective members.

5.4 Meeting Room Reservations

- To reserve meeting rooms, contact Dalya directly.

6. ACTION ITEMS

Action	Responsible	Status
Ensure Monday meeting rooms are unlocked for Quilters Club	Luisa Varva	Pending
Follow up on status of Spanish Club	Dalya Aponte-Sotomayor	Pending
Recruit new Garden Club leader	Committee	Open
Update MCA clubs website	New Marketing Director	In Progress
Plan fall clubs fair / meet & greet event	Committee	Pending
Ensure all club contracts are signed and sign-in sheets in use	All Club Leaders	Pending

7. NEXT MEETING

The next meeting is scheduled for June 4, 2026 at 10:00 AM.

Note: Meetings will be paused for the months of July and August.

Minutes recorded by: _____ Date: _____

Approved by: _____ Date: _____

MCA MAINTENANCE COMMITTEE MEETING MINUTES

May 13, 2026

Roll Call: The regular monthly meeting of the Maintenance Committee was held on Wednesday, May 13, 2026.

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

MEMBERS PRESENT: Jo Evans, Chair, Dorothy Anderson, Tom Bondur

EXCUSED: Bob Clark, Mike Venz, Martina Venz, Roz Pezze and Geoffrey Bridges.

CHAIR COMMENTS: Ms. Evans welcomed the committee.

REVIEW/APPROVE MINUTES: Mr. Bondur moved to approve April 8, 2026, minutes. Ms. Anderson seconded the motion, and it passed unanimously.

ANNOUNCEMENTS: The next meeting will be on June 10, 2026.

STAFF REPORT:

Subject: Significant work performed for April 2026 to date

The MCA maintenance reset timers to fountains and irrigation clocks due to watering restrictions by the county. Al is working on and training Tremon on irrigation nodes, rotors and spray heads on Highlands Oaks Cir, Glebe Farm North and Downham Meadow near Honore Avenue. The replacing of 2-inch 90-degree irrigation split at the pump near 17th Street. Replacement of broken old split rail by Highlands Bridge Road entrance with new style fencing. Mulching of entryway, pool and pickleball courts at Tennis area. Repair of Kubota tractor and changed out trailer light plugged on the Tundra. Annuals were planted but did not do well at Hadfield and Richwood Link. Moving furniture, office, and etc. from the club building to prepare for demolition. Continual watering of new trees. Drought still an issue with many of our lakes and aquatic plantings.

- TruScapes mowing schedule averaged a 15-day mowing cycle. 3-member crew.
- TruScapes has applied fertilizer, disease control and insect control to turf.
- Quarterly inspections for April included Bridges, Fences and golf cart entrances.

Zone 1: Dorothy Anderson-Ms. Anderson noted that the zone looked good and not any issues to report this month.

Zone 2: Bob Clark –Mr. Clark had not report.

Zone 3: Mike Venz- Mr. Venz reported areas look much fresher after the rain. The infrastructure is good. The lakes seem to be in good shape and general appearance is very good.

Zone 4&6: Tom Bondur -Mr. Bondur report shows all road, curbs, sewers, signs, light poles, paths, utility boxes are in good repair. All Zone 4 & 6 common areas show signs of recent mowing and edging. Pond levels normal and relatively free of debris/algae; littoral shelves, ditches, culverts are clear and in good repair. No ground litter other than organic debris anywhere in Zone #4 & 6. Trash and animal waste bins contain minimal debris.

Zone 5: Martina Venz- Ms. Venz stated the infrastructure to be good. Palms are chlorios-need palm fertilizer. Shelling is needed at bridges and along Butterfly Lake. Some small trees/down due to winds, nothing impeding or needing removed (see photos). The lakes/ponds look fuller. The general appearance is good. Debris around tree area is accumulating. All pictures are taken in same area except palms. Pictures of area along Longmeadow-walking e/b- area just e/o drainage ditch-then bridge that takes one toward lake. There is a bench sitting back from lake. Debris at tree base is far east side.

Zone 7: Roz Pezze- Ms. Pezze observed broken walkway in area B. Somerset walkway ½ of one-way sign backing is broken off. Some debris in culvert before turtle bridge should be cleared before rainy season. Culver between ditch and pond past turtle bride may be clogged. Ball in pond by Village Center. Fendell walkway debris from trees along ditch C-A. Light trash Taywood medians and area F by village center. Broken post by Village center fence.

Zone 9: Fitness Trail & North Lakes-no report

Zone 8 & 10: Geoffrey Bridges- Mr. Bridges had no report.

NEW BUSINESS: No new business.

OLD BUSINESS: No old business.

COMMITTEE COMMENTS:

The meeting adjourned by consensus at 3:10p.m.
Respectfully submitted,

Sandy Truman
Senior Operations Specialist

Jo Evans, Co-Chair
Maintenance Committee

Safety Committee Minutes
Monday, May 4, 2026

Attendees: Frances Rippondi (General Manager), Rick Gorman (Safety), Deputy Duff (SRQ Sheriff) Charlie Mericle, Joe Miller, John & Toni Gartner, Eleanor White, Bob Clark, Sheila Mason, Brett Norton (Support Specialist), Sandy Truman (Senior Operations Specialist) Excused: and Michelle Johnston (Board Liaison), and Fran Vitiello

Approval of April 6, 2026, Minutes: Ms. White made a motion to approve the minutes of April 6, 2026, as written. Mr. Mericle seconded the motion. Th motion passed unanimously.

Chair Comments: Excused.

Safety Report:

Subj: **Significant Incident Report for April 2026**

As of the above date, in the month of April 2026 there were **(11) incident free days - (1) Less than March 2026. There were (35) reported incidents - (8) More than March 2026. There were (79) citations issued - (28) Less than March 2026.**

Sarasota Sheriff Report: Deputy Duff reported a cryptocurrency scam where resident lost \$6000. Incident near Ganges in Shopping Village where bystanders were trying to make another person not get behind the wheel to drive. SCSO responded. A report of scam where mother passed away and money was being taken out of the account. SCSO rescued an injured woodpecker and removed an alligator that was residing in the garage.

Old Business: Radar signs. Signs being moved to address Highlands Bridge speeding complaint. Ms. Rippondi said by May 15th they would be moved. E-bike signs were addressed.

New Business: Mr. Mericle approached the subject of so many scams calls a day. Ms. Gartner suggested a Scam-A- Month in the Meadoword.

Open to the Residents: none

Adjourned: Ms. White moved to adjourn. Second by Mr. Mericle.

Next meeting: June 1, 2026 at 2:00 in the Lifestyles Building



Emergency Preparedness Committee Meeting Minutes

Date: May 12, 2026

Time: 10:00 AM

The Emergency Preparedness Committee Meeting was called to order by Alex Peake at 10:00 AM.

Alex Peake welcomed attendees to the committee and discussed improvements made throughout the 2025 season. He reviewed the use of GMRS radios and committee communications, informing members that the MCA Emergency Preparedness Committee will utilize Channel 17 for communications. Alex also advised that he anticipates conducting two emergency preparedness drills in the coming months and reviewed the committee's Standard Operating Procedures (attached).

Bob Clark informed attendees of two upcoming presentations being hosted at the MCA:

- May 13, 2026 – *Understanding Flood Risks in Sarasota County*
- June 9, 2026 – *Sarasota County Emergency Management Hurricane Preparedness*

Alex Peake then had all committee members introduce themselves and identify their assigned Zones. He noted that future meetings will have tables arranged by Zone assignments to encourage coordination among team members.

Sandy Truman explained her role during storm events and advised that the Emergency Preparedness Committee may contact her for assistance with clearing roadways following a storm.

Alex Peake discussed Net Control operations and plans for setting up the Starlink system and generator at the Meadows Building following a storm event.

Alex Peake stated that his goal prior to the next committee meeting is to have as many members as possible obtain their GMRS radio licenses so they may participate in upcoming drills. He reminded members that during a true natural disaster, the FCC is unlikely to actively enforce licensing requirements. Alex also advised that the MCA will reimburse members for the cost of obtaining their GMRS licenses.

There being no further business, the meeting was adjourned at 10:42AM.

Respectfully submitted,

Brett Norton

Brett Norton

MCA Community Support Specialist

MCA WATER & WILDLIFE COMMITTEE (WWC) MEETING

May 8th, 2026

9:00-10:30am

⋮
MCA Lifestyle Building
2004 Longmeadow

MINUTES

- Committee membership (13) ✓ = Present; X = Absent
 - Barb Kirkpatrick, Chair ✓
 - Frances Rippondi, MCA General Manager ✓
 - MCA Board Liaison
 - Melanie Babineau X
 - Dick Bragaw ✓
 - Bob Clark ✓
 - Jean Dubi X
 - Doug Funk X
 - Sandy Gilbert ✓
 - Marianne Magno ✓
 - Jen Rudolph X
 - Marilyn Schmal ✓
 - Sue Siler ✓
 - Tom Thompson ✓
 - Gil Wilson, Sunwest Waterway Management ✓
 - Bob Hueter, Ex-officio X

- General pond condition
 - Water levels are LOW- it's really dry everywhere. Gil reported that a lot of nuisance weeds are appearing in ponds- pretty typical for springtime. He added that plants help with pond health during drought- dirt/sand banks do not.
 - Chatsworth Green had a fish kill (G20), most likely caused by low oxygen levels in the water due to stratification. Fish were primarily tilapia which are nuisance species. Dick will draft an info sheet for the Chatsworth Green community.

- Benderson Mitigation actions – nothing to discuss

- NMZ buffers & plantings
 - NMZs update – appears to be less of an issue to residents
 - Sandy reported increased funding from the Barancik Foundation for pond plants. The total support from the foundation is now \$1.2M and the increased support will allow for a 41% increase in community reach.

- LakeWatch
 - LakeWatch monthly sampling samples taken today.
 - Gil reported that he still cannot get Sechi disc data as pond water levels are too low to get his boat in/out.

- Alligator & other wildlife update
 - Gators, turtles, fish
 - Gator tagging project- Barb sent revised proposal to MCA President for his signature. Project is still pending permit approval from Fish and Wildlife.
 - Birds- Bard owl pair seen at H12.
 - Communities should be discouraged from bird feeders in yards. They attract rats and Florida ecosystem provides sufficient food for birds.

- Outreach – nothing planned until the Fall

- Other business - none

- Scheduling of next meeting: June 12th, 2026 at 9am.