

**Community Survey of The Meadows  
Conducted in June, 2016  
Final Report  
6/30/16**

**Submitted by the MCA Long Range Planning Committee**

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## I Executive Summary

A Constant Contact Survey of the residents of The Meadows was emailed to 1,765 addresses in the MCA data base on June 15, 2016. Assuming one email per household, this would represent a 52% sample of 3,359 housing units identified within The Meadows in the 2010 US Census. The MCA received 516 responses for a response rate of 29% of those surveyed. This is an excellent response and more than we expected.

The mix of respondents was 52% full time residents and 48% seasonal. Most of the seasonal residents indicated that they were here for a least three months. Most of the respondents indicated they lived in either a single family unit or a villa/ duplex while only 15% reported that they lived in condos. Based upon the number of units in each category, 28% of the residents of single family units responded, 23% of villa/duplex units and only 7% of condos.

Respondents reported that 26% were club members. This compares with a club estimate that 17% of Meadows residents are members. The difference can be explained by the higher response rate from single family and villa units where club membership is higher.

The median age of respondents is slightly over consistent with the median age reported in 2010 US Census data for The Meadows.

The good news from the survey is that resident overall satisfaction is very high at 8.4 on a scale of 1 for dissatisfied and 10 for completely satisfied. Similar satisfaction was reported for appearance, paths and trails, security and maintenance. Satisfaction with activities was somewhat lower in the 6.4-6.6 range, but that could be because a lot of people simply don't participate in activities.

Among the issues considered important to respondents, appearance of grounds and open spaces were very important with a rating of 9.2 on a scale of 1 for least important and 10 for vitally important. A close second was appearance of lakes and ponds with a rating of 8.8. Aging housing and new real estate development were least important with ratings of 7.0 and 6.8 respectively. Perhaps more importantly, over a third of respondents rated them neutral or lower.

There were a total of 577 comments from the respondents. Of that total, 287 made one comment, 185 made a second comment and 105 made a third comment. That means that at least 58% of respondents had a least one comment while many had one or two additional comments.

Comments were grouped into 12 categories: future of the country club, traffic control, appearance, shopping center, activities, aging housing, governance, Honore, new real estate development, security, landscaping and maintenance.

As expected, there were lots of comments expressing concerns about on the future of the country club, traffic control (including Honore), control of appearance and the condition of the shopping center. There were also many suggestions for new activities and some thoughts on governance, those mostly about communications and pickup trucks. There were fewer comments on aging housing and new real estate development. Included in the latter were a number of negative reactions to the Benderson projects. Residents are very satisfied with

appearance; landscaping; sidewalk, street and trail maintenance; and had relatively few comments to make on those subjects.

The most frequent topical comments in descending order were:

1. Find a way to improve the appearance of the shopping village (43).
2. Reduce non-resident cut through traffic on Longmeadow through traffic control or gating, the number (41)
3. The club is too expensive and should offer lower cost options to the community (37).
4. The club is vital to the community, it has to be saved, and should be supported financially (35).
5. Continue maintaining the overall appearance of The Meadows (29).
6. Provide more activities (27).
7. No more real estate development (20).
8. Don't let Honore become a four lane highway (19).

Overall, the survey was a good sample of the views of the residents of The Meadows that will provide an excellent basis for us to proceed with the strategic planning process.

MCA Long Range Planning Committee  
6/30/16

## II Constant Contact Survey Results

**Survey Name:** Meadows Community Association (MCA) Survey

**Response Status:** Partial & Complete

### 1. Which of the following describes you?

	# Responses	% Response
Full-year resident	267	51.7%
Seasonal resident 1-3 months	60	11.6%
Seasonal resident 4-6 months	133	25.7%
Seasonal resident 7-9 months	49	9.4%
Seasonal resident >10 months	7	1.3%
<b>Total</b>	<b>516</b>	<b>100%</b>

### 2. Which of the following describes you? (Mark all that apply)

	# Responses	% Response
Single-family owner	213	41.1%
Villa/duplex owner	240	46.3%
Multi-unit owner	77	14.8%

### 3. In which of the following groups do you belong?

	# Responses	% Response
Under 60 years old	55	10.6%
60-70	201	38.8%
70-80	191	36.9%
Over 80	76	14.7%
<b>Total</b>	<b>517</b>	<b>100%</b>

### 4. What is your affiliation with The Meadows Country Club?

	# Responses	% Response
I am a current member	143	25.6%
I am a former member	58	10.3%
I am a nonmember and am interested in joining	24	4.3%
I am a nonmember and am not interested in joining	81	14.5%
I am a nonmember	211	37.8%
No Responses	41	7.3%
<b>Total</b>	<b>558</b>	<b>100%</b>

### 5. How Many years have you been a Meadows owner?

517 Response(s) = 12.5 years on average

### 6. Do you expect to be a Meadows resident for five or more years?

	# Responses	% Response
Yes	363	65.0%
No	11	1.9%
Undecided	31	5.5%
I have already been a Meadows resident for more than five years	113	20.2%
No Responses	40	7.1%
<b>Total</b>	<b>558</b>	<b>100%</b>

### 7. On a scale of 1 to 10, with 1 being least and 10 greatest, rate the following items

#### Count of respondents selecting the option

	1	2	3	4	5	6	7	8	9	10	Average Rating
Satisfaction with The Meadows overall	0	1	0	6	23	21	45	125	140	134	8.4
Enjoyment and/or satisfaction with The Meadows appearance	0	2	2	9	16	15	43	87	136	185	8.7
Enjoyment and/or satisfaction with activities offered through the MCA (mah jong, crafts, bridge, etc.)	5	5	5	20	223	22	34	47	63	71	6.6
Enjoyment and/or satisfaction with special activities (holiday parties, Meadows U, etc.)	3	5	7	14	248	23	28	43	62	62	6.4
Enjoyment and/or satisfaction with walking/biking paths and trails	1	3	3	7	36	9	30	80	127	199	8.6
Satisfaction with security in The Meadows	4	4	5	9	46	20	53	91	120	143	8.1
Satisfaction with sidewalk, street, and trail maintenance	3	5	8	13	22	18	42	87	140	157	8.3

### 8. On a scale of 1-10, with 1 being least important and 10 vitally important, how important are the following to you as a resident of The Meadows?

#### Top #: Count of Respondents Selections the Option

#### Bottom #: Percentage of the total respondents selecting the option

	1	2	3	4	5	6	7	8	9	10	Average Rating
Ageing houses	19 4%	7 1%	4 1%	11 2%	128 ###	45 9%	53 11%	71 14%	66 13%	93 19%	7.0
Condition of The Meadows Shopping Center	5 1%	8 2%	9 2%	11 2%	45 9%	25 5%	41 8%	77 15%	86 17%	190 38%	8.1
Future of The Meadows Country Club	28 6%	8 2%	5 1%	4 1%	92 ###	21 4%	22 4%	45 9%	67 13%	205 41%	7.7
New real estate development in The Meadows	41 8%	15 3%	17 3%	14 3%	112 ###	19 4%	38 8%	55 11%	59 12%	127 26%	6.8
Buying land surrounding The Meadows to control development	20 4%	8 2%	6 1%	5 1%	87 ###	27 5%	45 9%	63 13%	84 17%	152 31%	7.6
Traffic control	10 2%	5 1%	10 2%	7 1%	58 ###	28 6%	34 7%	52 10%	83 17%	210 42%	8.1
Appearance and level of lakes and ponds	1 0%	1 0%	0 0%	1 0%	25 5%	15 3%	36 7%	81 16%	103 21%	234 47%	8.8
Appearance of grounds and open space	0 0%	0 0%	0 0%	2 0%	9 2%	10 2%	26 5%	61 12%	117 24%	272 55%	9.2

### III Comments

**COMMENT 1 (most important)—299 Responses**

**COMMENT 2—183 Responses**

**COMMENT 3—110 Responses**

<b>SUMMARY OF COMMENTS BY CATEGORY</b>							
	<b>Comment 1</b>	<b>Comment 2</b>	<b>Comment 3</b>	<b>TOTALS</b>	<b>% of Total Comments</b>	<b>Importance</b>	<b>Satisfaction</b>
FUTURE OF THE COUNTRY CLUB	57	35	16	108	19%	7.7	
TRAFFIC CONTROL	44	14	9	67	12%	8.1	
APPEARANCE	38	15	8	61	11%	9.0	8.7
CONDITION OF THE MEADOWS SHOPPING CENTER	23	29	7	59	10%	8.1	
ACTIVITIES	19	24	17	60	10%		6.5
AGING HOUSING	19	4	7	30	5%	7.0	
GOVERNANCE	18	15	14	47	8%		
HONORE	18	12	4	34	6%		
NEW REAL ESTATE DEVELOPMENT	16	11	10	37	6%	7.2	
SECURITY	13	8	6	27	5%		8.1
LANDSCAPING	12	12	1	25	4%		
SIDEWALK, STREET AND TRAIL MAINTENANCE	10	6	6	22	4%		8.3
TOTAL COMMENTING	287	185	105	577	100%		
% RESPONDING TO SURVEY THAT MADE COMMENTS	58%						
TOTAL SURVEY RESPONSES	495						

**COMMENT 1—Most Important****FUTURE OF THE COUNTRY CLUB (57)**

1.	No membership fee to country club if you do not use it. Control development and traffic. Wooded areas/green space must be preserved.
2.	Since many of us are retired on a limited incomelike to see more emphasis on a "health club" which offers a membership to such a club without further general "country club" requirements.
3.	Stop treating the MCC as the most and only important entity in the community.
4.	Those of us who choose not to belong pay our share of expenses and should be treated with the same respect as members.
5.	Have a percentage of the annual MCA fee go toward the MCC upkeep. For all the arguments previously stated over the years.
6.	Need to ensure the Country Club remains vital and vibrant. Critical to the attractiveness of The Meadows overall....
7.	We are still amazed at how few Meadows residents care about the Country Club! We need to have a viable club if we want to encourage new members into the community.
8.	Support the vitality of The Meadows Country Club.
9.	Be supportive to The Meadows Country Club.
10.	10. Residents of MCA need to become members of the country club. A low cost social membership is necessary to ensure the viability of the club, which benefits are residents. A club failure would be detrimental to all of MCA. In my view, this is critical.
11.	Maintaining good communications between MCC and MCA especially development and traffic
12.	Consideration should be given to permit non-members to dine at the Country Club, as do other golf communities in the area.
13.	If must develop, use a good developer, not the level of the one who is redeveloping the Forest Lakes golf club..looks terrible, cheap, insubstantial townhouses. Would reduce the value of all our homes.
14.	Continue to attract new members (preferably full time) in the community; those who want to contribute to the lifestyle
15.	Help the Country club to survive.
16.	Support The Meadows Country Club.
17.	Would like to see major improvement in dining, menus, and modernized dining facilities.
18.	New club mgmt is not doing as good a job with golf course trees. I am in 2nd yr of no palm trim and low oak twigs not multi branches. It seriously restricts my upper level condo view!
19.	MCA should purchase the Country Club.
20.	Keeping Meadows Country Club solvent even if it requires MCA to specially levy a tax on all properties which front on to Meadows golf courses and handing amount collected less costs of billing and collection on to Meadows Country Club.

21.	Meadows Club membership plans for seasonal residents
22.	An excellent golf facility with country club lush fairways and greens
23.	I beleve ALL property owners should have some form of membership with the Country Club.
24.	I'd like to be a social member of the MCC if it were not so expensive. The country club is vitally important to this community.
25.	Coordination between MCA members, MCA, and The Meadows to ensure that there is a healthy, proactive community. It would be beneficial if The Meadows CC could recognize that there is a built-in membership opportunity surrounding the club if they would treat the club as a community rather than an exclusivity (in name only, not quality of service).
26.	Access to golf paths late evening.
27.	MCA should consider making support of MCC mandatory for all residents of The Meadows.
28.	Every unit owner should have available to them the fitness center without having to be a CLUB MEMBER .....
29.	The success of The Meadows Country Club is very important to the overall health of the community. I don't feel that the current course TMCC is on best serves the whole community. I think there are additional ways TMCC could add to participation and revenues by expanding the scope of membership opportunities.
30.	Please do not yield to pressure to build high rise bldg., or additional dwellings.
31.	Grounds and trash dumpster by main club house on east side of road. Looks like a dump.
32.	Meadows residents need to get more encouraged to join.
33.	Opportunitie to be able to have dinner I the dinning room at the country club
34.	Support the Country Club
35.	More reasonable membership golf/gym/ pool costs for residents.
36.	The Club in our opinion is a joke,we will not rejoin
37.	Would like to see an up-to-date fitness facility on the grounds.
38.	We think the MCA should buy TMCC for \$1.00. Management of it could remain with Billy Casper if they do a good job. Then the MCA can make all residents members & charge them a nominal social fee. We see this as a feasible option to save the club.
39.	The MCC supports our property values and is an important part of Meadows ownership. It is unfortunate The Meadows community does not support the MCC more.
40.	Ensure the continuance of the club in The Meadows either as private or semi-private, and look for ways to reintegrate the club and the community. The club's activities used to be the center of life in The Meadows.
41.	Require all dwelling units to have at least a minimal membership in The Meadows Country Club OR increase MCA dues with the entirety of the increase going to the Country Club to maintain this gorgeous property and our property values.
42.	Fitness center and pool for MCA, not just country club

43.	There should be better dining on a daily basis upstairs. We had this many years ago. It kept members "at home" for better dining
44.	Every resident of the meadows should contribute to the meadows country club to keep it and all courses viable and in top shape. Residents benefit from living in our golf course community and should all pay in some way for it's upkeep.
45.	The club continues operating, especially because golf course could go overgrown is it is not.
46.	MCC is financially stressed -- and could go under without new revenues. I strongly believe that all Meadows residents have a vested interest in MCC's continued existence. Hence, all residents should contribute to the maintenance of the property and its golf courses. I recommend that it be part of our MCA dues.
47.	The golf courses seem to be detraining with very old tree trimmings littering the Highlands golfXcourse in several locations on the course.
48.	RESIDENTS SHOULD BE ABLE TO DINE AT THE CLUB DINNING ROOM WITHOUT BEING MEMBERS. THE MEMBERSHIP IS NOT ENOUGH TO SUPPORT THE PLACE AS IS. THERE ARE PEOPLE WHO DO NOT GOLF OR PLAY TENNIS, BUT STILL DINE OUT.
49.	I think you pretty well covered it all. Just keep up The Meadows looking and operating well. The food at the Club needs improvement. As does the service. You also need to have ice cream in the Grill.
50.	Why do we still have a Country Club? It's so 20th Century...who plays golf anymore in the under 50s?
51.	Survival of The Meadows Country Club is very important. If it goes under, the Community will have a mess on its hands.
52.	I think The Meadows country club should offer better rates for seasonal membership. It is higher that most places and now 2 of the courses are offered to the public. With all the beautiful courses that have opened in the past years I golf elsewhere now as it is much cheaper than having a seasonal membership at The Meadows.
53.	The day of private clubs are gone unless you're willing to pay the price yourself. You can't depend on others to subsidize privatization. Open all courses to public, take a look at University Park GC. The Highlands and Groves are very successful . The Meadows facilities are in a state of needed repairs. Rosedale is much nicer and its public.
54.	I have lived in The Meadows for s relatively short time, and think I understand what this place is about. I think I understand why the country club wants to separate itself from the rest of the community--to go back in time when Country Clubs meant something different, a sense of entitlement if you will. But no one wants to pay big bucks for that Keep drifters out
55.	I would like to see an affordable fee for residents to join the Country Club, especially in the social membership category
<b>TRAFFIC CONTROL (44)</b>	
1.	The cut thru traffic. When I first discovered The Meadows, my husband and I loved it for so many reasons that still exist, however, the traffic and speeding has been a major concern to us.
2.	I am extremely concerned about the traffic by non-residents on Longmeadow (number of cars and trucks, and the speed/disregard for traffic signs) since the building of UTC. Many use Longmeadow as a short cut through to 17th. We would be in favour of gating the 2 entrances unless another way to limit the traffic to residents and guests can be found.
3.	There should be better lighting of the interior roads within The Meadows, especially at the intersections. Reflectors and/or light-reflecting paint on the asphalt would be a low budget way to help drivers see the roadways and turn-offs.
4.	Begin the discussion to restrict access to long meadow except yo residents
5.	Deal with the cut through traffic on Long Meadow. Put badge swipe or guard station. Or have a intercom for visitors with a lift gate and swipe for residents. Way too much cut through traffic that is a danger to walkers and bikers.

6.	Traffic conditions are getting worse. People drive through stop signs and speed like crazy. I think a single gate on 17th street would help a lot. The Meadows would still be open at all other places but the cut through traffic would stop. I also think the police should issue tickets including to residents who speed and fail to stop.
7.	We need to speak up and attend county meetings regarding roads and other development affecting The Meadows and areas around The Meadows.
8.	Speeding control.
9.	Traffic use of Honore is high. Noise from I-75 is a major problem especially early mornings.
10.	A left turn lane on Honore on to Long Meadow would help the flow of traffic at the light.
11.	No extra traffic lanes running thru the meadows
12.	Concerned with traffic on Honore&Longmeadow re UTC, need private signage. I feel The Meadows is in need of upgrading generally, shopping center is an eyesore.The sidewalks/trees/curbing all need attention. On trails & sidewalks see many broken and unsafe pieces of pavement and slabs. Meadows is expensive to live in, lets make it look like it is.
13.	Please do not install any more traffic bumps on Longmeadow; every time I'll return to The Meadows there seems to be a new bump!
14.	Explore possibility of becoming a gated community.
15.	Traffic control and safety. We should be gated or have cameras. Neighborhood watch programs.
16.	Traffic contrl
17.	Security needs stepping up to deal with crime in and around The Meadows. This includes a better system of traffic control on private roads.
18.	Make The Meadows a gated community.
19.	More flexibility in decorating/painting exterior of house. Limit unauthorized thru traffic. Speeding.
20.	Increased traffic will eventually ruin the peaceful tranquility of the community and discourage wildlife from inhabiting our Meadows. The major attractions to The Meadows are location, spaciousness, birds, ability to walk & bike without traffic, and overall beauty of the community.
21.	Traffic control through The Meadows
22.	Traffic control
23.	Limiting thru traffic and controlling growth
24.	Do away with Road Bumps
25.	Get rid of the no right turn on red at 17th and Longmeadow. It is totally useless. The MCA is responsible for this annoying and seldom obeyed no right turn sign. Len Smalley was responsible for the sign. Not the county!! Len's main reason for this action was to reduce cut thru traffic. It doesn't work-get rid of it.
26.	Somehow restrict Longmeadow to residents and visitors instead of a pass thru from 17th Street to Honore.

27.	Control of speeding and drivers ignoring stop sign sto many people speeding.
28.	Control the cut thru traffic -- it is NOT being done!
29.	It would be nice to be able to control the non Meadows traffic from taking "short cuts" through our community.
30.	I would like to see gates installed. I recognize it would be expensive but I believe it would add value. It would certainly reduce commercial traffic on Longmeadow. Residents expecting guests would be responsible for distributing codes to those guests (as would the country club).
31.	Although probably impractical, it would be nice to have gated entrances.
32.	I believe The Meadows should be made into a gated community. The cut thru traffic needs to be addressed if we had gates at both ends of Longmeadow this would control traffic, other entrances need not be address as cut thru traffic would not use these entrances.
33.	As a full time resident, I am concerned about the speed of the cars on my street. My street has several curves, and drivers do not observe the speed limits. With walks on one side, as a dog owner I must cross to walk on the walks. I would like to see a sm speed table on S. Glebe Farm rd. about 800 ft. from Longmeadow. Or a slow curve sign..
34.	More speed bumps to curtail cars taking a short cut from 17th to Honore.
35.	Gate Longmeadow! Lose the speed-bumps.
36.	It's important that The Meadows does not become commercialized with the traffic and changes being made due to the construction of the UTC.
37.	Slow down speeders on Glebe Farm Road South!
38.	For the safety of the residents and there guests—gate the community! The three entrances are already set up for a gate, and we have 24-hour security that could man a guard shack.
39.	We need to stop pitting neighbor against neighbor over this imagined speeding problem. We compromise the appearance and comfort of The Meadows with innumerable speed bumps, stop signs and speed monitoring mechanisms. This "problem" does not exist, and we are only creating bad feelings and poor publicity by harping on it so extensively.
40.	Control of traffic and roads
41.	Maintain low traffic level & speed on Honore/transition to multimodal corridor.
42.	Through traffic compromises security and affects the daily life of residents negatively.
43.	Control outside traffic from using Longmeadow as easy access to 75. I have seen trucks enter on 17 and go directly through to Honore and turn right on Univ Pkway to get to 75 or Lakewood Ranch .Many cars never stop at stop signs.....go right through without consideration to walkers and bikers.
44.	NO more speed tables or other obstacles to free flow of traffic.

### APPEARANCE (38)

1.	Too many signs that destroy The Meadows appearance, as you drivefrom 17th Street to Honore, on Longmeadow. I'm curious. Which MCA or MCC member has a monopoly with the sign company? Last count you lined the areas with close to 100 signs. Come on, arethey ALL needed?
2.	The MCA being in control of the asthetics of the community.

3.	Keep up the appearance of The Meadows as a whole by updating the lighting/fixtures on the streets. They are outdated, very dim, sometimes covered by trees/brush and not very welcoming when driving in The Meadows at night. Perhaps money could be saved by using more modern lights.
4.	Maintain appearance. When water level is low the ponds don't look as nice. I don't know if anything can be done.
5.	I don't understand why a house on Waterbridge Down that has been abandoned for over 30 years isn't a priority to have owners(bank) clean this place up and take off the blue plastic on the overall roof. I know this does not pass county code, and is a nightmare to the neighbors.
6.	There are many private homes that show neglect. Landscaping is also neglected with these properties.
7.	Maintain The Meadows look. It's why we moved here.
8.	Homes being maintained. Yards and structures.
9.	Encourage/perhaps even incentivize improvements/re-development of existing aged, single family inventory.
10.	Reviews of infractions seem very arbitrary. There are many front yards that have huge areas of grass missing--perhaps 1/3-1/2 of the yard--for months or years, and yards which have small patches of brown that have been taken to task. When y'all seem picky or unfair, you're not taken seriously. You have a hard job to do. Please do it fairly.
11.	Openness of grounds . Grounds well maintained. Variety of developments.
12.	Take care of the existing ponds. They are let drain down to near empty. It is a large negative to both the community and the Country Club.
13.	Retain good appearance of public spaces
14.	The general appearance of The Meadows must be maintained at all times. With new areas being built our property must keep up its outstanding look in order to compete with the newer product coming on the market.
15.	Maintain Grounds
16.	Appearance , cleanliness, Thru traffic control.
17.	Maintain upkeep and appearance of property including the country club and tennis facility. I do belong to the country club, made an error on that question earlier in survey.
18.	Some of the older homes have mold/mildew on home and roof. Unsightly. This a.m. as I was walking on Heatherwood LN I noticed a swing hanging from a tree in front yard and it is falling apart. Unsightly.
19.	The Meadows looks as nice as the day I bought my first condo 29 years ago.
20.	Regarding resident's landscaping: attention paid primarily to what resident can /cannot plant. But no involvement by "The Meadows" when neighbor has no landscaping and a yard devoid of grass! Has strong impact on our property values. We are new residents and would appreciate hearing or seeing this issue addressed!
21.	Greatest concern is the dead grass in front of the yards in many homes in Stratfield Park, to such an extent that it makes it difficult to sell homes in the area.
22.	The pond on Glebe Farm S is not cared for at all. The one around Woodmans Chart. It is dirty, has garbage in it and the landscaping is never tended to
23.	High maintenance of buildings and surroundings

24.	Continue keeping the MC a beautiful place to live!
25.	To continue to improve appearance of The Meadows.
26.	Continued maintenance of grounds and landscaping, good appearance of buildings and private homes, continued vigilance of safety (thefts, break ins, etc).
27.	Lakes and open space, trails, trees, shade. Tranquility and lack of traffic congestion. I like it just the way it is.
28.	Clean the all of the side walks and gutters regularly. Enforce and make Mandatory maintenance / replacement of approved design mail boxes. Bike lane on Long Meadow. Note existing trails are not for the type of biking done today! First units on entering Meadows (Woodmans Chart) needs to cleanup/repair /replace fencing and green lanai screen.
29.	I've seen litter on the sides of the roads specially on Longmeadow, People throw empty bottles and trash from their cars as they drive through the meadows.
30.	Maintaining the community
31.	Proper maintenance of physical structure and surrounding property for the Village Shopping Center, as well as other non owner occupied properties (rental properties). "Curb appeal" for the entire community is vitally important. Sadly, a few ill kept properties can detract from many well maintained structures and detract from our community.
32.	Maintenance of the current standards of the MCA as a whole.
33.	Grounds
34.	Maintain public places
35.	The natural beauty of The Meadows must be maintained. The Meadows is unique in giving residents an opportunity to live in harmony with nature. That special quality must never be lost.
36.	Overall appearance as anyone drives around, be it homes, community property landscaping, the lakes, and individual owners'landscaping. Pride of ownership is essential to any subdivision, so that has to be maintained. I feel one of the more important ways to achieve that is to continue to keep up the community grounds, which you do very well.
37.	Retain over-all appearance of both houses and apt. bldgs, including new development
38.	Maintenance of the grounds, upkeep of our walking paths.
<b>CONDITION OF THE MEADOWS SHOPPING CENTER (23)</b>	
1.	We should try to purchase the shopping village.
2.	The Village Center is deteriorating. It is a blight on The Meadows. The general landscaping around the village is worn the buildings are in disrepair and the foliage on the lake around the village is unkemp and in places hanging into the lake.
3.	The Meadows shopping center is in deplorable condition. The owner should be made to rehabilitate the entire complex, or tear it down for an open space park.
4.	Purchase the shopping center and DO something. it is a disgrace.
5.	The Village is in constant disrepair. It looks awful. Can't the MCA have the owner of The Village

6.	Do what is required to make The Village look prettier. It need grass, shrubs, plants. Yes ?
7.	Meadows Village revitalization: Encouraging more entertainment options, dinning, convenience shopping options. And get rid of the piped in music. I would rather listen to the wildlife then the piped in music in the village.
8.	The shopping center is terrible. Landlords charge too much rent to let people make any money so they can't even stay. Plus they let it run down and it needs lots of maintenance.
9.	Upgrading and developing the Shopping Village.
10.	The Meadows shopping should be cleaned up and side walks must be fixef
11.	Clean up Village
12.	shopping center is a disgrace to all of us. The dumpster is a source of constant irrational as I live in Village Lake and we built the best bldgs (4) at our cost after the MCA asked us to improve ours. ! Yes, costly but can withstands winds of 135 mph!
13.	The condition of The Meadows shopping village is pretty bad it needs TLC
14.	The Village area is a disgrace in Terms of condition and appearance: I don't even want to walk there with my dog because of the garbage strewn around or overflowing in containers, the dead plants outside, sometimes in pots, left over from holidays, etc. the entire area looks very neglected, even abandoned, totally U inviting. Benches, etc
15.	Make repairs and clean up around the meadows village center
16.	Keeping a park like setting. Caution with over development. Like the village atmosphere
17.	The shopping center is a real blot in an otherwise lovely area.
18.	Upgrade shopping village. It is an eyesore.
19.	The Shopping Village buildings are in need of updating and the name "Shopping" Village is misleading.
20.	The central shopping district desperately needs to be remodeled and updated with more diverse commercial services for the community.
21.	The only area that is sub par is the shopping center. That is an embarassment.
22.	Could make property around the back of The Meadows Shopping Center updated and inviting for people to enjoy
23.	The "shopping" village is an eyesore and there truly is no shopping. We would patronize a convenience store, a coffee shop/bakery, a deli, a produce market, and other services. It is walking distance from our residence and we would walk there and patronize merhcnts of the types described. Understand it is not operated by MCA.
<b>ACTIVITIES (19)</b>	
1.	More planned activities with an activities director; similar to some of the new communities such as Esplanade at Lakewood Ranch or Esplanade near Siesta Key.
2.	With the newly retired generations being more physically fit, I would like to see a gym membership be made available to residents without the pricey requirement of having to be a "social member". I would also like to see the "class system" of the country club be redesigned so that many more people from The Meadows community could participate.

3.	MCA should offer more activities for non country club members
4.	More variety in Meadows U; there seems to be a set program that repeats annually and when there is an innovative speaker/event, the spaces fill quickly so a relatively small number of people can take advantage.
5.	Line dancing at the MCA
6.	Make participation in the facilities more accessible and more financially advantageous to short term seasonal residents
7.	Activities r centered around meadow country club member rather than resident owners. Examples bocci court would be great. Especially if it was a league. We can't use tennis courts. So activities r limited to sit down games. Would like activities geared to more physical movement. Dances in parking lot of community center on monthly basis c Lakewood
8.	Remain ungated and attract bikers, walkers and families. Promote a connecting path to legacy trail.
9.	I would like to see a dog park, fenced, with a separate area for small dogs.
10.	Would like to see more get -togethers.
11.	A dog park, separate from 17th Street & open only to Meadows residents. I think this needs to be addressed by owners, not just the Board!
12.	I play Pickleball in Harrisburg but find that there is no organized Pickleball schedule. Hence I have no partners to play with.
13.	Suggest thinking about expanding activities available for residents as the MCA. Current line-up is fine but improving facilities to allow BAR BQ's; kitchen services for Associations that use the building would help. I see a need to improve biking options including marked lanes; signage etc.
14.	The use of The Meadows Ponds for showcasing Sailing Regattas should be directed by Meadows residents only not by people from Lakewood Ranch or University Park.
15.	Would love to have access to gym/ exercise programs without club membership, maybe within MCA building? Also other activities in MCA such as movie night, game night, happy hour, etc that would provide opportunity to meet residents.
16.	Fitness classes for non country club members.
17.	More focus on life for senior citizens who don't play golf. Game rooms, comfortable seating indoor and outdoor for reading, better library facilities.
18.	We should stop treating ourselves as a retirement community - we need to attract a broader range of residents, and the approach of the events and the articles in the Meadow word are targeted toward the oldest of the residents. Even though I am nearing retirement, having owned my home for a long time, there are no activities which attract my be.
19.	Improve the pool lounge chairs and tables and chairs
<b>AGING HOUSING (19)</b>	
1.	As a snowbird I do not see The Meadows at its best particularly in the context of its green space. Long Meadow looks very tired and gives an unfavorable impression of The Meadows compared to more modern developments. The Board would benefit from a drive down south on Honore and see how splendid is the landscaping below Clark.
2.	We have always been pleased with The Meadows lifestyle, the people that live in The Meadows, the facilities here and the organizations that run and maintain them.

3.	Some properties are showing age or neglect which affects the overall appearance and continuing desire ability of the community to sustain it for the future.
4.	Make it mandatory for condo associations to continue to upgrade their units by reroofing and painting and mould removal.
5.	Most important - overall the housing around is starting to look old and many private owners are failing to maintain their homes and yards
6.	As we are an aging community, we need to keep up with the appearance. Very important
7.	MCA needs to be more proactive in requiring residents to maintain and upgrade their properties in order to attract younger buyers and remake The Meadows into a more vibrant, upscale community, This is crucial to the future of The Meadows Country Club as well.
8.	UPGRADE THE REAL ESTATE THAT IS ALREAD A PART OF THE MEADOWS
9.	The Meadows Country Club needs to be more appealing to the younger crowd that will move here in the future. It is just too outdated, old and boring. Has to come along with the times.
10.	Renewal of housing stock
11.	Many of the common areas, the landscaping looks "tired" and should be refreshed. I'm not talking about the entrances, other areas that need attention.
12.	Keeping housing looking nice. Getting more younger families to move in.(so it does not look like only older people live here)
13.	Community is starting to look tired, needs much updating.
14.	Worried about upkeep of vilas
15.	The greenery, spacious feeling with close proximity to downtown is what is attractive about The Meadows regardless of outdated housing.
16.	Aging of community
17.	There is a lot of ageism toward those 40 and under. If you want to keep The Meadows alive, do not alienate those who are young, capable, and passionate about the community.
18.	Any marketing/design changes that would bring the community into the 21st century. Floridians do not like old developments, new is preferred. Anything we could do to market ourselves to younger people
19.	We will never be a community of young people.
<b>GOVERNANCE (18)</b>	
1.	Don't let any special interest group take over control of the associations or committees so that they can use the resources to serve their own ends.
2.	More board members not members of country club.
3.	I am proud to live in The Meadows. It has maintained its beauty. Please do not authorize changes, eg. pick-up trucks in driveways, basketball hoops in front lawns, etc which will take away the beauty of the place.
4.	Make sure everyone is aware of rules for holiday decoration time frame - up or down dates.
5.	I am very satisfied with the current Board of Directors, I hope they will remain steadfast in keeping this community beautiful and manageable, and affordable.

6.	Maintain prudent finances
7.	Great location But have too many rules. If The Meadows want to attract young owners need to update HOA rules similar to nicer upscale communities. This is 2016 not 1980
8.	Communications and Information
9.	COMMUNICATION ! Many residents do not understand the role of the MCA, nor what services, rules and restrictions are in place. Also, the re-zoning meetings showed a surprising animus against The Meadows Country Club. The MCA can do more to show how much the existence of TMCC contributes to the lifestyle, beautiful views, tree canopies, open
10.	All --ALL residents should be charged a 'residency fee' for the privilege of this gorgeous community & all it has to offer. I think \$100 per unit per year in addition to the regular fee is appropriate.
11.	I am glad you are doing this survey because as a resident, I don't feel as if I am ever listened to! I go to Board Meetings and Community Meetings, it makes me feel like I am at General Motors Shareholders meetings where everyone is angry and no one is listening! You can only shove things down people's throats for so long before inevitable backlash.
12.	Make sure facilities for internet and other new technology are kept up to date.
13.	No trucks in driveways.
14.	Removal of old outdated bylaws like no pick up trucks
15.	Frequent communication (via e-mail, etc.) of any and all issues affecting residents. TMCC also uses smartphones...very effective!
16.	Condo fees are out of control! Master fees are OK.
17.	The seasonal fees are unfair I spend 4 to 5 months why not 6 months. Jan. Feb. Mar. April. Nov. and Dec
18.	I live on Surrey Lane. Feel it is unfair for us to pay about \$1,000.00/year to the association because we get little in return in our neighborhood.
<b>HONORE (18)</b>	
1.	As a resident of Lyndhurst Court, I want to see Honore continue to be a two lane street through The Meadows.
2.	We're worried that UTC may cause an enlargement of Honore, bringing too much traffic near The Meadows, and other developments like more housing e.g. what is happening with the rape of the trees up near Honore and De Soto.
3.	Everything must be done to stop Honore from becoming a major through fare. Also it would help to stop traffic on Longmeadow which is heavy during the morning and early evening traffic, by placing removable speed bumps at different locations to make it inconvenient for travelers using this road.
4.	Not having Honore Rd widened.
5.	MCA needs to work hard to ensure traffic on Honore does not increase to 2 lanes each way. Additionally, MCA needs to lobby to keep noise from events at Benderson Park from beginning too early and/or going too late. This is especially important since FPL recently took down trees that acted as a buffer between the park and Sheffield Greene.
6.	Honore must not become a thoroughfare

7.	Minimize traffic on Honore
8.	Avoiding that Honore Ave. would become a four lane street
9.	Too much traffic on Honore
10.	STOP traffic heading north on Honore from turning left into Longmeadow.
11.	Don't let Honore be widened. We are a neighborhood of walkers and bikers. There is already too much traffic.
12.	Lets keep Honore as is, no 4 lanes,
13.	Maintaining Honore as a two lane street with bike lanes. If Honore, due to traffic becomes wider, putting sound barriers along home owners property along Honore.
14.	Organize against the widening of Honore!!!
15.	Having Honore become a four lane road through the meadows is a terrible idea. It will affect quality of life in meadows, especially for those residents who live on the east side of Honore.
16.	The possibility of Honore becoming a 4 lane road continues to be very disturbing as it will cut our neighborhood in half and make it less attractive to residents and potential buyers. The continued expansion of the shopping districts down Honore is a big concern as well. The increased traffic is already a problem and will most certainly continue.
17.	Not doing anything that will increase traffic on Honore I feel is vital.
<b>NEW REAL ESTATE DEVELOPMENT (16)</b>	
1.	No more building near by. Which means less traffic.
2.	We must acquire adjacent land for development of new housing and to control our boundaries and neighbors.
3.	I think it is most important that The Meadows guard against the rampant development of the formerly green areas around us. For example, I am a supporter of the Manasota 88 group which is bravely fighting against the Whole Foods/Wawa development at the corner of Honore and Univ. Pky.
4.	I am concerned with the continued development of the surrounding area and the negative impact on traffic, noise and distraction of natural resources.
5.	No new development. Do not sell anything to Benderson.
6.	Please STOP all further development. In a crowded, overdeveloped region of a crowded overdeveloped state, The Meadows is one of the few relatively un-choked communities. Forget the ROI and the rest of the business case, the best new thing for the existing residents is no new thing.
7.	Keeping open spaces and not selling our land to developers.
8.	Remain financially secure. If the proposed development is necessary to that end then do it controlled.
9.	I wish for The Meadows to remain as it is with no more development. This means no tree cutting or loss of green space. There is no need for "new" condos to attract younger, wealthier residents. There is an abundance of housing stock and new buyers are able to renovate if they wish to do so.

10.	The MCA was not pro-active with the county and Benderson before and during the development of Benderson Lake. As a result, those of us that live east of Honore now suffer from unbearable noise levels from I-75 and have a clear view of the roadway. There should have been berms and vegetation the entire length of our border with the park.
11.	Would love to see the development outside The Meadows on University and Fruitville limited. There has been too much commercial development without regard to how it affects the traffic and the residents.
12.	I am disappointed that The Meadows has not done more to require noise mitigation east of Honore. The noise from I-75, Cattlemen, and the park is overwhelming at times and can be heard inside houses with doors and windows closed and the A/C on. We are a big enough community that the impact of a complaint or law suit should gather some attention...
13.	As little development as possible
14.	NO MORE DEVELOPMENT.BIG ENOUGH NOW.....TRAFFIC IS ALWAYS A CONCERN.....
15.	The noise from the Benderson Lake activities could be better managed as well as the Lawn care equipment used to manage our grounds, blowing clouds of dust from here to there.
16.	Sound control from I75
<b>SECURITY (13)</b>	
1.	Do not have the impression that The Meadows security services are really at their job...see them infrequently.
2.	Request county police support to maintain speed control on Honore Ave.
3.	Step up security. I am concerned that the bank in the Village shops was robbed twice. Lots of petty theft.
4.	Maybe additional security because last year Windrush Bourne had some issues. During daylight hours. BREAK INS
5.	As a part time resident continuing levels of Security is most important, alongside the E Mail contacts on matters of interest.
6.	Security.
7.	Better Security possibly getting area
8.	Security and safety are very important.
9.	SECURITY/SAFETY
10.	Security
11.	Security
12.	Remove the gators!!
13.	Making new owners aware of the potential of RATS coming up their toilets when they do not protect them....
14.	Make it easier to live here and park work vehicles at a easier to access location and not charge owners in The Meadows to park(already paying fees)

**LANDSCAPING (12)**

1. There is some type of ivy or vines infiltrating the plants on the walking trail, they seem to be invading the native plants rapidly which could result in the plants being killed by these vines. I feel the community should work together in eradicating the vines.
2. The appearance of the landscaping.
3. Ground water is a problem all over The Meadows. If we do not get behind pushing associations to correct the issues on their properties, our property values will drastically sink. No reputable real estate agent will steer their clients to The Meadows. The entire Meadows' community will suffer with a bad reputation.
4. While The Meadows is gorgeous, with beautiful trees and foliage, many of those trees were planted 30 years ago. Some were planted very close to buildings and are now lifting sidewalks and driveways, if not causing cracks in slabs. Some of these trees need to be culled but we are not permitted to do that. We should consider culling.
5. Tree and shrub up keep in all neighborhoods.
6. Would really appreciate it if the shrubs/vegetation over-growing the sidewalk on the east side of Honore between Downham Meadow and the south entrance to Bendeson Park would be cut back. It is a hazard to bikers and walkers on the sidewalk.
7. Would love to have all the landscapers work on the same day as for now, we hear equipment 5 days a week.
8. Integrated pest management approach to control of pests and weeds - less indiscriminate spraying of toxic chemicals and certainly not inside gated patio areas.
9. More work and more often dealing with an arborist especially around front, side, and back of condos.
10. Plant shade trees, especially on the walkway along Longmeadow but on all large open areas. The Florida Agricultural Extension can provide advice about what species of trees to select and when to plant them. Those of us who live in The Meadows year around find the lack of shade a major annoyance, especially on summer days.
11. The pond behind the homes on Highland Oaks Circle, as seen from the golf course..holes 5-6, is very sad. The low water level, dramatically lower than any in The Meadows, should be controlled. It may have originally had a liner to prevent absorption into the ground, or water is being diverted to other ponds or watering in dry periods. Please investigate.
12. Maintaining regular landscaping

**SIDEWALK, STREET AND TRAIL MAINTENANCE (10)**

1. I like to exercise so it's important for me that the sidewalks, nature trails, workout stations, etc be kept in good shape. Thank you.
2. Bike paths need to be blown of debris more quickly after storms.
3. I would like to see improvement to the trails and sidewalk system. I think all of the 5-foot wide walks need to be widened. I would also like to see a sign system on the trails identifying who has the right of way and trail etiquette.
4. Keeping the streets drive ways walking trails and landscaping as best as can be, I see as I walk, drive around in fair to poor conditions I also do not see The Meadows supervising the HOA's
5. The grounds, roads and sidewalks should be clean and in good condition.
6. Too many sidewalks need leveling and there is too many bushes over hanging the sidewalks along Honore and Downham Meadows.

7.	Continue to maintain the standards of home and condo ownership.
8.	Maintaining walking trails and sidewalks
9.	Let's not spend any more money on signage on The Meadows sidewalks.....Some of the signs like obvious one ways are overkill and we do not need to spend that kind of money.
10.	Street lights should be brighter and non working lights should be fixed immediately (Couldn't security report this)

## COMMENT 2

### THE FUTURE OF THE COUNTRY CLUB (35)

1.	Keep improving the dining experiences.
2.	Have a nice place for a light snack
3.	Allow non-members of the country club to dine there.
4.	The golf courses need to be maintained. My wife and I live on the 12th hole of the MCC. It does not look as nice as it use under the new management.
5.	Full members of the Country Club pay a lot of money , investing in the community's future! They are not being given any perks for their investment.
6.	I am not interested in joining the country club, but realize it must remain viable for the community to be viable. Perhaps controlled development in The Meadows is necessary.
7.	More should be done to make the Country Club more inviting.It would also be nice to have an executive course of only 9 holes.
8.	Opening up membership to the country club to people who want more of a social membership rather than the golfing or tennis could help to keep the club alive and financially stable.
9.	Country Club should offer a reduced rate membership to Meadows residents, somewhat like summer membership.
10.	MCA leadership needs to stick your necks out and endorse club membership. Staying neutral is sure to result in failure. Start an education program with the goal being a referendum on change in the bylaws to require at least new owners (as turnover and sales occur) to purchase the low cost membership as a condition of sale.
11.	A better understanding on the part of non club members of the importance of the County club to the community
12.	The need to keep the Country Club operating to a high standard.
13.	Offer more affordable options so the general medows community could take advantage of the Club facilities, w/o having to be a members. Publicize and "Community Club Specials" using email, or email distribution through the property managers or community association networks.
14.	Simplify and lessen the number of different category's of membership.
15.	The club must be viable
16.	Have a six-month winter special for golf at The Highlands and Meadows with half the money going back to the members.
17.	There should be a candid discussion of how to make the country club a part of the whole community.. I know the \$600 per year didn't pass muster, but I believe, while it may not be profitable now, as there is turn-over, more new people would buy into the concept. I am not comfortable with having to depend on outsiders.
18.	Keep the golf courses open and consider more affordable short term memberships
19.	The country club could consider more viable options to entice meadows residents to use facilities. I.e. Golf & tennis
20.	Possible agreement between MCA and MCC with a social membership!
21.	Think outside the box if golf courses are failing. There are plenty of other activities that could use the space. Bike trails, walking areas, fishing and parks.
22.	Dining facilities should be available to every unit owner whether a member of the CLUB or not !!!!
23.	I'm not a golfer but would use other country club facilities if I could justify the prices for just 4 months of use b

24.	New mgt appears to be trying to unite golf and tennis. Good move
25.	Would like to know more about the Country Club offerings for someone who is there only 4 to 5 months.
26.	To keep a Country Club
27.	New areas need to be developed to create a vibrant community. Support for the Country Club is vital to the overall health of The Meadows.
28.	MCA should buy country club or require a level of membership for all - probably social.
29.	Development of new homes & villas. Why doesn't MCA buy TMCC for a \$1.00 and assess all property owners about \$100 to make TMCC financially solvent. All property owners will lose value if TMCC goes broke or becomes 100% public. Give those who object a voucher for free rounds of golf/ If they don't play they sell the voucher and recover the \$100.
30.	We need faces out front at the golf facilities greeting members and guests by name. Remember the old days when everyone was greeted by name. After being a member for 25 years, I was recently asked by a man behind the counter at the pro shop if I was a member. Know that I regularly play 3 days a week.
31.	Not requiring membership in Country Club.
32.	Open club to the residents
33.	THERE SHOULD BE A POOL AND GYM MEMBERSHIP ONLY, FOR THE SAME REASONS AS ABOVE.
34.	There should be a seasonal membership for the MCA for those who would like a fitness membership only.
35.	Golf course related landscaping needs to be improved in our area, near Long Common. We called about it once, but have not seen improvement

### TRAFFIC CONTROL (14)

1.	Traffic control
2.	Encourage frequent policing to deter speeding violations.
3.	Very important to keep Honore as it is now. We have too much traffic on that road and making a left turn at the stop lights becomes very dangerous during heavy traffic.
4.	People driving through The Meadows to avoid traffic exceeding the speed limit and not knowing how to drive in the traffic circles. I have actually seen people driving the wrong direction in a traffic circle in The Meadows.
5.	Do not install any more speed bumps! Our shocks and brakes can't take it anymore. It's more of a punishment for residents than anything else.
6.	Much too much traffic using Longmeadow as a thru street. Was never to be such!
7.	With increased levels of traffic in the immediate area, an increased vigilance/input from MCA is necessary. May it be necessary (legal?) to have road checks from time to time on levels of 'through traffic' using Longmeadow?
8.	Traffic control of non-Meadows residents on Longmeadow.
9.	What if the meadows was a gated community ?
10.	The traffic on Longmeadow is becoming too intense.
11.	Gated entry
12.	Additional speed bumps or lights are not necessary.
13.	Since UTC opened cut through traffic on Longmeadow has increased significantly with no apparent solution??
14.	Cut through traffic.

### APPEARANCE (15)

1.	Quality maintenance of all infrastructure
2.	We need to understand that the next wave of boomers to buy here will consist of dual income couples and not stay at home wives. We also need to attract younger people. These groups may very well be satisfied by more interesting activities.
3.	Associations to be overlooked by The Meadows as a whole, and supervise overall appearance, permits and improvements.
4.	I moved from Palmer Ranch to Waterbridge Down and enjoy this location. The Meadows is selling itself short by not addressing this dump on Waterbridge Down. It is truly an eyesore. Doesn't anybody care?

5.	We must keep The Meadows a community for present and future residences wanting to stay or move into. Also must give credit to The Meadows maintenance crew who I observe everyday doing a great job to make all the grounds look beautiful.
6.	Love living in The Meadows, I have been coming here for 12 years, the other person for 35 years. Even he says it is going downhill and doesn't look the same. Settling in and growth is one thing, not taking care of your property is another. Meadows is looking shabby. Community great. Keep our real estate values UP! Soon the name won't be enough
7.	Crack down on those homeowners that do not maintain their residences, lawns, driveway etc. This lack of maintenance reflects negatively on the entire meadows community.
8.	Keep the physical condition of The Meadows in good shape - grounds, buildings, roads, houses/condos
9.	Appearance.nce is very critical. It is beautiful and needs to remain so. Our golf course views are vital.
10.	Keep the lakes clean, and keep the water levels high.
11.	People move here because it unusual..not like most other developments and I hope we never change.
12.	Ensure peoples front yards look nice
13.	Some homes in The Meadows are not kept up. The MCA does a decent job in trying to rectify this with the owners but several of these properties are rentals and an eyesore
14.	Make sure that all property owners and condo associations maintain their properties.
15.	Continue to maintain the common grounds, walking trails and roads.
<b>CONDITION OF THE MEADOWS SHOPPING VILLAGE (29)</b>	
1.	Keep up the appearance of the community especially common areas and the Commercial Center.
2.	The shopping village is vital to The Meadows - sort of a town center... would like to see improved hours of eateries.
3.	I believe the shopping center area should be upgraded. It looks very dated.
4.	The Meadows Shopping Village is mostly dead. Scrape it off and put in something that will bring life.
5.	The MCA does an excellent job maintaining The Meadows and we are most appreciative.....We must, however, come to grips with The Meadows Shopping Village.Is there any legal recourse with the current owner?
6.	Improve the shopping center. It is very rundown.
7.	Improving the look and adding whatever stores are possible to the shopping center, small variety store would be convenient. I know it is privately owned at the present.
8.	Try to improve appearance of shopping center. (Is it possible for The Meadows to buy it??) The place is rundown, looks neglected.
9.	The Meadows village area is a disgrace. Most of our residences aren't aware this area does not belong to the MCA and can't understand why this area is so poorly maintained.
10.	The current shopping area is 80% wasted space. We need more useful businesses. 7-11 (or quieter equivalent) would help a lot.
11.	Concerned about TRASH dumpster in shopping center major eye sore most times exposed trash in lots. Really a mess
12.	Keep The Meadows vital and vibrant with updated investment in shopping center and additional facilities
13.	The ponds should be deeper and drains cleaned in preparation for a major hurricane or deluge
14.	Spruce up the Village.
15.	The shopping center needs improvements to maintain the beauty The Meadows affords the residents. It is expected that the properties be kept up and the same is expected of the shopping center.
16.	I hope that there is some improvement in the appearance of the shopping center.
17.	The Village is an unfortunate embarrassment as is the trashed furniture / fixtures and rotting garbage around buildings and behind near lake
18.	Something MUST BE DONE to control excessive tragic and speeding
19.	The shopping center is a disaster.
20.	Raze the shopping center and replace it with new housing. There is no longer a need for a commercial zone within The Meadows but there is a need for more modern housing. New housing on the shopping center site could stimulate other redevelopment.
21.	Buildings in village center are close to falling down

22.	Appearance of shopping center is horrible
23.	Improve the shopping center's appearance.
24.	There must be some way to get the owners of The Meadows shopping Center to be held accountable for rotting wood, unsightly appearance, leaking roofs, totally at contrast with the rest of The Meadows. Can't the county get involved in making this company address needed repairs.....just tearing down some of those buildings/rebuilding would be best
25.	Meadows shopping center needs a good revamp and updating. May be worthwhile for the MCA to once again approach the owner about buying the property.
26.	Support village merchants
27.	The entire area behind the shopping center (facing the lake) needs to be rehabilitated. It is a beautiful area desperate for a renovation. It could be made into a more park like space with open views to the lake from the shops. Outdoor seating, dining spaces and even a performance area could be created for use by the entire community.
28.	Adding to above...Owner needs to understand that the facility is a part of this community and residents would be more prone to patronize merchants that offer items of interest in an attractive setting. They could also empty the trash containers every once in a while and relocate and better cover their dumpsters.
29.	I think The Meadows shopping center should have some type of mini shopping mart, with so many elderly people it would be very convenient.

## ACTIVITIES (24)

1.	It would be nice to have an assisted living community in The Meadows since it's such a wonderful place to live.
2.	Consider surveying the residents as to what activities they would like added at the MCA, such as canasta.
3.	EXPLORE AND ADD ACTIVITIES TO ENTICE FUTURE BUYERS AND RESIDENTS. ASK CURRENT RESIDENTS WHAT THEY WOULD LIKE TO SEE ADDED IN THE WAY OF ACTIVITIES.
4.	The Community Building, opportunities for art and craft shows, activities, and the staff are wonderful!
5.	Storage areas for bikes is needed in condo associations; one of our chief pleasures is biking around The Meadows and beyond - being active. But condos have little / no designated areas where bikes can be left securely.
6.	We need several outdoor BBQ areas since the condos generally prohibit individual ones. Also some bird feeders!
7.	Build a gym for use by all residents of The Meadows.
8.	Upgrade the intellectual content of Meadows Univ. courses. There are many good, thought-provoking speakers in Sarasota, let's use them.
9.	Don't get rid of things like the playground for young children and families.
10.	Would like to have a small "living room" area where members could sit with friends or enjoy a quiet reading area.
11.	1 Fitness club (gym) on site not associated with country club.
12.	More MCA SPONSORED ACTIVITIES.
13.	Public transportation. With the size of our community I would think we would have SCAT coming through or at least have a stop at the MCA.
14.	Offer more informal dining activities
15.	Have more meadows u events off property. I attended tour of Ringling College this year and the Whimsy Museum last year. Very enjoyable experiences.
16.	Need more Senior activities at the Community Center.
17.	I would like a community garden, where residents could rent garden plots for the season.
18.	Activities. Travel Music concerts similar 9 & dine during season for Meadow residence. Outreach program for elderly residence in need of support during difficult times
19.	There could be more activities at the community center revolving around physical activities such as a running or walking club for example the pickleball courts are a great addition but finding players to play with is sporadic it would be good to have a committee to organize play.
20.	Long range planning should include consideration for a wellness facility for the community. Either independently or in cooperation with the MCC. A wellness facility would demonstrate the MCA's commitment to maintaining the community as a vibrant and upscale community for Baby Boomer retirees who have grown accustomed to fitness facilities.

21.	I like to work with wood and make projects or turn wood. Nothing exists in the meadows.
22.	Have more events around the community for people to meet often.
23.	Feeling included. I don't. One because I live in a condo, two because I don't belong to the CC, three because none of the activities interest me
24.	Lifestyle director to run community wide social events.
<b>AGING HOUSING (4)</b>	
1.	Encourage updates in villas, condos and houses
2.	Improve the housing stock.
3.	I do think that some of the condos and villas could update their appearance with different paint colors and such.
4.	The Meadows is an aging community & as new development occurs around us, we are going to become (we judge we are already on the way) affordable workforce housing. We think zoning rules or MCA or association rules need to change to allow for old outdated housing of all types to be torn down & replaced with green energy efficient housing.
<b>GOVERNANCE (15)</b>	
1.	The MCA being more in tune with the different associations.
2.	More cooperation between the HOAs and the management of The Meadows. Make residents more aware who is paying for what maintenance. It seems there is a lot of duplication.
3.	The Meadoword is very informative and interesting.
4.	Devaluation of property value due to none occupation of owner renting insteade
5.	The morale at Pinebrook is poor!!!!
6.	The continuing ban on pickup trucks is ridiculous. I've seen some expensive pickup trucks, and some awful cars. This is 2016 - pickups (although I would never buy one myself) are a fact of life.
7.	Compliment: The monthly Meadoword isa great community magazine - well done.
8.	I would like to see MCA mount an educational campaign to improve relations between bicyclists and walkers on the walking paths. Simply teaching bicyclists that they are expected to have and use bells would be a major step in the right direction.
9.	And get the county, state, and/or park to address the problem. Rarely having peace and quite in your own home and the inability to enjoy your outdoor spaces should be unheard of in this neighborhood. The Meadows should use the power of its numbers to insist that this problem is addressed and solved.
10.	The process to get on the board, is too long and too loyal to status quo. This community is changing whether or not the 'old guard' is ready for it. Why should I volunteer to be on a committee so that all my ideas are simply dismissed because, 'that is not the way we do it here?'
11.	Easing up on some of the more petty restrictions. Not being made to feel that I'm the object of an inquisition everytime i want to make a landscape change. I think that there is a general feeling that "we're watching you, and you're on our list".
12.	Provide the option of gas for owners. Have gas lines installed.
13.	Making new owners aware that if they have a seasonal tenant that even high end pick up trucks that cost over 50 thousand dollars and are not commercial vehicles are not permitted to park in parking spots...
14.	Establish & maintain a secure financial baseline.
15.	No derelict vehicles hanging around unused
<b>HONORE (12)</b>	
1.	It is imperative that the MCA do all in its power to control what happens on Honore. We cannot let the County create more lanes on Honore. We should do what can be done to reduce traffic speed to 20 miles per hour. Actually, a 25 MPH speed would be best between University Parkway and Fruitville
2.	Doing all possible to keep Honore through The Meadows a 2 lane road with 30mph speed limit.

3.	Do not widen Honore
4.	Be realistic about growth. Honore needs to be changed to accommodate the growth all around us.
5.	The communities east of Honore are anxiously awaiting the decision on the future of Honore. If it is allowed to become a "corridor", living between Benderson Park(the I-75) and Honore would not be an option for those of us that can afford to move. The petition is not enough, constant lobbying and political pressure is needed. Do not drop the
6.	Would love to have Honore stay a 2 lane road - at the very least have lan's lanes added be just for busses and bikes.
7.	Keep fighting for those of us who live east of Honore to keep Honore from becoming a major 4 lane highway.
8.	I am totally against any plans to widen Honore to more than two lanes or increase the speed limit. This would pose a noise and traffic situation that we never bargained for and that would destroy the quiet of the area and reduce safety. We would strongly consider selling and gong to Lakewood Ranch or some other community if Honore is widened.
9.	We are adjacent to Honoree and very concerned about traffic with all development on University. Need to find ways to manage traffic effectively and stop widening of road
10.	The fight to prevent the widening of Honore Ave. must be pursued. If Honore is widened, the quality of life in the condo associations on the west side of Honore and private homes and condo associations on the east side will be seriously diminished. Also, residents on the east side of Honore will be cut off from the rest of the community.
11.	Limit widening of Honore
12.	The MCA must continue it's role in fighting the proposal to create an I-75 overpass from Lakewood Ranch to Honore Ave at Benderson Park. Desoto Ave is the obvious choice for such an overpass.
13.	<b>NEW REAL ESTATE DEVELOPMENT (11)</b>
1.	I do not want to see more development in the meadows. Close development down. We like the MCA just as it is. More is not better.
2.	SOME bikers on trails need to be more cautious. (Most are OK). Some are not Meadows residents.
3.	Sidewalks in and around the community are in major disrepair and need repair or replacement immediately. This contributes to the overall tired, dirty look that is plaguing The Meadows an inhibiting revitalization.
4.	Limit new building
5.	Future planning, please keep the Beauty of The Meadows as is, careful concideration in expanding
6.	New developments.
7.	New development be tastefully added.
8.	Minimize additional growth/disruption of current occupation level of Meadows.
9.	Hotel and conference center is much more focused on the future...
10.	Limiting further development
11.	Building destroys peace. I bought in as building was complete and I was assured it would not take place. Our amenity land is vital to property values and to quality of life. It must not be sold off.
<b>SECURITY (8)</b>	
1.	The "speed limit business" would seem to be out of hand...there are much more important items to address before worrying about drivers doing 20 MPH instead of 30 MPH.
2.	Security us a concern. There is more and more crime in the area abc the meadows seems to be having increased opportunities with all the cut through traffic
3.	It's nice to be able to call security when I encounter a problem
4.	There is also discrimination toward those who live here year round yet we keep the community going. We need things like more security and lighted areas to keep the buglers away during the off season. I feel our cries on various things are overlook as they are not always year round problems.
5.	Maintain The Meadows Security
6.	6. High security monitoring
7.	Evaluate the curent security organization, and identify ways how to further improve it.

8. Anything that can be done about the appearance of the Village!!!!

### LANDSCAPING (12)

1. Otherwise, we truly love it!!! Landscape is always so beautiful and all areas that we see are always well kept and clean!
2. Run off after heavy rain.
3. 3. I would like to see more color in The Meadows. Almost all of the landscaping is nothing but green.
4. 4. Add/improve MCA landscaping in all areas, but especially single family.
5. Landscaping and overall appearance of common areas. (Would like to see the 17th street entrance fountain put back into the center of the lake. Also, would like to see some of the speed tables on Longmeadow come out)
6. Not have MCA board members who are also current or former board members of the Golf Club. It is a conflict of interest when the community is in dispute with development at the golf course. MCA should represent the communities interests and not give priority to interests of golf club development.
7. The trail in the woods by the butterfly garden must be cleared off of air potatoes. One day they will take over and kill all vegetation underneath it. I myself have picked them by hand to remove them and have written to the MCA about this very invasive vine which can grow 8 inches a day!
8. Keeping the entrance gardens is extremely important for potential buyers first impressions.
9. Algae blooms on ponds probably due to over fertilizing.
10. Shrubbery should be well groomed and pretty.
11. No entry into patio areas by leaf blowers.
12. The Meadows landscaping is dominated by shade trees giving it a very green appearance. That is good, but color in the form of flower beds might brighten up the grounds.

### SIDEWALK, STREET AND TRAIL MAINTENANCE (6)

1. The Board frequently tries to persuade cyclists to use the trails rather than the roads. I try my best to comply but the trails are very bumpy and need significant investment. As you are surely aware a single assessment of \$300 would generate close to \$1,000,000. I would be more than willing to pay my share
2. Beginning planning/budgeting for future sidewalk/trail replacement & expansion.
3. Bike path/walkway on honore needs to be kept better trimmed
4. The street lights are out of date. The Meadows should work with FPL and update the esthetics of the lights.
5. Refuse containers along walking paths. Lots for dog use, very few at all for papers, containers, general people use. We pick up many items on our walks, and end up taking garbage back home for disposal.
6. Better lighting in common courtyards in Meadowlake.

### COMMENT 3

### FUTURE OF THE MEADOWS COUNTRY CLUB (16)

1. I am highly dubious of the TMCC's efforts to generate significant income through its ambitious scheme. TMCC needs to recognise the simple fact that a private golf with far less than 100 members is simply unsustainable. TMCC should stop throwing good money after bad money and rescale its facilities to meet the needs of its membership.
2. I feel that everyone whom comes into The Meadows should have at least a social membership. Also because this is now impossible, community should be allowed to eat at Centre Court & Fountainview restaurant. We will HAVE to make reservations. I have been told not enough staff for this, hire more! we need to make money! You are closed on Sat!!!!
3. Keep the amenities going - the tennis courts and area, the golf courses and areas, the facilities at Dickens, the club house and dining facilities.
4. Financially stable country club supported by the entire community with golf course views. Country club should bill MCA for landscaping of views.

5.	All residents should be members. Thereby contributing to the upkeep of all the property. Living here without belonging to the club is relying on club members to keep the property in good shape. Not fair.
6.	Would love to join MCC. But far too expensive. Deals r limited to 3 months. Not conducive to 6 month residents Too bad forced to join other clubs.
7.	To help the country club I would advise you to open the dining to members of The Meadows like with 2 of the golf courses. Limit this new membership to Meadows residents only. Charge a small yearly fee incorporated into the MCA annual assessment.
8.	MCA needs to be more involved with The Meadows to have an integrated plan.
9.	We came to The Meadows for the Landscape (trees ,bushes, and other foliage). Keep in mind what happens when building projects begin.????
10.	It would be nice to have an occasional day where residents could access the clubhouse for a lunch or dinner. Or a resident rate for golf at Groves or Highlands.
11.	cooperation between MCA and MCC for mutual benefit
12.	I would like to become involved with The Meadows Country Club - if the fees were reasonable. I would support a "resident" member fee in order to be able to utilize the club facilities. Right now the fees are too high for me to justify membership (as a non-golf player).
13.	Cheaper cost for Meadows residents to use country club facilities.
14.	The future of The Meadows is closely tied to the future of the MCC, I get it. I resent that the MCC's poor money management and infinitum issues & problems are financially costing me! I never agreed to hand money over the the MCC with no accountability. Have any of you researched TARA Country Club and the foreclosure problems it caused for residents
15.	More interaction between club and MCS
16.	Solution for struggling Country Club
<b>TRAFFIC CONTROL (9)</b>	
1.	If it was at all cost acceptable, we would love for it to be a gated community.
2.	Deal with the cut through traffic
3.	Through traffic on Longmeadow should be limited. Access to shopping center could be maintained by using south entrance/exit from Honore.
4.	Control the thru traffic. It will become a major problem because of the Mall.
5.	Get rid of the no turn on red on 17th st. The visibility is 1 mile and this is an unnecessary burden on Meadows residents.
6.	Remove 3 way stop at Hadfield and Longmeadow-replace with speed bump and put stop just on Hadfield. Lots don't stop on Longmeadow anyway, so one stop would seem safer.
7.	Do the best job possible to restrict traffic from using The Meadows as a thruway.
8.	Since we are not a gated community (which I like) security should be as tight as affordable. Possibly,technology could be used effectively to monitor the entry points to The Meadows.
9.	Steps need to be taken to stop non-residents from using Longmeadow as a short cut between 17th Street and northbound Honore Avenue.
<b>APPEARANCE (8)</b>	
1.	Some homes appear not to adhere to Meadows requirements...many yards particularly are in bad shape.
2.	Houses and areas around them should be maintained no matter the age.
3.	The common grounds are well maintained and I am grateful for the beauty of The Meadows.
4.	Continue attention and investment in outside appearance of properties, sidewalks, driveways, landscaping, pathways, trails, etc.
5.	Maintain appearance standards for all properties. Continue to keep resident owned commercial vehicles off limits.
6.	Uniform mail boxes. Too many mail boxes in single family homes are old, tilted or need replacing!
7.	Maintain the high standards of the common property as well as individual property.
8.	Appearance at the entrance to The Meadows

**CONDITION OF THE MEADOWS SHOPPING CENTER (7)**

1. Do something with The Meadows Shopping Village. It is pathetic the way it appears. I realize the MCA don't own the shopping village but I believe that putting continuous pressure on the owners will result in a better appearing site.
2. The village is becoming an eye sore. I know the MCA has no control but it could be such a plus for our community.
3. The look of the Village needs improvement.
4. Great location. The retail village and gone down in quality for the past 30 years. It now make The Meadows look outdated. I feel that it a hidden gem that should be improved to improve the appeal of The Meadows to future generations.
5. Keep trying to purchase the town center, it is sad to see its poor condition.
6. Would love an upgrade of shopping village. Nicer appearance, more restaurant selection, early breakfast option, convenience store would be great
7. Shopping center needs a lot of help - could be great, but has declined ever since we lost the Farm Store

**ACTIVITIES (17)**

1. 1. The new comers event that you do is great but there could be more events that allow residents to meet there neighbors
2. Better transportation for people who don't drive well at night.
3. Would be nice to have one area in Meadows that is off ,rash for dogs
4. Much better playground areas. We all have visitors from time to time (esp. grandchildren), and The Meadows offers little besides a couple of swings and the pools. Suggestion: form an equipment lending service (cribs, playpens, infant/child life jackets, high chair, children's bikes, perhaps a few toys).
5. stocking the pond at the fishing areas would be a big plus for those who enjoy recreational fishing as well as golf. When ponds gets really low the fish population suffers and takes several seasons to return to normal. Not a big expense.
6. 6. Some of the smaller HOA is The Villas in The Meadows do not have a pool facility would it be possible for this small HOA to use The Meadows pool for a small remuneration.
7. 7. We must look for ways to attract younger people people to move to The Meadows. The younger people want activities that they can do after work and are family oriented. Having a softball team, a fishing derby in one of our many lakes, set up an area to have volley ball games. etc
8. Create several public tennis courts.
9. Look at increasing the day trips with Meadows U.
10. Encourage age in place living and supportive multi-aged communities.
11. Any possibility to consider some outdoor recreational facilities be added to the MCA Centre e.g. shuffleboard or something else. Not all residents shave access to the Country Club - most do not.
12. Add a few piecea of exercise equipment to the fitness trail. Example seated leg press by Gametime.
13. Availability of storage area(s) for boats & RV's etc.
14. The activities ... I'm not talking about golf or tennis ... are poor to bad. Example ... Mahjong is offered, but not beginning Mahjong.
15. Ability to walk through to Benderson Park would be an improvement
16. MCA assembly has improved programs. Other programs are fair and seem geared toward 70 and 80 y.o. range. As more boomers and younger buy in, and they are, some more contemporary programs are in order. Much seems geared toward snowbirds and then little for year round and younger residents.
17. Poor and amateur arts presence

**AGING HOUSING (7)**

1. Many of our properties and associations look dated making it clear we are a very old property.
2. Replace old, ageing housing units near the Country Club.
3. Seems as new areas are becomming available to live at the meadows seem to become more outdated. Need to revitalize the meadows get some younger ppl interested in both the club nd buying homes.

4.	Monitor exterior conditions of single family homes
5.	Replace the old rotted dated map at the front entrance please please
6.	Find other ways to stimulate redevelopment of some of our older housing units. They are small, out dated and an eyesore. They lead to the impression that The Meadows is an "old" community.
7.	All three entrances to The Meadows (17th Street, Longmeadow/Honore, and Taywood Meadow/Honore) could use a face lift (lighting, signage, landscaping). Freshening up those entrances would help to dispel the image of a aged, dated community.

### **NEW REAL ESTATE DEVELOPMENT (10)**

1.	I am looking forward to seeing some new building.
2.	Sarasota is not a sleepy little town anymore. Stopping progress is not the answer. To keep income and year-round residents in the community you cannot prohibit development.
3.	Opening up areas to build more homes would increase fees to the association and add more to the community than building office buildings that may sit empty.
4.	Buy more land build more houses it's a beautiful place to live. The older you get the less you like change but good change is a must.
5.	Please, no more roads and condos. It is bad enough that MCC is going to build while removing some of our precious trees (corner of LM and HB). There will be more traffic and noise. But that is another whole issue (such as finding creative uses to keep the golf courses going)
6.	The noise from I 75 is much greater than it was a year ago. I hope, in the final plans for I 75, the vegetation removed will be restored to provide a noise and screening barrier to the road. The vegetation is a much better barrier than any form of "wall".
7.	Would not be averse to an increase in residential units provided the 'open' feeling can be maintained, if this is required to keep up the financial aspect of overall maintenance.
8.	Control growth so as not to spoil our natural look and greenspace which is why most of us have come to live here.
9.	Our neighbor, Benderson Park is an asset but also a detraction. The noise from weekend events is awful on the eastern side of Honore Ave. We would like to see the MCA take a more proactive role in working with SANCA to control the noise at the park during events.
10.	We need younger residents with children. The older people move out and they should be replaced with younger families.

### **SECURITY (6)**

1.	Maintain an active security presence.
2.	2. In our neighborhood there is car parked in guest parking that has not been moved for 2 years and now the expired license plates have now been moved from this car. The reason I did not call The Meadows Patrol is that 3 years ago I called about an abandoned car in the same location, he called the local police and they said nothing could be done.
3.	3. Consider using safety patrol only at night. Save a lot of money on salaries.
4.	Closed circuit video recording at all vehicle entries and other strategic areas of The Meadows
5.	MCA security needs to do a better job of replying and helping residents who call with issues.
6.	Providing Security and safety

### **LANDSCAPING (1)**

1.	Start replacing trees and shrubs with new landscaping to replace the ones that are reaching the end of their lives.
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### **ROADS AND TRAILS (6)**

1.	Improve the nature trail. It doesn't reflect the quality of the rest of The Meadows. It is not well marked or maintained.
2.	Maintain roads
3.	Stop wasting money on things like brick pavers in the entrance. When changes were made years ago to the entrance, I thought it was to modernize. Brick pavers and those street lamps took us decades into the past. The light poles are filthy. The Meadows Community Center isn't a center. Who uses it?

4.	Maintain and improve walking/biking paths for passive recreation.
5.	The light post thru out the community located on the roads are extremely dated and covered in algae ... Most are crooked and have tipping fixtures as well.
6.	Clearer signage where trails cross roads such as junction of Highlands Bridge Rd and Longmeadow