

August 2026



The Meadows
A COVE COMMUNITY

- Important Numbers
- Manager's Corner
- Lifestyles Corner
- Special Events
- Special Articles
- Getting Fit/Games

WELCOME AUGUST



As the summer months come to and end, take the time to make everlasting memories with family, and friends.

May your month of August
be filled with wonderful blessings
of good health
Love, Peace, Happiness and
Prosperity.



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RESIDENT FUN



MUSIC MANIA BINGO



PAINT AND SIP



SURPRISE AND DELIGHT



Congratulations Doug Hiese on being selected as our Community Surprise! Thank you for your service as a Veteran and for preserving the spirit of The Meadows through your passion as the Veterans historian and photographer. We truly appreciate all you do!

YARD OF THE MONTH



Congratulations to Rick and Jane Muise, at 430 Cary, recipients of The Meadows Yard of the Month! Their beautifully landscaped and meticulously maintained yard is a wonderful example of pride in homeownership and helps make our Community an even more beautiful place to live.



**SOFT
OR
SAGGING
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- Squeaking or shifting
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- Flooring separating or bubbling
- Musty smells coming from floor
- Floors can eventually collapse

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Repairs become more expensive over time

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Call 727-237-6772

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Please join your friends and neighbors to support our Veterans Club!
LAND OF THE FREE BECAUSE OF THE BRAVE!

The club meets every Tuesday at 9:30 a.m. They are currently meeting at the clubhouse game room, and at the American Legion on the second Tuesday.



MEMORIAL BRICKS

The forms are available in the office. Please fill it out and include a check for \$40 for each brick. Then return it back to the office.

Long May She Wave



The Veterans Club has asked that dogs be kept out the Veterans Park. This is a special place for them and they don't want it to be used as a pets' bathroom.

The memorial bricks are not intended to be driven on. Please do not park there or use it to turn around or throw cigarette butts on the bricks.

If you see someone abusing the park, let management know.
Thank you!

All gave some; some gave all.



Thank You Meadows Residents!

The Meadows' HOA Newsletter

August 2026



Board Member Spotlight

Featured Board Member: Sam Kitto, Director

We are excited to introduce our HOA Board Director, **Sam Kitto**. Sam has been a resident of The Meadows since 2022 and made the move to Florida to be closer to family who had already settled in the area.

When asked what inspired her to become involved with the HOA, Sam shared that she appreciated the role the HOA plays in supporting community events and helping bring residents together. She believes those events are an important part of what makes The Meadows such a special place to call home.

What Sam enjoys most about living in The Meadows is the strong sense of community. The events, activities, and welcoming atmosphere create what she describes as a true “family feeling.” She believes it is the people who make The Meadows stand out from other communities.

Originally from the suburbs of Chicago, Illinois, Sam built an impressive career before retirement. She owned and operated a T-shirt business specializing in silk-screening and embroidery for 12 years. She later spent nearly 25 years managing a company for an absentee owner and eventually served as President and Office Manager of a plumbing company outside of Chicago.

Retirement has given Sam more time to pursue one of her greatest passions—arts and crafts. Whether creating, designing, or working on new projects, she finds tremendous enjoyment in expressing her creativity.

When it comes to advice for new residents, Sam doesn't hesitate: **"Get involved."** She believes participating in community activities is the best way to meet people, build friendships, and truly enjoy everything The Meadows has to offer.

Sam's favorite life motto is: **"Keep a dream in your heart. Follow its lead."** It's a philosophy that reflects her positive outlook, creativity, and commitment to making the most of every chapter of life.

Doug Oliver, Treasurer
Danice Leal, Secretary

Barbara Grano, President
Bgrano41721@gmail.com
936-676-6022

Don Mason, Director
Sam Kitto, Director
Lynette Mujica, Asst Secretary



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BEFORE



AFTER



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BEFORE



AFTER



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Rotting subfloors
Mold and musty odors
High A/C bills
Deteriorating AC ducts

BEFORE



**YOUR CRAWLSPACE
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AFTER



Signs you have moisture issues:

Musty smell inside your home
Floors feel soft & spongy
High energy bills
Visible moisture or standing water

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The Meadows' HOA



Newsletter

August 2026



Board Member Spotlight

Featured Board Member: Danice "Dani" Leal, Secretary

We are pleased to shine the spotlight on HOA Board Secretary **Dani Leal**, who has been a resident of The Meadows since February 2023.

Danice credits her friend, Sam, with encouraging her to become involved with the HOA Board. Since joining the community, she has embraced the opportunity to meet new people and participate in the many activities that make The Meadows such a special place to live.

Originally from New Jersey, Danice moved to Florida at the age of 13 with her mother and stepfather. She attended Clearwater Junior High and Clearwater High School before graduating from Largo High School. Her career path has been both diverse and rewarding. After spending several years in real estate, she transitioned into the health insurance industry, where she has worked for the past 30 years. Today, she continues to serve seniors as a Health Insurance Agent with UnitedHealthcare.

Family is an important part of Danice's life. She is the proud mother of three grown children—two daughters and a son—and enjoys spending time with her three grandchildren and one great-grandchild.

When asked what she enjoys most about living at The Meadows, Danice points to the friendly atmosphere and the ease of making new friends. She also appreciates the many activities available to residents and the pride homeowners take in maintaining their properties, helping keep the community beautiful and welcoming.

Her advice to new residents is simple: **"Get involved."** Danice believes that participating in community activities is the best way to make friends, stay active, and enjoy everything The Meadows has to offer.

Danice lives by the motto, **"Live life to the fullest."** It's a philosophy that reflects her positive outlook and appreciation for each day. As she puts it, "We don't know how long we've got, so we better enjoy it."

Doug Oliver, Treasurer
Danice Leal, Secretary

Barbara Grano, President
Bgrano41721@gmail.com
936-676-6022

Don Mason, Director
Sam Kitto, Director
Lynette Mujica, Asst Secretary

Getting Fit and Having Fun at The Meadows

WATER AEROBICS/SENIOR FITNESS

Water Aerobic classes are offered twice a week subject to weather conditions and pool availability at The Meadows.



Classes are held every Monday and Friday at 11am with Kathy Llyod. Kathy also teaches Senior Fitness Monday, Tuesday, Thursday, Friday at 10:00am.

DANCE FITNESS



Join our certified Zumba instructor, Tammy Grant, for a fun evening of dance instructions. Learn all the dances so you can cut a rug at our next community dance. Or, just come to get a good, solid cardio workout. The class is every Tuesday at 6pm. Wear comfortable clothes and put on your dancin' shoes!

LEFT-RIGHT-CENTER

Left-Right-Center is scheduled for the third Monday of the month at 7pm. Come early and pick your lucky seat.

YOGA

Yoga has returned on Thursdays at 11:00 am with our certified Yoga instructor, in the clubhouse

EUCHRE

Join us every Monday in the game room at 1:00 to learn and play the game of euchre and join in on our tournaments

PICKLEBALL

Every Wednesday at 4:30pm, and every Saturday starting at 9am. We have open pickleball here at The Meadows, paddles are stored outside the pickleball court.



If you have an idea for an event, let Ray Bonello, and Deb Huettner Lifestyle Coordinators, know!

CORNHOLE



Are you looking for a fun, and easy-to-learn sport? Cornhole may just fit the bill. Each Sunday and Wednesday (new day) at 6:30pm, a group of men get together and play. Teams are picked and if needed, they will rotate new people in.

CRAFTING

Our popular craft classes are in full swing. Classes fill quickly, so sign up early. Crafts classes can be paid for at our Lifestyle desk.

All crafters have easy step by step instructions. They won't leave you behind. You'll never know how good you are unless you try it.

Thanks to Sam Kitto for all her crafting classes.

If you have any ideas for crafts, please let us know. We are always looking for new ideas!

51 INDOOR SHUFFLEBOARD

"51" Indoor Shuffleboard tournaments have resumed on the first and third Tuesday of the month. A big thanks goes out to Anna Ehlinger for heading this activity.

BINGO



Watch your calendars for Sunday bingo dates during the summer months.

MUSIC MANIA BINGO



Free to play every 2nd Thursday of the month when you win the fun begins with competitive fun games Your hosts Dan and Deb Huettner



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From The Main Office

Matt Simanteris..... Manager
Jessica Southworth.....Office Assistant
Alexis Molnar.....Sales
Ray Bonello.....Co-Lifestyle Coordinator
Deb Huettner.....Co-Lifestyle Coordinator
Frank Wedgeworth.....Maintenance
Henry Weller.....Maintenance
Mary Ann Bonello.....Maintenance



IMPORTANT PHONE NUMBERS

Office.....727-940-2927
Tarpon Springs Fire & Police Emergency.....911
Tarpon Springs Police (non-emergency)...727-938-2849
Tarpon Springs Chamber of Commerce...727-937-6109
Pinellas County Information Center.....727-464-4333
Florida Department of Health.....727-824-6900

Duke Energy...1-800-700-8744
Spectrum...833-697-7328
OFFICE HOURS - Monday - Friday 8:30am - 4:30pm
CLUBHOUSE HOURS - Everyday - 7:00 - 10:00pm

TRASH COMPACTOR

We have removed the lock from the compactor area. Remember, only residents are allowed to use it and only for household trash, please!

When the trash compactor is not within the fence, please put your trash in the other trash bin - not the recycling bin. We have a new camera system installed. Residents who violate our trash policy, will get their items returned/ or charged a bulk fee for extra tonnage or pickups. **ABSOLUTELY NO LARGE HOUSEHOLD ITEMS!**

The Meadows newsletter is published monthly. Please have all submissions in by the 10th of each month.

Managing Editor - Matt Simanteris
Editors - Ray Bonello/Deb Huettner

ELECTRONICS PICKUP

Each month, on the first Friday, The Meadows has an Electronics Pickup for recycling your electronics or metal. Any appliance with a cord is picked up. If you have a question on whether your item qualifies, contact Matt Simentaris.

Please have your items at the end of your driveway by 9am.



YARD WASTE RULES

Yard waste pickup is every Tuesday and Friday unless they fall on a holiday. **ONLY** organic material such as branches and plant material will be picked up but must be in plastic garbage bags or tied together in bundles and left at the curb or end of your driveway.

POOL RULES - HOURS 9AM - DUSK

1. No cups of any kind on the wet deck.
2. No glass in the pool area.
3. No smoking.
4. Pool ropes must be returned in place after lap swimming.
5. Please do not apply lotions or oils immediately before entering the pool. Let it get absorbed into your skin before you get in.
6. No running on the pool deck.
7. No jumping or diving into the pool at any time.
8. You are not allowed to save or reserve chairs and tables around the pool. It is strictly first come; first served.



DOG PARK RULES - HOURS 8AM - DUSK

1. Do not leave any toys at the dog parks. For safety's sake, they will be thrown away.

2. **PLEASE** pick up after your dog!

3. Do not let your dog dig holes.

It can be dangerous for pets and pet owners.



AUGUST WORD SEARCH



ambitious	outcome
author	plot
climate	plum
construction	pretty
desire	rite
east	room
economic	rough
federation	scold
glove	sore
hunger	soulmate
investment	stuns
kisses	tardy
longest	target
loose	toil
march	water
market	wring
movie	write
nurture	

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The Meadows

Home for Sale



Home Details

BEAUTIFUL 2026 CHAMPION/SKYLINE SILVER SPRINGS PREMIER SERIES/ALMOST COMPLETED!!
2 BEDROOMS - 2 BATH - DEN

Located in the desirable "Meadow" in the heart of Tarpon Springs. A 55+ Age qualified, Non Flood zone, Pet friendly "Resort Style Community". Heated pool, jacuzzi, pavilion, outdoor grilling area, pickleball, cornhole, shuffleboard, Bocce ball, Yoga, Exercise classes, Bingo, Billiards, card games, ceramic classes, theme parties and so much more. Within 10 minutes of shopping, dining, entertainment, beaches, golf, fishing, House of Worship, Medical service, 35 minutes from Tampa and airport.

More Pictures to follow up on this beautiful home!! Come tour our community! MAKE AN APPOINTMENT. CHECK OUR WEBSITE FOR OPEN HOUSE SCHEDULE

408 Joseph Way
The Meadows: Lot #282
\$199,900
2 BD 2 BA 1,404 SQ FT 2026 YEAR

Features

- Beautiful Spacious Open Floorplan-2 bedroom 2 bath/Den
- Large inviting living room/dining room/kitchen
- All stainless steel kitchen appliances come with this home
- Beautiful waterfront deck off dining room
- Central AC/ covered carport/landscaping

Use your smartphone camera to scan this QR code and view the listing online



The Meadows
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727-940-2927 or 813-291-7413
TheMeadows@CoveCommunities.com



THE MEADOWS, LOT #282
408 Joseph Way, Tarpon Springs, Florida 34689

Community Amenities

- Beach nearby
- Billiards
- Bocce
- Community Center
- Fishing Nearby
- Fitness Center
- Game Room
- Golf nearby
- Gullyside
- Horseshoes
- Jacuzzi/Spa
- Library
- Outdoor Kitchen
- Pet Friendly
- And more...






Featured Homes

If you're looking for a new or pre-owned home in The Meadows, contact Alexis. She and her driver, Apollo the Wonder Dog, would be happy to drive you around and show you what she has to offer.



Alexis Karvelas-Molnar

Sales Associate
Monday-Friday 9am-4pm, Saturdays by Appointment
The Meadows
505 Anclote Boulevard
Tarpon Springs, FL 34689
O: (727) 877-8034
amolnar@covecommunities.com
www.covecommunities.com/TheMeadows



The Meadows

Home for Sale



Home Details

BEAUTIFUL 2026 CAVCO-ELITE SERIES!
2 BEDROOMS - 2 BATH CORNER HOME

Located in the desirable "Meadows" in the heart of Tarpon Springs. A 55+ Age qualified, Non Flood zone, Pet friendly "Resort Style Community". Heated pool, jacuzzi, pavilion, outdoor grilling area, pickleball, cornhole, shuffleboard, Bocce ball, Yoga, Exercise classes, Bingo, Billiards, card games, ceramic classes, theme parties and so much more. Within 10 minutes of shopping, dining, entertainment, beaches, golf, fishing, House of Worship, Medical service, 35 minutes from Tampa (or) airport.

Pictures to follow up on this beautiful home!! Come tour our community!

1998 Douglas Lane

The Meadows: Lot #284

\$199,900

2 BD 2 BA 1,288 SQ FT 2026 YEAR

Features

- Large spacious floorplan. Kitchen Island
- All stainless steel kitchen appliances.
- Large covered 2-car carport with large shed.
- Washer Dryer hook ups
- Value Priced



Use your smartphone camera to scan this QR code and view the listing online



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THE MEADOWS CONTACT

1998 Douglas Lane, Tarpon Springs, Florida 34689

Community Amenities

- Beach Nearby
- Billiards
- Bocce
- Community Center
- Fishing Nearby
- Fitness Center
- Game Room
- Golf Nearby
- Gulfside
- Horseshoes
- Jacuzzi/Spa
- Library
- Outdoor Kitchen
- Pet Friendly
- And more...



Featured Homes

If you're looking for a new or pre-owned home in The Meadows, contact Alexis. She and her driver, Apollo the Wonder Dog, would be happy to drive you around and show you what she has to offer.



Alexis Karvelas-Molnar

Sales Associate

Monday-Friday 9am-4pm. Saturdays by Appointment

The Meadows

505 Anclote Boulevard
Tarpon Springs, FL 34689

O: (727) 877-8034

amolnar@covecommunities.com

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The Meadows. A 55+ Community

FIFTY IS NIFTY CLUB

Have you been married for 50+ years to the same person? If so, you're welcome to join us. The club meets once a month for a nice meal.



Larry's Grillehouse

Meet Our Nifty Fifty Members



Ozona Blue

Birthday Luncheon



Hosted by Sam Kitto
Tarpon Tavern

AUGUST BIRTHDAY LUNCH

Thursday August 6th

Diesel Garage

34200 US HWY 19 N

Palm Harbor FL.

Hosted by Karen, Linda, & Augie



What to do during the "Dog Days".

There is so much to do, see, and eat throughout the Tampa Bay area. Yes, it's hot, but there are plenty of fun ways to stay cool while enjoying everything the region has to offer. From exploring the Florida Aquarium and admiring the art at The Dalí Museum to spending an afternoon at Tropicana Field taking in a Rays game while we still can, Tampa Bay offers something for everyone.

There are so many restaurants in the Tarpon Springs area alone that deciding where to go can be a challenge. I love exploring new places to eat with my family, and there is always something new to discover—from casual local favorites to hidden gems worth trying. If you are looking to get out of town, any of our Cove Community RV parks are a great way to explore. 30% off your nightly stay for being a resident at a Cove Community is a nice perk that we all share. Not offered during peak seasons and you would have to contact the park you are interested in to find out when their peak season is.

Have a great August, stay cool and go explore!

Sincerely,
Matt Simanteris

THINGS TO REMEMBER:

- Please pick up your dogs' waste and dispose of it in a garbage bag - not the road, sidewalk, drains or woods.
- Electronic recycling pick-up is the first Friday of each month.
- Our lawn care service comes every other Thursday throughout the season.
- Make sure you smoke only in the designated areas and use the cigarette disposal containers provided; not on the street yards or driveways.
- Please remember if you're away for a long period of time, have someone maintain your outside beds, plants and flowers, and pick up your mail.
- If you need help pulling weeds in your beds, contact the office.
- If the compactor is not there, use the smaller one for your garbage.
- You must be 18 and over to use our workout area in the clubhouse.
- Don't leave your "floaties" at the pool - take them home each day.
- If you need help navigating our trash area, call the office to arrange for help.

Maintenance

Thank you for your cooperation!

Q: What items do NOT belong in the Recycle Bin?

- NO food or liquid
- NO foam cups or containers
- NO A/C filters
- NO loose plastic bags or film
- NO bagged recyclables
- NO clothing, furniture or carpet
- NO glass bottles or containers
- NO tree branches or yard waste



Mary Ann Bonello, Henry Weller, Frank Wedgeworth



Danice Leal

Licensed Sales Representative

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