

**MEADOW POINTE
COMMUNITY DEVELOPMENT
DISTRICT**

JANUARY 17, 2019

AGENDA PACKAGE

Meadow Pointe Community Development District

Inframark – Infrastructure Management Services

210 North University Drive, Suite 702, Coral Springs, Florida 33071

Telephone (954) 603-0033 x 40531 Fax (954) 345-1292

January 10, 2019

Board of Supervisors
Meadow Pointe
Community Development District

Dear Board Members:

The regular meeting of the Board of Supervisors of the Meadow Pointe Community Development District will be held on **Thursday, January 17, 2019 at 6:30 p.m.** in Clubhouse C of the Meadow Pointe I Community Park, 28245 County Line Road in Wesley Chapel, Florida. Following is the advance agenda for the meeting:

PUBLIC/AUDIENCE COMMENTS:

There are two opportunities for audience comments on any CDD matter during the course of the meeting as noted in the agenda. Additionally, audience comments are permitted on any matter being discussed by the Board. In order to maintain order and in the interest of time and fairness to other speakers, each speaker must be recognized by the Chair and comments are limited to three minutes per person. This time may be extended at the discretion of the Chair. Only one person may speak at a time. Although Supervisors may not necessarily respond to the comments, they will be taken into consideration by the Supervisors.

1. Call to Order and Roll Call
2. Pledge of Allegiance
3. Audience Comments on Agenda Items
4. Consent Agenda
 - A. Minutes of the December 6, 2018 Meeting
 - B. Minutes of the December 20, 2018 Meeting
 - C. ARC Applications
5. Deed Restriction and Architectural Review Matters
6. District Manager's Report
 - A. FIA Coverage for ADA Claims 2019-2020
7. Operations Manager's Report
8. Chairman's Comments
9. Supervisors' Reports, Requests and Comments
10. Audience Comments
11. Adjournment

Enclosed for your review under the consent agenda are the minutes of the above noted meetings.

The balance of the agenda is routine in nature and staff will present their reports at the meeting.

Sincerely,
Mark Vega/mm
District Manager

Fourth Order of Business

4A.

**MINUTES OF MEETING
MEADOW POINTE
COMMUNITY DEVELOPMENT DISTRICT**

The regular meeting of the Board of Supervisors of the Meadow Pointe Community Development District was held Thursday, December 6, 2018 at 6:30 PM at the Meadow Pointe Community Center, 28245 County Line Road, Wesley Chapel, Florida.

Present and constituting a quorum were:

Dennis Smith, Chair
Patricia Asklar, Vice Chair
Lutfi Jadallah, Treasurer
Kelly Garvin, Assistant Secretary
Dawn Khalil, Assistant Secretary

Also present were:

Camillo Verne, Resident
Michael Smith, Resident
Greg Paternostro, Resident

The following is a summary of the discussions and actions taken at the December 6, 2018 Board of Supervisors meeting.

FIRST ORDER OF BUSINESS Call to Order

Mr. Smith called the meeting to order and all Supervisors identified themselves.

SECOND ORDER OF BUSINESS Pledge of Allegiance

The Pledge of Allegiance was recited.

THIRD ORDER OF BUSINESS Audience Comments

There being none the next item followed.

FOURTH ORDER OF BUSINESS Deed Restriction & Architectural Review Matters

December 6, 2018

Meadow Pointe CDD

On MOTION by Mr. Jadallah seconded by Ms. Khalil with all in favor the architectural review consent agenda was approved.

Ms. Asklar will continue to review architectural review applications through January 14, 2019 for the February 7, 2019 meeting after which Ms. Garvin will begin reviewing the applications for meetings beginning on February 21, 2019.

FIFTH ORDER OF BUSINESS Approval of Financials and Invoices through October 31, 2018

On MOTION by Ms. Asklar seconded by Ms. Garvin with all in favor, the financials and invoices through October 31, 2018 were approved.

SIXTH ORDER OF BUSINESS Operational Matters

There was a discussion about items for the next newsletter.

Mr. Jadallah asked about an email from Mr. Costa concerning holiday decorations. A lengthy discussion followed.

SEVENTH ORDER OF BUSINESS Audience Comments

Mr. Paternostro asked if there were plans to add an additional tennis court. Mr. Smith explained that he and Mr. Fisk were looking at the possibility of adding an addition tennis court and two pickle ball courts at the site of the old basketball courts. The project being considered would include upgrading the lights at the existing two tennis courts, and moving those lights to the basketball court and the newly constructed water slide. This project would replace the two tennis courts removed to move the basketball court and build the water slide and provide regulation pickle ball courts, and upgrade lighting at the various courts. There is still some further work to be done before presenting the proposal to the Board. It is expected that the proposal will be ready for presentation to the Board at the December 20, 2018 meeting.

EIGHTH ORDER OF BUSINESS Consideration of Adoption of Resolution 2019-1, Designation of Officers

December 6, 2018

Meadow Pointe CDD

Nominations were open for the designation of officers following the November 6, 2018 election.

On MOTION by Ms. Khalil seconded by Ms. Garvin with all in favor the supervisors will retain their current offices and Mr. Bloom will be appointed as Co-Treasurer and Mr. Baldwin will be appointed Assistant Treasurer.

On MOTION by Ms. Khalil seconded by Ms. Garvin with all in favor Resolution 2019-1, Designation of Officers was approved.

NINTH ORDER OF BUSINESS

Adjournment

On MOTION by Ms. Khalil seconded by Ms. Garvin with all in favor the meeting was adjourned.

Dennis L. Smith, Chair

December 6, 2018

Meadow Pointe CDD

RESOLUTION 2019-1

**A RESOLUTION DESIGNATING OFFICERS OF THE MEADOW
POINTE COMMUNITY DEVELOPMENT DISTRICT**

WHEREAS, the Board of Supervisors of the Meadow Pointe Community Development District at a regular business meeting following the General Election held on November 6, 2018 desires to appoint the below recited persons to the offices specified.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE MEADOW POINTE COMMUNITY DEVELOPMENT DISTRICT:

1. The following persons were appointed to the offices shown, to wit:

Dennis Smith Chairman

Patricia Asklar Vice Chairman

Mark Vega Secretary

Lutfi Jadallah Treasurer

Stephen Bloom Co-Treasurer

Alan Baldwin Assistant Treasurer

Dawn Khalil Assistant Secretary

Kelly Garvin Assistant Secretary

PASSED AND ADOPTED THIS 6th DAY OF DECEMBER, 2018

Dennis L. Smith, Chairman

Mark Vega, Secretary

December 6, 2018

Meadow Pointe CDD

TO: Board of Supervisors, Meadow Pointe I Community Development District

FROM: Architectural Review Committee, MPI CDD

Date: November 27, 2018

Recommend that the following applications for architectural review herein presented be given formal consideration by the Board of Supervisors at the December 6, 2018 meeting:

1. (Consent Agenda) Case Number A2018085, submitted by Juan David Ruiz, for the property at 28319 Tall Grass Drive (Meadowlands Village). Property owner is requesting approval to build a 12 x 15 covered wood deck, on the rear of his home. The roof will be Suntuf Corrugated Polycarbonate Sheet, solar gray color. The roof will be 8 foot high. The proposed improvement meets all requirements of the standards adopted by the Board effective May 2, 2014. Therefore, recommend approval of this application.
2. (Consent Agenda) Case Number A2018087, submitted by Camillo Verna, for the property at 28815 Falling Leaves Way (Arbors Village). Property owner is requesting approval to replace side and back windows, plus rear sliding glass door. Windows will be double pane, white. The proposed improvement meets all requirements of the standards adopted by the Board effective May 2, 2014. Therefore, recommend approval of this application.
3. (Consent Agenda) Case Number A2018088, submitted by Cuiling Huang, for the property at 1507 Maximilian Drive (Summerbrooke Village). Property owner is requesting approval to build a screened entryway. The screening is grey and the frame color is white. The proposed improvement meets all requirements of the standards adopted by the Board effective May 2, 2014. Therefore, recommend approval of this application.

Patricia J. Asklar, Supervisor

Architectural Review Committee

4B

**MINUTES OF MEETING
MEADOW POINTE
COMMUNITY DEVELOPMENT DISTRICT**

The regular meeting of the Board of Supervisors of the Meadow Pointe Community Development District was held Thursday, December 20, 2018 at 6:30 p.m. at Clubhouse C, Meadow Pointe I Community Park, 28245 County Line Road, Wesley Chapel, Florida.

Present and constituting a quorum were:

Dennis Smith	Chairman
Patricia Asklar	Vice Chair
Lutfi Jadallah	Treasurer
Kelly Garvin	Assistant Secretary
Dawn Khalil	Assistant Secretary

Also Present:

Mark Vega	District Manager
Keith Fisk	Operations Manager

The following is a summary of the discussions and actions taken at the December 20, 2018 Board of Supervisors meeting.

FIRST ORDER OF BUSINESS

Call to Order and Roll Call

Mr. Smith called the meeting to order and all Supervisors were in attendance.

SECOND ORDER OF BUSINESS

Pledge of Allegiance

The pledge was recited.

THIRD ORDER OF BUSINESS

Audience Comments on Agenda Items

- A resident mentioned having a debate for the upcoming special election in the State House District and inquired if it could be held at the clubhouse.

Mr. Smith stated if they contacted the candidates they would make the facility available to them.

The resident also mentioned recently noticing cars parked on both sides of the road. Board members advised that parking is a County issue and they should call the non-emergency sheriff's department number, 727 847-8102.

FOURTH ORDER OF BUSINESS

Consent Agenda

- A. **Minutes of the November 1, 2018 Meeting**
- B. **Minutes of the November 15, 2018 Meeting**

C. ARC Applications

On MOTION by Ms. Asklar seconded by Ms. Khalil with all in favor, the consent agenda items A, B & C (C= case #A2018094) were approved.

FIFTH ORDER OF BUSINESS Deed Restriction and Architectural Review Matters

Ms. Asklar reported on 2018-092 paint without approval, showed swatches to the Board.

On MOTION by Ms. Garvin seconded by Ms. Khalil with all in favor, case #A2018092, #3 on ARC December 11, 2018 report was approved.

On MOTION by Ms. Garvin seconded by Mr. Jadallah with all in favor, case #A2018095, #5 on ARC December 11, 2018 report was approved.

SIXTH ORDER OF BUSINESS

District Manager’s Report

- Mr. Vega discussed website ADA Compliance.
- Ms. Khalil indicated she was not doing IT anymore.
- Mr. Vega stated he would reach out to complete IT and have them look over the website and draw up a proposal. He noted they have quoted \$159 per month and they require a three-year contract because they are spending a lot of time making the website ADA Compliant. They will have no minutes posted (minutes not required per Florida State Statute 189) and the site will include the bare-minimum required by statute. Budgets and audits for three years and agenda packages for twelve months are required by statute. Board discussion ensued regarding emails and Facebook comments.

SEVENTH ORDER OF BUSINESS

Operations Manager’s Report

Mr. Fisk reported on a tennis court project, extending it by 30 feet, removing the sod, and bringing in crushed limestone, thus making it a regulation tennis court. Discussed inserting pickle-ball courts, remodeling volley ball courts, remodeling tennis courts 3 and 4, new lights for shuffle board area.

Mr. Fisk reported proposal from Wentra Construction

- New tennis courts and pickle-ball courts, including fencing for \$66,897.
- Will install new LED Lighting for \$30,958. Wentra will do the installation of the new lights and pulling all the new wires to the back of this building.

- LED Lighting package, 4 new poles for the new tennis court, brackets to put on old poles and attach new lights is \$15,800.
- Install 4 new poles and remove 1 pole is \$2,550.
- Total \$116,205
- Board discussed fencing and gaining access to courts. Anticipate project should be completed in 4 months.
- Mr. Fisk reported the pressure washing and repainting of village entry ways, 22 signs; white column caps 18 signs; and 6 main entry signs. Wentra Construction \$7,820

On MOTION by Ms. Garvin seconded by Ms. Khalil with all in favor, for Wentra Construction to paint monuments for \$7,820 was approved.

- Mr. Fisk mentioned dead trees on County Line Road. Received a quote from Two Men and a Chainsaw to remove 11 trees and grind out 4 of the stumps for \$3,620.

On MOTION by Ms. Garvin seconded by Ms. Khalil with all in favor, for Two Men and a Chainsaw quote to remove trees and grind out stumps for \$3,620 was approved.

EIGHTH ORDER OF BUSINESS

None.

Chairman’s Comments

NINTH ORDER OF BUSINESS

- The Board discussed increasing/decreasing the email size and getting picture of water slide.
- Mr. Fisk mentioned the Garage Sale Saturday, April 6, 2019.

Supervisors’ Reports, Requests and Comments

TENTH ORDER OF BUSINESS

None.

Audience Comments

ELEVENTH ORDER OF BUSINESS

Adjournment

On MOTION by Ms. Garvin seconded by Ms. Khalil with all in favor, the meeting adjourned.

Dennis Smith
Chairman

Sixth Order of Business

6A.

Murphy, Marilyn

From: Vega, Mark
Sent: Friday, December 14, 2018 8:45 PM
To: Swade, Janice; Ben-Hayon, Jane; Bruce, Alison; Murphy, Marilyn; Demarco, Sandra
Subject: FIA - Coverage for ADA Claims 2019 - 2020

Importance: High

All, Please place this email on all my agenda's in January. Thanks, Mark

From: Andres Jimenez <ajimenez@egisadvisors.com>
Sent: Tuesday, December 11, 2018 4:31 PM
Subject: FIA - Coverage for ADA Claims 2019 - 2020
Importance: High

Dear FIA Members and Partners:

We have received inquiries from district members and management companies regarding insurance coverage for lawsuits alleging violations of the Americans With Disabilities Act ("ADA"). Recently, 23 Community Development District members were sued by a visually disabled plaintiff for not having ADA compliant websites. So far this year, FIA has spent over \$200,000 defending its members from these type of claims.

We have been working earnestly with FIA district members to ensure that they understand the importance of making district websites accessible to both the visually and audibly disabled, and more importantly, the potential civil litigation exposures associated with a website being non-compliant per the WCAG 2.0 AA guidelines for accessibility. Such exposures include, but are not limited to, both class action lawsuits as well as multiple "tester" plaintiffs who are not bound to any prior settlement or release with a prior litigant suing that same district.

Preliminarily, FIA has determined that most of its members have adopted ADA accessibility policies and posted such policies on their websites. Many of our members are currently working to make their website fully compliant with the WCAG 2.0 AA guidelines. However, we are concerned that there are still several members who have neither posted accessibility policies, nor taken any steps to remediate their website. FIA cannot guarantee at this time that it will be in a position to provide those members that have chosen not to remediate their websites with the existing level of coverage after October 1st, 2019.

At this time, FIA will continue to provide coverage through October 1st, 2019 for ADA related claims and lawsuits. While many insurance carriers are beginning to add exclusionary language to their policies that exclude or limit coverage for these types of claims, FIA remains committed to providing its members with the best service and broadest coverage available.

It is very likely that FIA will amend its policy for the 2019 – 2020 policy term to exclude coverage for ADA claims for those members that have **not** adopted accessibility policies, nor taken any substantial steps to remediate their websites. We plan to continue to offer coverage for ADA claims to all members that have either fully remediated their website to be in compliance with WCAG 2.0 AA guidelines, or are otherwise currently in the process of remediating their website for accessibility pursuant to those same guidelines.

If you have any questions, concerns, or requests with regards to these issues, please do not hesitate to contact me at your convenience.

Very truly yours,

Andy

Andy Jimenez AIC AIS
Sr. Manager, Claims and Risk Services
Egis Insurance & Risk Advisors
Direct: (321) 323.0042
Mobile:(321) 262.5925
Fax: (407) 732.7321
Email: AJimenez@egisadvisors.com



Associate Member of the Year Award Winner Florida Association of Special Districts (FASD)
Preferred Partner of the Year Award Winner Florida Consortium of Public Charter Schools (FCPCS)