

**MEADOW POINTE
COMMUNITY DEVELOPMENT
DISTRICT**

FEBRUARY 21, 2019

AGENDA PACKAGE

Meadow Pointe Community Development District

Inframark – Infrastructure Management Services

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February 14, 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, February 21, 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
4. Consent Agenda
 - A. Minutes of the January 3, 2019 Meeting
 - B. Minutes of the January 17, 2019 Meeting
 - C. ARC Applications
 - D. Acceptance of the Financial Audit Report for FY Ended September 30, 2018
(provided under separate cover)
5. Deed Restriction and Architectural Review Matters
6. District Manager's Report
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. Hardcopies of the audit will be sent under separate cover to Supervisors.

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, January 3, 2019 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:

- Joan Abrams, Resident
- Stanton Burgess, Resident

The following is a summary of the discussions and actions taken at the January 3, 2019 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

Ms. Abrams asked about road conditions on County Line Road. A discussion followed and Mr. Smith said that he will send an email to Commissioner Mike Moore asking that the problems be fixed. She also asked about trash being placed in bags versus trash cans causing problems with animals breaking into the bags and spreading trash over the streets. A discussion followed including recycle and trash cans siting in the street.

FOURTH ORDER OF BUSINESS Deed Restriction & Architectural Review Matters

January 3, 2019

Meadow Pointe CDD

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 November 30, 2018

On MOTION by Ms. Asklar seconded by Ms. Garvin with all in favor, the financials and invoices through November 30, 2018 were approved.

SIXTH ORDER OF BUSINESS

Operational Matters

Mr. Smith presented bids for two options for the Courts and Lighting project, one which included controlling access to the playground and another which did not include controlling access to the playground. The option selected included playground access control. The project will include all new LED court lights, two pickle ball courts and one new tennis court located on the old basketball courts.

On MOTION by Ms. Asklar seconded by Ms. Garvin with all in favor, the bid from Techlight in the amount of \$30,958.00 for a lighting package with four poles and the bid from Wenra Construction in the amount of \$89,747.00 to construct the new tennis court and pickle ball courts, install the lighting package and all fencing was approved. The Chairman was also given the authority to modify the height of the fence around the playground if it would save money.

Ms. Khalil asked about an email from Mr. Costa concerning holiday decorations. A discussion followed with no plans to change anything.

SEVENTH ORDER OF BUSINESS

Audience Comments

There being none, the next item followed.

January 3, 2019

Meadow Pointe CDD

EIGHTH 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

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, January 17, 2019 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

Also Present:

Mark Vega	District Manager
Keith Fisk	Operations Manager

The following is a summary of the discussions and actions taken at the January 17, 2019 Board of Supervisors meeting.

FIRST ORDER OF BUSINESS	Call to Order and Roll Call
Mr. Smith called the meeting to order and a quorum was established.	

SECOND ORDER OF BUSINESS	Pledge of Allegiance
The pledge was recited.	

THIRD ORDER OF BUSINESS	Audience Comments
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- Mr. Dennis Costa discussed the Spring Fair in March and the issues they are having getting vendors. Suggested having a car show at the fair.
Mr. Smith discussed previous fair events, which operated at a loss of revenue. He asked Mr. Costa to think about a way to produce revenue from these events.
- Board discussion ensued regarding parking locations for the public attending the fair and cars for the car show.
- Board discussion ensued regarding pickle-ball, food trucks, water slide, and fencing volley ball court.

FOURTH ORDER OF BUSINESS **Consent Agenda**

- A. Minutes of the December 6, 2018 Meeting**
- B. Minutes of the December 20, 2018 Meeting**
- C. ARC Applications**

A correction to the December 20, 2018 minutes was noted by Mr. Vega; under item 4C add “non-approved paint pallet was chosen by resident”.

On MOTION by Mr. Jadallah seconded by Ms. Asklar with all in favor, the consent agenda items were approved as amended.

FIFTH ORDER OF BUSINESS **Deed Restriction and Architectural Review Matters**

Ms. Asklar questioned items on the list and Mr. Smith responded.

Mr. Smith reported on a conversation he had with Mr. Cline about the procedure for placing liens on properties. He stated Mr. Cline responded that they have no procedure, but there is a \$5 filing fee. Mr. Smith stated he will follow up with District Counsel regarding the procedure to collect money owed to the District by those who are not in compliance.

SIXTH ORDER OF BUSINESS **District Manager’s Report**

- A. FIA Coverage for ADA Claims 2019-2020**
 - Mr. Vega reported on insurance companies demanding CDDs become ADA Compliant, but not specifying what items are required to be ADA Compliant. Discussed pricing for maintaining an ADA website.
 - Board discussion ensued regarding the cost and inconvenience of complying with new ADA requirements.
 - Mr. Vega asked if he could attend the March 7th meeting instead of the March 21st meeting. Board responded it was ok for him to attend March 7, 2019 meeting.

SEVENTH ORDER OF BUSINESS **Operations Manager’s Report**

- Mr. Fisk updated the Board on the water slide, storm drain clean out, and controlled fencing around the slide.
- Mr. Fisk reported price figures from Wentra Construction on the following items:

- Controlled fencing around the slide is \$2,142
- Gravel around the pumps is \$2,282
- Asphalt around the area in front of the tanks is \$4,980
- Total for project is \$9,402

On MOTION by Ms. Garvin seconded by Ms. Asklar with all in favor, Wentra Construction to perform water slide work for \$9,402 was approved.

- Mr. Fisk reported on the tennis and pickle-ball courts:
 - A section of fencing was added in order to control playground area. Fence will be 166ft x 10ft for \$2,700.
 - 5-foot extension of pickle-ball court is \$4,700.
 - Removal of concrete curbing and replacing it with asphalt will be \$1,400.
 - Addition of third gate behind playground will be \$450
 - Total for project is \$9250.

On MOTION by Ms. Asklar seconded by Mr. Jadallah with all in favor, Wentra Construction to perform tennis and pique ball court work for \$9250 was approved.

- Mr. Fisk suggested installing ping pong tables.
- Ms. Garvin suggested doing a resident survey to determine what they want before installing something new.
- Board discussion ensued regarding height and weight requirement to utilize the slide.

EIGHTH ORDER OF BUSINESS

Chairman’s Comments

Mr. Smith reported on the following

- Attended Meadow Pointe II’s meeting and asked them to contact the County about County Line Road. Stated Mr. Mike Moore told him County Line Road from Woodlands to Mansfield is scheduled right now to be resurfaced in 2022. Mr. Smith is hopeful they will get help from Meadow Pointe II but thinks they will add Mansfield Boulevard.
- Mentioned the cross-walk signs, proposed placing additional signs in the median.

- Discussed road corrosion issue.

NINTH ORDER OF BUSINESS

**Supervisors' Reports, Requests and
Comments**

Mr. Jadallah inquired with Mr. Fisk about landscaping with OLM.

TENTH ORDER OF BUSINESS

Audience Comments

None.

ELEVENTH ORDER OF BUSINESS

Adjournment

On MOTION by Ms. Garvin seconded by Ms. Asklar with all in favor the meeting adjourned at 8:03pm.

Dennis Smith, Chairman

4D.

**AUDIT REPORT
PROVIDED
UNDER SEPARATE COVER**