

**MEADOW POINTE  
COMMUNITY DEVELOPMENT  
DISTRICT**

**MARCH 7, 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

February 28, 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, March 7, 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 February 7, 2019 Meeting
  - B. Minutes of the February 21, 2019 Meeting
  - C. ARC Applications
  - D. Acceptance of the Financials (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. The financials were 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, February 7, 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
- Michael Smith, Resident
- Jay Furnari, Resident
- Hamid Elghanim, Resident

*The following is a summary of the discussions and actions taken at the February 7, 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**

Mr. Hamid requested that the Board direct that a \$200 dollar deposit be returned for two four hour blocks of Building A party room that was kept after he broke several rules governing its use. He booked the room for a nonresident and failed to attend the event as required. Additionally, the person for whom he rented the room failed to follow rules she was aware of. The Board made the decision to keep the deposit. It was pointed out that she should have paid \$600.00 instead of \$100.00 rent she was charged.

February 7, 2019

Meadow Pointe CDD

Mr. Furnari asked several questions about the appropriate way to handle some concerns in his neighborhood including pothole repairs and deed restriction violations.

**FOURTH ORDER OF BUSINESS                      Deed Restriction & Architectural Review Matters**

On MOTION by Ms. Asklar seconded by Ms. Garvin with all in favor, the Architectural Review Consent agenda was approved.

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

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

**SIXTH ORDER OF BUSINESS                      Operational Matters**

Mr. Smith presented a bid from Dean’s Electric to replace seven rotary timers for outdoor lighting with digital timers. The current timers often malfunction creating situations where the lights are not turned on and off at the correct times.

On MOTION by Mr. Jadallah seconded by Ms. Garvin with all in favor, the bid from Dean’s Electric in the amount of \$1,290.00 to replace seven rotary timers for outdoor lighting with digital timers was approved.

Ms. Khalil updated the Board on the status of resolving the ADA issues with the web site. This will be discussed at the next meeting, at which time the District Manager will be present.

Ms. Khalil asked for items to be included in the March/April newsletter.

There was a discussion about the next Community Council event.

**SEVENTH ORDER OF BUSINESS                      Audience Comments**

February 7, 2019

Meadow Pointe CDD

There being none, the next item followed.

**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, February 21, 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 |
| 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 February 21, 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**

- Mr. Dennis Costa gave an update on the car show and events.

The possibility of including funds for special events in upcoming CDD budgets was discussed.

On MOTION by Ms. Garvin seconded by Ms. Asklar with all in favor, spending \$1,445 from CDD funds for the special event was approved.

**FOURTH ORDER OF BUSINESS**

**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**

Regarding consent agenda item 4D, Audit Report for fiscal year 2018, it was noted the audit was previously provided to the Board and it was a clean audit.

On MOTION by Ms. Khalil seconded by Ms. Asklar with all in favor, the consent agenda items A through D were approved.

**FIFTH ORDER OF BUSINESS**

**Deed Restriction and Architectural Review Matters**

Mr. Smith reported on a conversation he had with Counsel, Mr. John Vericker, regarding liens whereby he contends that an estoppel letter should do the trick.

Mr. Smith noted he is considering authorizing Mr. Vericker to get with another law firm regarding the lien cases since Mr. Vericker’s firm doesn’t primarily deal with deed restrictions and HOA issues.

**SIXTH ORDER OF BUSINESS**

**District Manager’s Report**

Mr. Vega reminded the Board that he will be attending the March 7<sup>th</sup> meeting instead of the March 21<sup>st</sup> meeting.

A lengthy discussion on website issues ensued.

**SEVENTH ORDER OF BUSINESS**

**Operations Manager’s Report**

- Mr. Fisk noted there is a special election coming up on Tuesday, April 9, 2019 at clubhouse A.

Mr. Fisk also reported:

- Slide update: we got our final for electric, it’s completed. The plumbing was inspected and we got a partial on the plumbing inspection. We also have a partial on the footers.
- Heidi is leaving.

**EIGHTH ORDER OF BUSINESS**

None.

**Chairman's Comments**

**NINTH ORDER OF BUSINESS**

None.

**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