

Meadow Pointe Community Development District

Board of Supervisors

Dennis Smith, Chairperson

Patricia J. Asklar, Vice Chairman

Lutfi Jadallah, Treasurer

Dawn Khalil, Assistant Secretary

Kelly L. Garvin, Assistant Secretary

Mark Vega, District Manager

Tracy Robin, District Counsel

Tonja Stewart, District Engineer

Keith Fisk, Operations Manager

Regular Meeting Agenda

Thursday, December 19, 2019 6:30 P.M.

1. Call to Order and Roll Call
2. Pledge of Allegiance
3. Audience Comments
4. Consent Agenda
 - A. Minutes of the November 7, 2019 Meeting Page 2
 - B. Minutes of the November 21, 2019 Meeting Page 4
 - C. ARC Applications
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

District Office:

2654 Cypress Ridge Boulevard, Suite 101
Wesley Chapel, FL 33544

Meeting Location:

Clubhouse C, MP 1 Community Park
28245 County Line Road
Wesley Chapel, Florida

**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, November 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
Dawn Khalil, Assistant Secretary
Kelly Garvin, Assistant Secretary

Also present were:

Amy Egeland, Resident
Joan Abrams, Resident

The following is a summary of the discussions and actions taken at the November 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

Ms. Egeland asked several questions relating to the Santa event and Christmas decorations. Board members answered them.

Ms. Abrams asked what was being done concerning considering replacing the broken water fountain in the pond by the clubhouse. Ms. Asklar provided an update.

November 7, 2019

Meadow Pointe CDD

FOURTH ORDER OF BUSINESS Deed Restriction & Architectural Review Matters

There being none, the next item followed.

FIFTH ORDER OF BUSINESS Approval of Financials & Invoices through September 2019

On MOTION by Ms. Garvin seconded by Ms. Asklar with all in favor, Financials and Invoices for September 2019 were approved.

SIXTH ORDER OF BUSINESS Operational Matters

Mr. Smith informed the Board that he received a call from a party interested in purchasing the commercial property at the corner of Bruce B. Downs Boulevard and Aronwood Boulevard. He had several questions concerning CDD assessments, CDD bonds, and CDD amenities. He stated that he is considering the possibility of developing at least a portion of the property with Condos or apartments. Mr. Smith noted that there have been several owners of the property over the years, none of which have developed it.

SEVENTH ORDER OF BUSINESS Audience Comments

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

**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, November 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 J. Asklar	Vice Chair
Lutfi Jadallah	Treasurer
Kelly L. 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 November 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

None.

FOURTH ORDER OF BUSINESS

Consent Agenda

- A. Minutes of October 3, 2019 Meeting
- B. Minutes of October 17, 2019 Meeting
- C. ARC Applications – None

On MOTION by Ms. Asklar seconded by Ms. Garvin with all in favor, the consent agenda items were approved. 5/0

FIFTH ORDER OF BUSINESS

**Deed Restriction and Architectural
Review Matters**

Three are out of compliance.

SIXTH ORDER OF BUSINESS

District Manager’s Report

- The new website is complete and will be complete next week. Instructions for downloading items to the new website will be forwarded to Keith Fisk and some of his staff members.
- Entries posted to the calendar are not counted as part of the 750 page per year posting limits; no cost.
- Going forward the cover page and agenda package page indexes will be omitted from future electronic and hard copy packages.
- The Chairman to review agendas before distribution to all.

SEVENTH ORDER OF BUSINESS

Operations Manager’s Report

Mr. Fisk reported the following:

- Started work on the pickle ball courts; asphalt has been removed.
- Started today with painting the slide court; closed now until Saturday.
- Pool Works is doing an outstanding job; should be done by February.

Proposals:

Greenview, removal of Juniper on center island at a cost of \$5,220.

On MOTION by Mr. Jadallah seconded by Ms. Asklar with all in favor the proposal from Greenview for removal of Juniper on center island at a cost of \$5,220 was accepted. 5/0

Aquagenix fountain for the pond; a half-horsepower pump will operate in two feet of water. Fountain cost \$3,841.08 for the fountain and labor; with LED lights. Warranty on fountain two years.

Ms. Garvin MOVED seconded by Ms. Asklar to accept the proposal for an Aquagenix fountain at a cost of \$3,841.08.

Board members discussed previous fountain issues and the fountain proposal.

The motion made above by Ms. Garvin and seconded by Ms. Asklar to accept the fountain proposal was withdrawn to obtain additional information on pond fountains and will be revisited at the December 19th Board meeting.

EIGHTH ORDER OF BUSINESS

Chairman’s Comments

Mr. Smith noted when the financials are received paper copies will be placed in the requesting Supervisors mailbox.

NINTH ORDER OF BUSINESS

Supervisors’ Reports, Requests and Comments

Mr. Jadallah thanked Mr. Fisk for having the grass cut near the caution sign and inquired about the marquis lights being off. Mr. Fisk will look into it.

TENTH ORDER OF BUSINESS

Consideration of Resolution 2020-1 Designating Officers

The Board was asked if they wished to keep the officer designation as is currently.

On MOTION by Ms. Khalil seconded by Ms. Garvin with all in favor Resolution 2020-01 designating officers of the Meadow Pointe CDD as follows was adopted: Dennis Smith, Chairman, Patricia J. Asklar, Vice Chair, Dawn Khalil, Kelly L. Garvin, Assistant Secretaries, Lutfi Jadallah, Treasurer, Stephen Bloom, Co-Treasurer, Alan Baldwin, Assistant Treasurer and Mark Vega, Secretary. 5/0

ELEVENTH ORDER OF BUSINESS

Audience Comments

An attending resident introduced himself to the Board.

TWELFTH ORDER OF BUSINESS

Adjournment

On MOTION by Ms. Khalil seconded by Ms. Garvin with all in favor the meeting adjourned. 5/0

Dennis Smith, Chairman