

**MEADOW POINTE
COMMUNITY DEVELOPMENT
DISTRICT**

NOVEMBER 21, 2019

AGENDA PACKAGE

Meadow Pointe Community Development District

Inframark – Infrastructure Management Services

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November 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, November 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 October 3, 2019 Meeting
 - B. Minutes of the October 17, 2019 Meeting
 - 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

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, October 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
Dawn Khalil, Assistant Secretary
Kelly Garvin, Assistant Secretary
Mr. Keith Fisk, Operations Manager

Also present were:

Orlando Estrella, Resident
Chance Lee, Resident
Jason & Brittany Salm, Residents
Xavier Gonzalez, Resident

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

Mr. Estrella & Chanse Lee attended the meeting to present their defense to an incident that occurred between Mr. Lee and staff members at the Community Center on September 12 and another incident that occurred at Wiregrass High School on September 13 between Mr. Lee and Mr. Connor Terzino, one of the staff members involved in the earlier incident. Mr. Fisk explained to the Board and

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Mr. Estrella and Mr. Lee the incident that was reported to him by staff and information furnished by Mr. Estrella. Mr. Estrella and Mr. Lee then stated their defense. Mr. Estrella specifically requested that any suspension of privileges be limited to Mr. Lee and not the entire household. A lengthy discussion by members of the Board and comments by audience members followed.

On MOTION by Ms. Garvin seconded by Ms. Asklar to suspend Mr. Lee's CDD facility privileges for a period of one year was approved by a four to one vote, with Mr. Smith voting No.

NOTE: Mr. Smith voted no because of the seriousness of the offense. Mr. Fisk was instructed to inactivate the key fob for the household, and Mr. Estrella was instructed that he and his wife must present identification each time they use the facilities.

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 July 2019

On MOTION by Mr. Jadallah seconded by Ms. Asklar with all in favor, Financials and Invoices for August 2019 were approved.

SIXTH ORDER OF BUSINESS Operational Matters

Mr. Fisk informed the Board he had obtained two proposals for holiday decorations at the Aronwood Boulevard entrance. They were in the amount \$4,999 & \$5,000.

On MOTION by Ms. Garvin seconded by Ms. Khalil the proposal for holiday decorations at the Aronwood entrance from J & J Lighting Solutions in the amount of \$5,000 was approved by a three to two vote, with Mr. Smith & Mr. Jadallah voting No.

NOTE: Mr. Smith and Mr. Jadallah voted no because the motion did not include any recognition for other holidays that occur during the holiday period.

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There was a discussion about putting a revised banner at the County Line Road entrance for the holidays and Ms. Khalil will design it for Board approval.

There was discussion about the status of the Community Council; decorating the village entrances, specifically who will coordinate that; and items for the newsletter. It was decided that Staff will coordinate holiday decorations.

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

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, October 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
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 October 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.

The record will reflect Ms. Garvin left the meeting.

THIRD ORDER OF BUSINESS

Audience Comments

A resident inquired about the status of a pond.

Mr. Fisk responded he has a proposal from Aquagenix for a half horsepower Aquapro Fountain with two different heads on it. The cost including installation and labor is \$3,841.08. Board members discussed the pros and cons of moving forward with this proposal.

A consensus of the Board was to first ask Aquagenix what the depth of the pond is before going further.

FOURTH ORDER OF BUSINESS

Consent Agenda

- A. Minutes of September 5, 2019 Meeting
- B. Minutes of September 19, 2019 Meeting

C. ARC Applications – None

On MOTION by Mr. Jadallah seconded by Ms. Asklar with all in favor, the consent agenda items were approved. 4/0

FIFTH ORDER OF BUSINESS

Deed Restriction and Architectural Review Matters

None.

SIXTH ORDER OF BUSINESS

District Manager’s Report

A. Renewal Engagement Letter with Grau & Associates for 2019 Audit

On MOTION by Mr. Jadallah seconded by Ms. Asklar with all in favor the audit engagement renewal with Grau & Associates to perform the FY2019 audit was accepted. 4/0

B. Motion Assigning Fund Balance as of 9/30/19

On MOTION by Mr. Jadallah seconded by Ms. Asklar with all in favor assigning the fund balance as of 9/30/19 as indicated in the document included in today’s agenda package was approved. 4/0

SEVENTH ORDER OF BUSINESS

Operations Manager’s Report

Mr. Fisk reported the following:

- o The sidewalk work is complete.
- o Two trees from the conservation area are down, fell on resident’s yard and need to be removed; quote from Travis of Two Men and a Chain Saw \$600.
- o The resurfacing of the lap pool will start on November 4th.
- o Pickleball courts, will be approximately two more weeks before getting started.
- o The splash pad area needs to be sealed again; quote \$3,311.

On MOTION by Ms. Khalil seconded by Ms. Asklar with all in favor the proposal from Specialty Services to clean and roll coat the splash pad surface in the amount of \$3,311 was accepted. 4/0

EIGHTH ORDER OF BUSINESS

Chairman’s Comments

None.

NINTH ORDER OF BUSINESS

Supervisors’ Reports, Requests and Comments

Holiday banners for the entrance monument were discussed.

TENTH ORDER OF BUSINESS

None.

Audience Comments

ELEVENTH ORDER OF BUSINESS

Adjournment

On MOTION by Ms. Khalil seconded by Ms. Asklar with all in favor the meeting adjourned at 7:35 P.M. 4/0

Dennis Smith, Chairman