

Meadow Pointe Community Development District

Board of Supervisors

Dennis Smith, Chairperson

Patricia J. Asklar, Vice Chairman

Lutfi Jadallah, Treasurer

Dawn Khalil, Assistant Secretary

Kelly Garvin, Assistant Secretary

Mark Vega, District Manager

Tracy Robin, District Counsel

Tonja Stewart, District Engineer

Keith Fisk, Operations Manager

Regular Meeting Agenda

Thursday, May 16, 2019 6:30 P.M.

* Added Item

1. Call to Order and Roll Call
2. Pledge of Allegiance
3. Audience Comments on Agenda Items
4. Consent Agenda
 - A. Minutes of the April 18, 2019 Meeting
 - B. ARC Applications
 - C. Minutes of the April 4, 2019 Meeting *
5. Deed Restriction and Architectural Review Matters
6. District Manager's Report
 - A. FDEP – NPDES Stormwater Information
 - B. Notice from Pasco County SOE-Number of Registered Voters-2930
7. Operations Manager's Report
8. Chairman's Comments
9. Supervisors' Reports, Requests and Comments
10. Audience Comments
11. Adjournment

Note: The next meeting is scheduled for June 6, 2019

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, April 4, 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:

Two MP One Residents participating in Camp Gladiator

The following is a summary of the discussions and actions taken at the April 4, 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. Smith gave his thoughts on the possibility of keeping one all-purpose court, the operation of Camp Gladiator, and the conditions he would require in order to keep Camp Gladiator as a vendor using the CDD facilities. He outlined a proposal prepared by Mr. Fisk, the Operations Manager and himself to change the court modification project to keep one existing all-purpose court (without resurfacing), add three pickle ball courts instead of two on an expanded court and eliminate the new tennis court.

The new Camp Gladiator contract will be for the use of only the all-purpose court, except that running exercises may take place in the grass field.

If the trainer determines that there is not enough space to handle the number of participants on one court, he will place a limit on the number of participants and will give priority to Meadow Pointe One residents. That means that room will be made by discontinuing non-Meadow Pointe One residents within a certain period of time (to be established).

The hourly rate will be increased to a more appropriate amount to reflect the number of participants.

The contract will be modified to make Camp Gladiator responsible for damage beyond normal wear and tear.

Before any new activities are added to the program, permission will be obtained from the Operations Manager. His decision will be final.

If complaints are received by nearby residents or other users of the facilities about Camp Gladiator activities, the Operations Manager will make a determination about the validity and necessary corrective action(s) and his decision will be final.

Discussion by the audience members were then taken and the Board discussed the proposal.

On MOTION by Ms. Garvin seconded by Ms. Asklar with all in favor, the proposals outlined by the Chairman to modify the courts project and the Camp Gladiator contract and operating limits were approved. Contract modifications will be presented to the Board once they are agreed to by the contractor and then sent to the CDD Attorney for finalization.

FOURTH ORDER OF BUSINESS Deed Restriction & Architectural Review Matters

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

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

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

SIXTH ORDER OF BUSINESS Operational Matters

Mr. Smith briefed the Board on a situation that arose with a house being rented out through Airbnb as a vacation rental. The owners were giving their key fobs to vacationers to use the CDD facilities. This is a violation of the Community Center Rules. As a result, the facilities privileges were suspended for 30 days. A letter was sent to the property owners informing them of the suspension. The owner then contacted Mr. Fisk and stated that the couple is getting a divorce, the husband is moving into the house, and the property is being delisted from Airbnb. There are three other houses in Meadow Pointe One also listed with Airbnb. These houses appear to not have the required Pasco County approval for vacation rentals, and staff is following up with appropriate action through Code Enforcement.

Mr. Smith advised that a complaint was received concerning the 48 inch minimum height requirement for the water slide. He explained that the height requirement was established by the manufacturer and the CDD would be remiss to ignore their guideline.

There was a discussion about items for the May/June newsletter.

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