

## Meadow Pointe Community Development District

### Board of Supervisors

Kelly L. Garvin, Chairperson  
Patricia J. Asklar, Vice Chairman  
Lutfi Jadallah, Treasurer  
Dawn Khalil, Assistant Secretary  
Dennis Smith, Assistant Secretary

Mark Vega, District Manager  
Tracy Robin, District Counsel  
Tonja Stewart, District Engineer  
Keith Fisk, Operations Manager

### Regular Meeting Agenda

Thursday, July 16, 2020 6:30 P.M.

**Meeting URL: <http://us02web.zoom.us/j/87117387963>**

Meeting ID: 87117387963

Phone in number: 1-929-205-6099

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1. Call to Order and Roll Call
  2. 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.
  3. Consent Agenda
    - A. Minutes of the June 4, 2020 Meeting *Page 2*
    - B. Minutes of the June 18, 2020 Meeting *Page 5*
  4. Deed Restriction and Architectural Review Matters
  5. District Manager's Report
  6. Operations Manager's Report
  7. Chairman's Comments
  8. Supervisors' Reports, Requests and Comments
  9. Audience Comments
  10. Adjournment

**Note:** The next meeting is scheduled for August 6, 2020

#### District Office:

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

#### Meeting Location:

via Zoom

**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, June 4, 2020 at 6:30 PM via Zoom.

Participating and constituting a quorum were:

Dennis Smith, Chair  
Patricia Asklar, Vice Chair  
Lutfi Jadallah, Treasurer  
Dawn Khalil, Assistant Secretary  
Kelly Garvin, Assistant Secretary

Also participating were the following:

Keith Fisk, Operations Manager  
Numerous residents

*The following is a summary of the discussions and actions taken at the June 4, 2020 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                      Audience Comments - except for facilities discussion**

There being none the next item followed.

**THIRD ORDER OF BUSINESS                      Facilities Reopening**

Mr. Smith presented his recommendations for reopening various facilities with restrictions and keeping others closed for the time being. He explained his thought process for making those recommendations. He then asked Mr. Fisk to present his proposal. Audience comments were then taken. The Supervisors then presented their recommendations.

Ms. Garvin then made a motion to open both pools at 50% of in water capacity, the fitness room with a limit of four people at a time for one hour reserved periods, the basketball court with a limit of five people, the tennis and pickle ball courts with limits of 4 people per court, and the racquetball court

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with a limit of 2 people using the existing reservation system. The motion failed due to the lack of a second.

After further discussion:

On MOTION by Ms. Khalil seconded by Ms. Asklar with Ms. Khalil, Ms. Asklar, Ms. Garvin, and Mr. Jadallah in favor and Mr. Smith opposed, the decision of the Board was to open both pools at 50% of in water capacity, the basketball court with a limit of five people, the tennis and pickle ball courts with limits of 4 people per court, and the racquetball court with a limit of 2 people using the existing reservation system.

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

Mr. Jadallah will start reviewing Architectural Review Applications received on July 7, 2020.

**FIFTH ORDER OF BUSINESS                      Approval of Financials and Invoices Through April 2020**

On MOTION by Mr. Jadallah seconded by Ms. Asklar with all in favor, the Financials and Invoices through April 2020 were approved.

**SIXTH ORDER OF BUSINESS                      Discussion of FY 2021 Budget**

Mr. Smith gave a brief rundown of the Proposed FY 2021 Budget. The assessments will stay the same as the last several years and the revenues and expenditures will be in line with last year’s budget. The final Budget will be approved during the August 20, 2020 meeting after a public hearing.

On MOTION by Mr. Jadallah seconded by Ms. Asklar with all in favor Resolution 2020-2 approving the Proposed FY 2021 and setting a public hearing for August 20, 2020 at 6:30 PM was approved.

**SEVENTH ORDER OF BUSINESS                      Operational Matters**

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Mr. Smith updated the Board on the status of the County Line Road repaving project. The notice to proceed should be given to the contractor by the end of this month, after which the contractor will schedule the work.

Mr. Smith announced that he was resigning from the Chairman position effective upon adjournment of this meeting. He stated that he is in one of the categories of people who are at higher risk for severe complications and cannot expose himself to staff and users of the facilities. He then nominated Ms. Garvin for the position. Ms. Khalil then nominated Mr. Jadallah for the position, but he declined the nomination because he is also in one the categories of people who are at higher risk. Ms. Garvin was therefore appointed to the Chairperson position.

**EIGHTH ORDER OF BUSINESS****Audience Comments**

There being none, the next item followed.

**NINTH ORDER OF BUSINESS****Adjournment**

On MOTION by Ms. Khalil seconded by Ms. Asklar with all in favor, the meeting was adjourned.

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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, June 18, 2020 at 6:39 p.m. via Zoom at <http://zoom.us02web.zoom.us/j/81171933526>, phone in #1 929-205-6099.

Present remotely and constituting a quorum were:

Kelly L. Garvin	Chairman
Patricia J. Asklar	Vice Chair
Lutfi Jadallah	Treasurer
Dennis Smith	Assistant Secretary
Dawn Khalil	Assistant Secretary

Also Present Remotely: 8 Residents

Mark Vega	District Manager
Keith Fisk	Operations Manager
Deanna	Office Manager

*The following is a summary of the discussions and actions taken at the June 18, 2020 Board of Supervisors meeting.*

**FIRST ORDER OF BUSINESS**

**Call to Order and Roll Call**

Mr. Vega called the meeting to order and a quorum was established.

**SECOND ORDER OF BUSINESS**

**Audience Comments-Remote**

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.

Mr. Vega announced the names of audience members listening to the meeting remotely; approximately 10 audience members.

**THIRD ORDER OF BUSINESS**

**Consent Agenda**

- A. Minutes of May 7, 2020 Meeting
- B. Minutes of May 21, 2020 Meeting
- C. Resolution 2020-3 Election of Officers

On MOTION by Ms. Khalil seconded by Ms. Asklar with all in favor, the consent agenda items A, B, and C were approved. 5/0

**FOURTH ORDER OF BUSINESS**

**Deed Restriction and Architectural Review Matters**

Mr. Smith submitted a request from Mr. David Brandon.

On MOTION by Mr. Smith seconded by Ms. Asklar with all in favor, the request for approval from Mr. David Brandon was approved. 5/0

**FIFTH ORDER OF BUSINESS**

**District Manager’s Report**

- Mr. Vega commented on Executive Order 20-123, which was extended to July 7, 2020. The July Board meetings can continue to be held using Zoom virtual technology.

**SIXTH ORDER OF BUSINESS**

**Operations Manager’s Report**

Mr. Fisk discussed proposals he received for trees and stump grinding. He also has a proposal for some sod replacement. Greenview quote to remove two Oak trees for a total of \$750 and a quote for grinding out the two stumps at \$500. The total for removing two trees and stump grinding is \$1,250.

On MOTION by Ms. Garvin seconded by Ms. Asklar with all in favor, the proposals from Greenview Landscaping to remove two Oak Trees for \$750 and grind down the two stumps for \$500 for a total of \$1,250 was approved. 5/0

We also had a proposal to install new sod by the garage driveway and the gate to the slide where the light pole is. Stumps were taken out. The quote for the 250 square feet of sod plus we had new irrigation put in, the cost was \$400.

**SEVENTH ORDER OF BUSINESS**

**Chairman’s Comments**

Ms. Garvin would like everyone to start thinking about holiday lights to be discussed at next months meeting. Audience comments will be welcomed.

Audience comments regarding opening the District facilities was encouraged at this time.

Ms. Garvin expressed her favorable opinion on opening the gym and Mr. Fisk expressed his opinion that opening the gym at this time would be a huge mistake due to the rise in COVID-19 infections.

Board members commented on the facilities openings.

Audience members commented on the facilities openings.

**EIGHTH ORDER OF BUSINESS**

**Supervisors' Reports, Requests and Comments**

Mr. Jadallah commented on a light at the intersection of Aronwood and Countyline.

Mr. Fisk noted the county needs to look at the trees causing the light issue.

Ms. Khalil noted the newsletter is just about done and she will send the next draft to the Board.

Mr. Smith noted he will finish the final budget in August.

**NINTH ORDER OF BUSINESS**

**Audience Comments**

An audience member asked a question regarding the pool. She would like the Board to consider allowing one guest per family at the pool.

**TENTH ORDER OF BUSINESS**

**Adjournment**

On MOTION by Mr. Smith seconded by Ms. Khalil with all in favor, the meeting was adjourned at 7:42 P.M. 5/0

