

Meadow Pointe Community Development District

Board of Supervisors

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

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

Regular Meeting-Revised Agenda

Thursday, October 15, 2020 6:30 P.M.

Meeting URL: <http://us02web.zoom.us/j/87466198797>

Meeting ID: 874 6619 8797

Phone in number: 1-929-205-6099

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 September 3, 2020 Meeting Page 2
 - B. Minutes of the September 17, 2020 Meeting Page 4
 - C. Approval of the Financial Statements – August 2020
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 November 5, 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, September 3, 2020 at 6:32 p.m. via Zoom

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: Residents

Keith Fisk	Operations Manager
Angel Montagna	Inframark District Manager

The following is a summary of the discussions and actions taken at the September 3, 2020 Board of Supervisors meeting.

FIRST ORDER OF BUSINESS

Call to Order and Roll Call

Mr. Fisk 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. Fisk invited audience members listening to the meeting remotely to comment at this time. Audience members addressed the Board regarding mowing around the ponds.

THIRD ORDER OF BUSINESS

Deed Restriction & Architectural Review

Case 2020078 (28394 Open Field Loop), concerning a new shed for the Filinovich residence, was discussed. The new shed does not meet the specific requirements determined at the last meeting. The location of the shed is not in accordance with the guidelines. A violation was filed, and it was the consensus of the Board that the violation will be treated as any other

ARC violation.

Chairman Garvin brought up the issue of resident Kevin Torpey, who is in a deed violation and is incurring a fine of \$50/day. He requests an extension to remedy all the violations. As he has had ample time to fix things, and has made little noticeable improvement to that end, the consensus of the Board is to leave the fines as is.

FOURTH ORDER OF BUSINESS

Operational Matters

Mr. Fisk brought up removal of bamboo.

On MOTION by Mr. Smith seconded by Ms. Asklar with all in favor, Mr. Fisk will arrange the bamboo removal for \$1800.

Ms. Khalil inquired about extending the lighting for some outdoor amenities, including pickleball, tennis, and shuffleboard courts. Mr. Fisk agreed that the lights will remain on until 9:30 pm.

Ms. Khalil announced she will not be present for the next meeting.

FIFTH ORDER OF BUSINESS

Audience Comments & Adjournment

An audience member brought up the idea of opening the gym. Mr. Fisk expressed opposition to the idea, citing concerns for staff safety in the midst of a global pandemic. Mr. Smith stated he is also opposed, because the cases are not going down. He further stated that he walks on the sidewalk and frequently sees people not wearing masks as they pass by, and until the public begins following guidelines, he opposes the idea. He further stated that he saw Dr. John Greene, an infectious disease specialist at Moffitt Cancer Center, who said that covid is a serious virus. Chairman Garvin stated that she works with Dr. Greene and he is in favor of schools opening, according to a presentation Dr. Greene gave at Moffitt recently. Further, she stated that while she does not personally use the facilities, she believes it is within the rights of the residents to inquire when they will be able to use the amenities they pay for. Mr. Smith repeated the risk of staff getting infected, to which Chair Garvin replied that she is a nurse and goes to work every day, wearing only a mask, the same PPE staff have access to. Ms. Khalil stated she did not want to ignore science, and Chairman Garvin replied there is plenty of room to negotiate re-opening amenities with science in mind. The issue was shelved for the time being.

On MOTION by Mr. Smith, with unanimous agreement, the meeting was adjourned.

**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, September 17, 2020 at 6:34 p.m. via Zoom at <http://zoom.us02web.zoom.us/j/87047947557>, phone in #1 929-436-2866.

Present remotely and constituting a quorum were:

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

Also Present Remotely: Residents

Mark Vega	District Manager
Keith Fisk	Operations Manager
Angel Montagna	District Manager

The following is a summary of the discussions and actions taken at the September 17, 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 invited audience members listening to the meeting remotely to comment at this time. Audience members addressed the Board regarding holiday lights, opening district amenities, splash pad, mailbox paint color, shed location and Camp Gladiator.

THIRD ORDER OF BUSINESS

Consent Agenda

- A. Minutes of August 6, 2020 Meeting
- B. Minutes of August 20, 2020 Meeting
- C. Approval of the Financial Statements – July 2020

D. Consideration of Acceptance of Audit Engagement Letter from Grau & Associates to Perform the FY2020 Financial Audit

Regarding agenda item 3B, Minutes of August 20, 2020 Meeting, the motion to adjourn the meeting was made by Mr. Jadallah and seconded by Ms. Asklar. Corrections will be included on the final record of the minutes.

On MOTION by Ms. Asklar seconded by Mr. Jadallah with all in favor, the consent agenda items A, B, C & D were approved as amended. 4/0

FOURTH ORDER OF BUSINESS

Deed Restriction and Architectural Review Matters

Mr. Jadallah noted he sent the application to the Board regarding Mr. Lombardi’s request. Mr. Lombardi was virtually in attendance at the meeting and answered questions from the Board.

On MOTION by Mr. Smith seconded by Ms. Garvin with all in favor, the application submitted by Mr. Lombardi was approved. 4/0

Mr. Fisk reported updates on the Deed Restriction Log to the Board.

FIFTH ORDER OF BUSINESS

District Manager’s Report

Mr. Vega reported a meeting was held today with the District’s insurance carrier to complete the District property schedule. The renewal fee is the same as last year.

A discussion ensued regarding the old website.

SIXTH ORDER OF BUSINESS

Operations Manager’s Report

Mr. Fisk noted the following:

- o We have a trespass agreement with the Pasco County Sherriff’s Department on file now. Residents can contact the Sherriff’s Department to report trespassing.
- o SWFMD is coming back out to inspect some of our pond structures and weirs.
- o Tot lot behind building C, proposal for drainage work \$5,000 from Wentra Construction.

On MOTION by Mr. Smith seconded by Ms. Asklar with all in favor, the proposal from Wentra Construction for drainage work at the tot lot behind building C was accepted. 4/0

- o Holiday lights – proposals received. Events Done Bright \$14,200

A discussion ensued regarding the holiday lights and audience members were encouraged to comment. Several members of the audience expressed their opinion on this item.

Ms. Garvin MOVED seconded by Ms. Asklar to accept the holiday lights proposal from Brad of Events Done Bright, with the twinkle lights, wreaths and other items described by the Operations Manager, in the amount of \$14,200.

The motion made above was discussed.

On VOICE Vote with Ms. Garvin and Ms. Asklar voting AYE and Mr. Smith and Mr. Jadallah voting Nay, the motion made above to accept the proposal from Events Done Bright failed. 2/2

The consensus of the Board was that the Operations Manager can purchase any other decorations to cover any and all other holidays, religious, non-religious, secular, and whatever.

Ms. Asklar MOVED seconded by Ms. Garvin that we spend \$14,200 for lights from Events Done Bright for the holidays.

The motion made above was called for discussion purposes, there being none:

On VOICE Vote with all in favor the motion made above moved by Ms. Asklar and seconded by Ms. Garvin to spend \$14,200 on Events Done Bright for the holiday lights was approved. 4/0

- o The deed restriction submitted to the owner of 1904 Tangled Vine Drive with the shed was found to be invalid.
- o Tree trimming – level 2, proposal from Two Men and a Chainsaw, \$1,690.

SEVENTH ORDER OF BUSINESS

Chairman’s Comments

- <https://www.cdc.gov/coronavirus/2019-ncov/community/organizations/gym-employers.html>
- <https://floridahealthcovid19.gov/plan-for-floridas-recovery/>

Ms. Garvin discussed the reason for including the two-internet links above.

EIGHTH ORDER OF BUSINESS

Supervisors’ Reports, Requests and Comments

Regarding some of the information included in the cdc.gov/coronavirus/2019 link listed above, Mr. Jadallah suggested having the Operations Manager come up with some sort of proposal to cover some of the facilities that are in question right now.

Mr. Fisk’s recommendation is to hire a cleaning service and keep staff out of the cleaning procedures regarding special CDC guidelines.

NINTH ORDER OF BUSINESS

Audience Comments

Audience members commented on holiday lighting, access doors to the gym, chemicals for cleaning due to health guidelines, amenity closings, and a request to open Camp Gladiator an outside activity to be held near the pickleball court.

TENTH ORDER OF BUSINESS

Adjournment

On MOTION by Ms. Asklar seconded by Mr. Smith with all in favor, the meeting was adjourned at 8:31 P.M. 4/0

