

Meadow Pointe Community Development District

Board of Supervisors

Lutfi Jadallah, Chairman

Alicia Willis, Vice Chairman

Dennis Smith, Assistant Secretary

Kelly Garvin, Assistant Secretary

Michael Smith, Assistant Secretary

Angel Montagna, District Manager

Tracy Robin, District Counsel

Tonja Stewart, District Engineer

Keith Fisk, Operations Manager

Mark Vega, Inframark

Regular Meeting Agenda

Thursday, January 21, 2021 6:30 P.M.

Meeting URL: <https://us02web.zoom.us/j/88970446222>

Meeting ID: 889 7044 6222

Phone in number: 1-929-205-6099

RESIDENTS MUST ATTEND VIA ZOOM

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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 December 17, 2020 Meeting Page 2
 - B. Approval of the Financial Statements – November 2020 Page 7
 4. Deed Restriction and Architectural Review Matters
 5. Attorney’s Report
 - A. Discussion of E-Verify, Memorandum of Understanding (MOU) Page 14
 6. District Manager’s Report
 - i. FHP Update
 - ii. Discussion of Social Media
 7. Operations Manager’s Report
 - i. Gym Re-Open Status
 8. Chairman’s Comments
 9. Supervisor Requests and Comments
 10. Audience Comments
 11. Adjournment

Note: The next regular meeting is scheduled for February 4, 2021

District Office:

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

Meeting Location:

Clubhouse C, Meadow Pointe 1 CDD
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, December 17, 2020 at 6:30 p.m. at the Meadow Pointe Community Park, Clubhouse A 28245 County Line Road Wesley Chapel, FL 33544 and residents attended via Zoom at <http://zoom.us02web.zoom.us/j/8447053614>, and via phone in #1 929-205-6099.

Present remotely and constituting a quorum were:

Lutfi Jadallah	Chairman
Alicia Willis	Vice Chair
Kelly L. Garvin (remote)	Assistant Secretary
Dennis Smith (remote)	Assistant Secretary
Michael Smith	Assistant Secretary
Angel Montagna	District Manager
Dana Crosby Collier (remote)	District Counsel
Keith Fisk	Operations Manager
Thomas Giella	Complete IT

Also Present Remotely: Residents

The following is a summary of the discussions and actions taken at the December 17, 2020 Board of Supervisors meeting.

FIRST ORDER OF BUSINESS

Call to Order and Roll Call

Ms. Montagna 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. Dennis Costa updated the Board on the drive-through Santa event.

Mr. Keith Fisk and Ms. Montagna reported the insurance paperwork with the District as a rider was submitted and CDC guidelines were discussed.

THIRD ORDER OF BUSINESS

Consent Agenda

- A. Minutes of November 5, 2020 Meeting
- B. Minutes of November 19, 2020 Meeting
- C. Approval of the Financial Statements – October 2020

On MOTION by Mr. Jadallah seconded by Ms. Willis with all in favor, the consent agenda was approved. 5/0

FOURTH ORDER OF BUSINESS

Deed Restriction and Architectural Review Matters

Mr. Fisk discussed the matter at 29114 Crossland Drive and Ms. Crosby Collier reported on the status of this property. She noted at this time there is a \$1,000 fine outstanding and a decision needs to be made on what to do next. Options were discussed.

Mr. Dennis Smith recommended going with the option of recording the fine in a public records notice rather than filing a lawsuit.

On MOTION by Mr. Dennis Smith seconded by Ms. Willis with all in favor, proceeding with the public records notice of fine for the property at 29114 Crossland Drive was approved. 5/0

The record will reflect Ms. Crosby Collier left the meeting.

FIFTH ORDER OF BUSINESS

Attorney’s Report

None.

SIXTH ORDER OF BUSINESS

District Manager’s Report

i. **Discussion of Audience Comments**

The Board was asked if the Audience Comments segments of the agenda should remain the same or changed to having Audience Comments scheduled on the agenda for one time at the beginning of meetings.

Mr. Dennis Smith MOVED seconded by Ms. Garvin to have one Audience Comments segment at the first meeting of the month and have two Audience Comments segments at the second meeting of the month, the regular CDD meeting.

The motion was discussed.

On VOICE Vote with Mr. Dennis Smith, Ms. Garvin and Mr. Jadallah voting Aye and Ms. Willis and Mr. Michael Smith voting Nay, the prior motion was approved. 3/2

ii. **Discussion of FHP**

Ms. Montagna reported the master FHP application has been submitted and it will not start until after Christmas. The schedule will be discussed after the holidays. FHP will provide activity reports and indicate warning notices issued. The Board agreed to service twice per week for six weeks and this can be evaluated after the six-week period for consideration of extending or eliminating the service.

iii. **Discussion of Agenda**

Ms. Montagna noted typically she prepares the agenda for each meeting. Board members should forward their request for agenda items to her.

iv. **Discussion of Workshop in January**

Ms. Montagna reported the January 7, 2021 workshop meeting has been advertised and she and Mr. Vega will be attending. The budget process will be discussed and the Board will have the opportunity to ask questions on any topic. Suggestions from the Board for discussion items for the workshop agenda should be forwarded to Ms. Montagna as soon as possible.

v. **Update on Santa Event**

Previously discussed.

Mr. Dennis Smith discussed the distribution of the financial statements and approving invoices. The September invoices were sent out recently and October invoices were sent out yesterday or today. We should be able to include approval of the invoices for September and October on the next agenda. Deanna will start working on the November invoices either tomorrow or next week and they will be distributed to the Board. The November financial statement was sent out to the Board by Ms. Montagna. If the November invoices are sent out quick enough, we can put the November invoices and financial statement on that agenda, which will get us caught-up.

Ms. Montagna noted we will start putting the invoices with the check register in the agenda moving forward.

Mr. Dennis Smith noted Deanna will be sending those out so we don't have to have people coming into the clubhouse to check it. He suggested to the Board that they print out the monthly

check register and use it as they go through the zip files.

SEVENTH ORDER OF BUSINESS

Operations Manager’s Report

Mr. Fisk reported on the tree removal proposal for 27 trees, 14 of the 27 include stump removal. Three proposals were received and the cheapest one is from Travis of Two Men and a Chainsaw at \$14,860. A second proposal was received from AZ Tree Service out of Hudson Florida for \$15,311 and a third proposal was received for \$17,000.

On MOTION by Mr. Dennis Smith seconded by Ms. Willis with all in favor, the proposal from Two Men and a Chainsaw for removal of 27 trees, 14 of the 27 trees to include stump removal and cleanup, contingent upon vendor agreeing to accept a 50% deposit, 50% at time of completion with Operations Manager’s approval and assigning a time frame for project to be completed was approved. 5/0

EIGHTH ORDER OF BUSINESS

Chairman’s Comments

Mr. Jadallah reminded the Board of the notice regarding trash pickup after the holidays. He also thanked the office staff for doing the news letters. As done in the past, staff bonuses will be handled by Mr. Fisk.

NINTH ORDER OF BUSINESS

Supervisors’ Reports, Requests and Comments

Mr. Michael Smith addressed the gym reopening matter and provided a copy of his outline on the reopening matter to Ms. Montagna to be *included in the final copy of today’s minutes*. Included in his outline was his suggestion to relocate the gym back to building C.

Ms. Willis MOVED seconded by Ms. Garvin to go forward with items included in Mr. Michael Smith’s outline, specifically moving the gym to building C, cleaning the gym once per day, gym hours as outlined, whereby protecting staff from interaction with gym participants.

Additional discussion ensued.

On VOICE Vote with Mr. Michael Smith, Ms. Garvin and Ms. Willis voting Aye and Mr. Jadallah and Mr. Dennis Smith voting Nay, the prior motion was approved. 3/2

A tentative date for moving the gym to Building C is mid-January, 2021 and additional details of the move will be included in a January 7, 2021 workshop agenda.

Mr. Michael Smith also initiated a discussion regarding the bi-monthly Newsletter and having a Facebook account for the CDD. Ms. Montagna will research the Facebook matter and include this item on a future agenda.

Mr. Dennis Smith reminded the Board that two attorneys that attended the last meeting advised against the CDD creating a Facebook page. He also noted he does not view a Facebook page as a substitute for a newsletter.

TENTH ORDER OF BUSINESS

Audience Comments

The following comments from the audience were received:

- Is a recording of the CDD meetings available to the public; response, yes.
- Regarding use of State Troopers, the Board should not dictate what tickets and where they should be given to the Troopers.

Many residents prefer a newsletter; also suggested putting a link to the website not just the Zoom information.

- Resident objects to comment made by Ms. Garvin regarding health issue of a vendor. Also, objects to Supervisors being paid when not physically attending a meeting.
- Commented on request at the last meeting to have the bushes trimmed in front of the clubhouse, visibility is getting worse. Happy about fitness center opening.

ELEVENTH ORDER OF BUSINESS

Adjournment

On MOTION by Mr. Michael Smith seconded by Ms. Garvin with all in favor, the meeting was adjourned at 7:40 P.M. 5/0