

Meadow Pointe Community Development District

Board of Supervisors

Lutfi Jadallah, Chairman
Alicia Willis, Vice-Chairman
Dennis Smith, Assistant Secretary
Kelly L. 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, February 4, 2021 6:30 P.M.

Meeting URL: <https://us02web.zoom.us/j/83378028368>

Meeting ID: 833 7802 8368

Phone in number: 312 626 6799

Meeting Passcode: 123456

RESIDENTS MUST ATTEND VIA ZOOM

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1. Call to Order and Roll Call
 2. 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. Deed Restriction and Architectural Review Matters
 4. Approval of Invoices and Financials-12.31.20 (invoices under separate cover)
 5. Approval of Minutes of the January 7, 2021 Board Meeting
 6. Operations Matters
 7. Chairman's comments
 8. Adjournment

Note: The next meeting is scheduled for February 18, 2021

Meeting Location:

virtual

Meadow Pointe Community Park, Clubhouse A
28245 County Line Road Wesley Chapel, FL 33544

**MINUTES OF MEETING
MEADOW POINTE
COMMUNITY DEVELOPMENT DISTRICT**

The workshop and regular meeting of the Board of Supervisors of the Meadow Pointe Community Development District was held Thursday, January 7, 2021 at 5:30 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/84679074784> , 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	Assistant Secretary
Dennis Smith (remote)	Assistant Secretary
Michael Smith	Assistant Secretary
Mark Vega (remote)	District Manager
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 January 7, 2021 Board of Supervisors meeting.

Most segments of the workshop meeting recording were inaudible.

WORKSHOP MEETING

5:30 – 7:15 P.M.

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

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.

THIRD ORDER OF BUSINESS

Budget Process

The budget process was discussed along with a line by line discussion on the current budget. The TRIM budget is finalized in May (the highwater mark for the assessment).

FOURTH ORDER OF BUSINESS	Financials
FIFTH ORDER OF BUSINESS	Supervisor Responsibilities
SIXTH ORDER OF BUSINESS	Agendas
SEVENTH ORDER OF BUSINESS	Adjournment

The record will reflect Mr. Vega left the meeting.

Regular ARC Meeting Agenda
Thursday, January 7, 2021 6:30 P.M.
ALL RESIDENTS USE BELOW INFORMATION TO JOIN MEETING
Meeting ID: 846 7907 4784
Meeting URL: <http://us02web.zoom.us/j/84679074784>
Call in number: (929) 205-6099

The regular meeting of the Board of Supervisors of the Meadow Pointe Community Development District was held Thursday, January 7, 2021 following the workshop meeting beginning 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/84679074784> , 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	Assistant Secretary
Michael Smith	Assistant Secretary
Keith Fisk	Operations Manager
	Also Present Remotely: Residents

FIRST ORDER OF BUSINESS **Call to Order and Roll Call**
Mr. Keith Fisk called the meeting to order and a quorum was established.

SECOND ORDER OF BUSINESS **Audience Comments-Remote**
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.

A resident inquired why a Hillsborough or Pasco County Sheriff was not hired instead of the State Troopers. Mr. Michael Smith explained the reasons for this.

Other residents thanked the Board for hiring the trooper.

A resident inquired about the process for becoming involved in the Meadow Pointe community. Mr. Michael Smith suggested contacting Mr. Dennis Costa of the Community Council.

THIRD ORDER OF BUSINESS

Deed Restriction and Architectural Review Matters

There were no deed restriction matters to approve, but three ARC matters that were reviewed by the office. Ms. Willis discussed a resident inquiry regarding a mailbox post.

FOURTH ORDER OF BUSINESS

Operations Matters

Mr. Fisk reported we must replace two of our canisters for the splash pad. The cost for two canisters with filters is \$1,691.90 including labor, fittings and filter.

On MOTION by Mr. Dennis Smith seconded by Ms. Willis with all in favor, purchasing two canisters for the splash pad at a cost of \$1,691.90 for two canisters with filters, including labor, and fittings was approved. 5/0

FIFTH ORDER OF BUSINESS

Chairman's Comments

Mr. Jadallah thanked Mr. Dennis Costa on the Santa Event.

It was also reported three individuals have tested positive for Covid-19.

SIXTH ORDER OF BUSINESS

Supervisor Comments

Mr. Dennis Smith noted the last time we approved the invoices was the month of August. He asked to have on the next agenda invoices for September, October and he thinks November. Board questions on the invoices should be directed to Deanna or Keith.

He also noted we'll have to do November financials at the next meeting also, we should have already received those too.

Mr. Michael Smith and Mr. Fisk discussed the reopening of the gym with regard to the motion made at the last meeting to move the gym to clubhouse C. Mr. Fisk suggests leaving the gym where it is right now, use what Mr. Michael Smith proposed with booking reservations and only four people allowed at a time, only getting 50 minutes to use the facility, one cleaning per day, first thing in the morning. However, with three employees being out and what is going on in Pasco County, we need to wait another 30 days to see what happens.

Mr. Michael Smith, Ms. Willis and Ms. Garvin expressed their opinion in favor of reopening the gym to a limited degree.

Mr. Michael Smith MOVED seconded by Ms. Garvin to modify the motion to cut it back to two people per hour, keep the gym where it is located, I am willing to modify it to require everybody to wear a mask while they are using in, because I can say again make a personal choice and I don't see any reason with those modifications that the gym can't open you know, next you know Monday, is there any reason you can't open Monday with those modifications, then we can say Monday is the open date? So I'll modify to not relocate, reduce capacity to two per hour, masks are required, Kelly I know you don't like that one but, I'm asking for a compromise here, I'm trying to make, you know, some compromises with people.

There was no additional discussion on this motion.

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

Mr. Fisk indicated that Ms. Peggy Parry, a Meadow Pointe I resident and runs the water aerobics at the pool, is asking if she can bring in girls from Meadow Pointe II down to work out with them for water aerobics. The Board consensus was to approve the request.

SEVENTH ORDER OF BUSINESS

Adjournment

On MOTION by Mr. Michael Smith seconded by Ms. Garvin with all in favor, the meeting was adjourned. 5/0