

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

Regular Meeting Agenda

Thursday, February 18, 2021 6:30 P.M.

Meeting URL: <https://us02web.zoom.us/j/86724514154>

Meeting ID: 867 2451 4154

Meeting Passcode: 123456

Call in number: 312 626 6799

RESIDENTS MUST ATTEND VIA ZOOM

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 January 21, 2021 Meeting Page 2
 - B. Minutes of the January 7, 2021 Meeting Page 6
4. Deed Restriction and Architectural Review Matters
5. Attorney’s Report
6. District Manager’s Report
 - A. Discussion of events with Community Council
 - B. Discussion of purchase of Electronics
 - C. Discussion of opening the slide prior to 3/10
 - D. Discussion of Revising pool toy/float restrictions
7. Operations Manager’s Report
 - A. FHP Update
 - B. General Update
8. Chairman’s Comments
9. Supervisor Requests and Comments
10. Audience Comments
11. Adjournment

Note: The next regular meeting is scheduled for March 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, January 21, 2021 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/88970446222> , 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 |
| Angel Montagna | District Manager |
| Dana Crosby Collier (remote) | District Counsel |
| Keith Fisk | Operations Manager |

Also Present Remotely: Residents

The following is a summary of the discussions and actions taken at the January 21, 2021 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.

Audience members commented on more FHP, outdoor events and Girl Scout cookie sales on clubhouse property.

THIRD ORDER OF BUSINESS **Consent Agenda**

- A. Minutes of the December 17, 2020 Meeting
- B. Approval of the Financial Statements – November 2020

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

FOURTH ORDER OF BUSINESS

Deed Restriction and Architectural Review Matters

Ms. Dana Collier, District Counsel, gave an update on properties that have been of concern recently.

FIFTH ORDER OF BUSINESS

Attorney’s Report

A. Discussion of E-Verify, Memorandum of Understanding (MOU)

Ms. Collier explained the E-Verify procedure with regard to the District registering with E-Verify and authorizing the Chairman to sign a Memorandum of Understanding as required by law. All vendor contracts will require contractors to affirm that they too are using E-Verify.

On MOTION by Mr. Michael Smith seconded by Ms. Willis with all in favor authorizing the District Manager to register the District with E-Verify and authorizing the Chairman to sign the MOU was approved. 5/0

SIXTH ORDER OF BUSINESS

District Manager’s Report

i. FHP Update

Mr. Fisk gave an update on the FHP schedule.

Ms. Willis MOVED seconded by Mr. Michael Smith to extend the FHP patrol for 8 more weeks, 2 times per week, with 4-hour shifts.

On VOICE Vote with Ms. Willis, Mr. Michael Smith and Mr. Jadallah voting AYE and Mr. Garvin and Mr. Dennis Smith voting Nay, extending the FHP patrol for 8 more weeks, 2 times per week, with 4-hour shifts was approved. 3/2

ii. Discussion of Social Media

Ms. Montagna discussed this item and noted she has sent information on this matter to the Board and previously discussed this with Counsel.

Two options were explained; CDD Facebook page or Community page.

A lengthy discussion ensued.

A consensus of the Board was to table this item at this time.

Ms. Montagna noted the Board has received the invoices for September, October, and November. Next month the Board will receive December invoices and should be caught up. Invoices will start to be approved at the first meeting of each month.

On MOTION by Mr. Dennis Smith seconded by Ms. Willis with all in favor, the invoices for September, October and November 2020 were approved. 5/0

The financials and invoices will be included on the agenda for each first meeting of the month.

SEVENTH ORDER OF BUSINESS

Operations Manager’s Report

i. Gym Re-Open Status

Mr. Fisk reported on this item. Equipment opening will be rotated.

Comments made by Ms. Garvin were inaudible.

EIGHTH ORDER OF BUSINESS

Chairman’s Comments

Mr. Jadallah shared information on the OLM report and encouraged the new Supervisors to attend a drive-through with OLM.

Mr. Jadallah requested to have Inframark handle the minutes and the agenda of the ARC meeting, (1st meeting of the month) which there will be a fee of \$125 per meeting and for FY 2022 budgeting purposes the fee will increase to \$150 per meeting. Mr. Jadallah will provide the motions to be included in the 1st meeting of the month’s minutes.

Comments made by Ms. Garvin were inaudible.

Mr. Jadallah MOVED seconded by Mr. Michael Smith to allow Inframark to do the minutes and an agenda for the ARC meeting (1st meeting of the month) at a cost of \$125 with an increase to \$150 per month beginning October 1, 2021.

On VOICE Vote with Ms. Willis, Mr. Michael Smith, Mr. Dennis Smith and Mr. Jadallah voting AYE and Mr. Garvin voting Nay, the motion made above was approved. 4/1

Mr. Jadallah commented on the following:

- Reported he heard that the County Commissioner approved lowering the speed limit from 45 mph to 35 mph. He hopes the county will finish putting up the rest

of the signs.

- His turn to handle the ARC applications will end on February 4th and another Supervisor will need to take over this task. Mr. Michael Smith volunteered to handle the ARC applications beginning February 4, 2021 for a three-month period.
- He would like to have liaisons for different things.
Ms. Willis will report on school board matters.
- He would like all Supervisors to review the report provided by OLM.
Ms. Willis will be going on the next OLM inspection on February 4th.

NINTH ORDER OF BUSINESS

Supervisor Requests and Comments

Ms. Garvin commented on an email from a resident regarding an abandoned house.

Ms. Willis noted she is interested in more involvement with the Community Counsel regarding events. She would like the Counsel to add their items to the CDD’s February 18th agenda.

Mr. Michael Smith expressed his approval for Girl Scouts to sell cookies outside, at the clubhouse area. The remainder of the Board consented.

Ms. Montagna will be requesting items for discussion for the upcoming Fiscal Year 2022 budget.

Mr. Michael Smith commented on purchasing electronic equipment for Board members. A discussion on this matter will be included on the February meeting agenda.

Mr. Dennis Smith commented on the District’s three money market accounts and asked why we can’t place a bit more money into the account that has a higher interest rate. Ms. Montagna will find out and send the information to the Board.

Mr. Fisk and Mr. Jadallah discussed a matter regarding paying staff members who must stay home due to Covid-19 situations. Board consensus was to continue the current payroll process.

TENTH ORDER OF BUSINESS

Audience Comments

An audience member thanked the Board again for the FHP program.

ELEVENTH ORDER OF BUSINESS

Adjournment

The meeting adjourned at 7:38 P.M.

**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

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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 1 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