

## 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, March 18, 2021 6:30 P.M.

**Meeting URL:** <https://us02web.zoom.us/j/84198242899>

Meeting ID: 841 9824 2899

Meeting Passcode: 123456

Call in number: (929) 205-6099

**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 February 18, 2021 Meeting Page 2
    - B. Acceptance of the Financial Audit for Year Ended September 30, 2020 Page 7
  4. Deed Restriction and Architectural Review Matters
  5. Attorney's Report
    - A. Update on Re-zoning of Tract 2
  6. District Manager's Report
    - A. Budget Discussion
  7. Operations Manager's Report
    - A. Events Update from March 4<sup>th</sup> Meeting
    - B. General Update
    - C. FHP Update
  8. Chairman's Comments
  9. Supervisor Requests and Comments
  10. Audience Comments
  11. Adjournment

**Note:** The next regular meeting is scheduled for April 1, 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, February 18, 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/86724514154>, and via phone in #1 312 626 6799.

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    |
| Tracy Robin (remote)     | District Counsel    |
| Tonja Stewart (remote)   | District Engineer   |
| Keith Fisk               | Operations Manager  |

Also Present Remotely: Residents

*The following is a summary of the discussions and actions taken at the February 18, 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 property possibly rezoning for 300-unit apartment complex.

This will be discussed later during this meeting.

Audience also commented on change to 35 MPH speed limit on Countyline.

**FIFTH ORDER OF BUSINESS**

**Attorney’s Report**

Mr. Tracy Robin, District Counsel, and Ms. Tonja Stewart, District Engineer, commented on the zoning issue and noted it appears there is a buyer interested in the property in question who wants to put in 294 apartment units. It was noted the District does not have land use and zoning powers, only the county has those powers. The District will be concerned about the impacts of a project like this on any District infrastructure that would be utilized by that parceled property such as landscape maintenance along the roadway, the impact on drainage infrastructure and perhaps street lighting issues.

Mr. Robin indicated he will be asking the Board for authorization to communicate, by letter, with the county regarding this matter.

On MOTION by Ms. Garvin seconded by Mr. Michael Smith authorizing Mr. Tracy Robin, District Counsel, to communicate with the county and the potential land purchaser regarding the land purchase and rezoning matter was approved. 5/0

Ms. Tonja Stewart, District Engineer, commented on the rezoning matter.

*The record will reflect Mr. Robin and Ms. Stewart left the meeting.*

**THIRD ORDER OF BUSINESS**

**Consent Agenda**

- A. Minutes of the January 21, 2021 Meeting
- B. Minutes of January 7, 2021 Meeting

On MOTION by Mr. Jadallah seconded by Ms. Willis with all in favor item A of the consent agenda was approved. Item B was previously approved. 5/0

**FOURTH ORDER OF BUSINESS**

**Deed Restriction and Architectural Review Matters**

Mr. Fisk gave an update on outstanding issues.

**SIXTH ORDER OF BUSINESS**

**District Manager’s Report**

- A. Discussion of events with Community Council

Mr. Dennis Costa noted he previously provided a list of suggested events and commented on two of the listed events; the Easter egg hunt to tentatively schedule for March 27<sup>th</sup> and a proposed car show.

Ms. Willis MOVED seconded by Mr. Michael Smith to authorize Mr. Dennis Costa to go forward with planning the two suggested events, Easter egg hunt and car show with safety measures in place, with a contribution of CDD funds of \$1,500 with a final plan to be presented at the March 4<sup>th</sup> meeting with email to the Board prior to the March 4<sup>th</sup>. Meeting for review.

Discussion ensued.

On VOICE Vote with all in favor, the motion made above was approved. 5/0

- B.** Discussion of purchase of electronics.  
Mr. Fisk noted he is still researching this item.
- C.** Discussion of opening the slide prior to 3/10.

On MOTION by Ms. Willis seconded by Mr. Michael Smith with all in favor opening the slide beginning on March 13, 2021 through March 21, 2021 (for daytime school spring break days) with a reduction for weekend hours after that, based on employee's available hours, was approved. 5/0

- D.** Discussion of Revising pool toy/float restrictions.

Ms. Willis MOVED seconded by Mr. Michael Smith to allow toys and floats in the pool and if left behind subject to being thrown out, with no lost and found, items no larger than the size of a one-person float.

On VOICE Vote with Ms. Willis, Mr. Michael Smith, Mr. Jadallah, and Ms. Garvin voting AYE and Mr. Dennis Smith voting Nay the motion to allow toys/floats at the pool was approved. 4/1

**SEVENTH ORDER OF BUSINESS**

**Operations Manager’s Report**

**A. FHP Update**

Mr. Fisk noted he provided information on this item to the Board this morning. The officer will be at the meeting on March 4<sup>th</sup> for questions. The patrol is making an impact on the traffic issues.

**B. General Update**

Mr. Fisk commented on a proposal from Greenview for in front of the clubhouse, where the tot-lot is, where the black fence is, to remove the Mimosa ground cover and put in 50 of the three-gallon Arbacola’s, for \$750.

On MOTION by Mr. Michael Smith seconded by Ms. Willis with all in favor the proposal from Greenview for 50 three-gallon Arbacola’s in the amount of \$750 was approved. 5/0

Garage Sale

Board consented to April 17, 2021 for date of garage sale.

Request from Sand Pine School to use field for a kickball tournament in May for the 5<sup>th</sup> grade graduation. The District to be an additional insured.

A consensus of the Board was to allow the use of the field for the Sand Pine event as requested.

Staff member with notary license needs the license renewed at a cost of \$150 for renewal.

Ms. Garvin MOVED seconded by Ms. Willis to approve the District paying for the renewal fee for the staff member’s notary renewal fee in the amount of \$150 with benefit to residents and with no charge for District residents.

Discussion ensued.

On VOICE Vote with Ms. Willis, and Ms. Garvin voting AYE and Mr. Michael Smith, Mr. Lutfi Jadallah, and Mr. Dennis Smith voting Nay the motion to pay to renew the staff member’s notary license failed. 2/3

Pinedale Park Project – Resurfacing two courts.

Proposals for painting two courts \$7,000 to \$10,000

Other costs for Pinedale Park Project at a total of \$60,194.58

The proposals will be brought before the Board at a future meeting.

**EIGHTH ORDER OF BUSINESS**

**Chairman’s Comments**

Mr. Jadallah asked to have Supervisor Comments added as a recurring agenda item on the agenda for the first meeting of the month also only one Audience Comments item on that agenda.

Mr. Jadallah requested to see all the voided checks or ACH payments listed on the check register.

Mr. Dennis Smith requested to be involved in preparing the initial draft of the preliminary fiscal year 2021/2022 budget. He suggested presenting the preliminary budget to all Board members before the March 18<sup>th</sup> meeting.

**NINTH ORDER OF BUSINESS**

**Supervisor Requests and Comments**

Mr. Dennis Smith asked Ms. Montagna about receiving the discount from the attorney and Ms. Montagna noted she will forward the email she received from the attorney to Mr. Smith.

He also inquired about the Meadow Point II payment that was made to the Department of Economic Opportunity; are we getting a reimbursement from MP II.

Mr. Dennis Smith also noted the Board needs to make a decision on how long we intend to continue with the FHP patrol program, and it needs to be worked into the budget.

Mr. Michael Smith commented on the cleaning issue mentioned during the Audience Comments agenda item.

**TENTH ORDER OF BUSINESS**

**Audience Comments**

None.

Ms. Montagna asked for a consensus of the Board on whether they are in favor of or against the rezoning issue and that will be incorporated into Tracy’s letter.

Some Board members responded.

**ELEVENTH ORDER OF BUSINESS**

**Adjournment**

The meeting adjourned at 8:16 P.M.