

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

Workshop and Regular Meeting Agenda

Thursday, April 15, 2021 Workshop at 5:30 P.M. followed by Regular Meeting

Participation by Communication Media Technology is available through any of the following three means:

- (1) Dial 312-626-6799 or 646-558-8656, then enter Meeting ID 3797970647
- (2) Via Internet: <https://us02web.zoom.us/j/3797970647>, Meeting ID 3797970647
- (3) Download the Zoom app on your smart phone or computer and use the above Meeting ID

RESIDENTS MUST ATTEND VIA ZOOM, a hybrid meeting procedure using media technology communications.

WORKSHOP MEETING – 5:30pm

Budget Discussion

REGULAR MEETING

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. Approval of Minutes of the March 18, 2021 Board Meeting
4. Deed Restriction and Architectural Review Matters
5. District Counsel Report
 - a. Update on Tract 2
6. District Manager Report
 - a. Discussion of FHP
 - b. Manager Update
 - c. Budget Discussion (budget under separate cover)
7. Operation Manager's Report
 - a. Update on the Events Scheduled
8. Chairman's comments
9. Supervisor Comments
10. Adjournment

Note: The next meeting is scheduled for May 6, 2021

Meeting Location:

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

**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, March 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/84198242899> , and via phone in #(929) 205-6099.

Present constituting a quorum were:

Lutfi Jadallah	Chairman
Kelly L. Garvin	Assistant Secretary
Dennis Smith	Assistant Secretary
Michael Smith	Assistant Secretary
Angel Montagna	District Manager
Dana Crosby Collier (remote)	District Counsel

Also Present Remotely: Residents

The following is a summary of the discussions and actions taken at the March 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 with four Supervisors present.

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.

There were no comments from the audience.

THIRD ORDER OF BUSINESS

Consent Agenda

- A. Minutes of the February 18, 2021 Meeting
- B. Acceptance of the Financial Audit for Year Ended September 30, 2020

Ms. Montagna noted the financial audit for year ended September 30, 2020 was reported as a clean audit.

On MOTION by Mr. Michael Smith seconded by Ms. Garvin with all in favor items A and B of the consent agenda were approved.
4/0

FOURTH ORDER OF BUSINESS

Deed Restriction and Architectural Review Matters

Mr. Jadallah noted we have nothing except what the clubhouse approved.

FIFTH ORDER OF BUSINESS

Attorney’s Report

A. Update on Re-zoning of Tract 2

Ms. Dana Collier, District Counsel, discussed the rezoning of tract 2 in Meadow Pointe. She reported Mr. Tracy Robin contacted the county and county zoning reported to him that a Pre-Ap had been filed in 2019 but there was no active file at this time. No other application was ever made on that property. Mr. Robin also reported that the county is thinking about considering a moratorium on new multi-family units and that the area on the moratorium map appears to include Bruce B Downs so that is something we want to keep an eye on to see what the county does with regard to a new multi-family unit moratorium.

Ms. Collier continued, Mr. Robin reached out to Mr. Dave Foxon and Ms. Shelly Johnson and instructed them to make any communications regarding this matter through counsel’s office and he has not heard any response back from them yet.

SIXTH ORDER OF BUSINESS

District Manager’s Report

A. Budget Discussion

Ms. Montagna noted the Accountants have almost finished with the financials, which will be entered into the budget spreadsheet and sent out to the Board.

Mr. Dennis Smith suggested that the budget spreadsheet be sent to him first after Ms. Montagna includes the tentative budget numbers and he then would get with Mr. Vega to include the numbers for a draft budget, and then send the budget out to the rest of the Board. He would like to provide a good starting point for all of the future proposed budget discussions.

Mr. Michael Smith requested scheduling a workshop to discuss the budget before Mr. Dennis Smith provides his draft budget to all so that he can better understand how Mr. Dennis Smith reaches his budget numbers.

The suggested date to schedule a workshop was Thursday, April 15, 2021 at 5:30 P.M. at the clubhouse. A zoom meeting schedule and attending information will be prepared and advertised.

Ms. Montagna addressed the Board regarding their opinion of replacing her current position as Meadow Pointe District Manager to allowing Ms. Jordan Lansford, another Inframark District Manager, to take over as District Manager. However, if acceptable, the meeting schedule would need to be changed from conducting the regular Board meetings at the first Thursday of each month meeting and conducting the ARC meetings at the second Thursday of each months meeting.

Mr. Dennis Smith noted he might have heard that Mr. Vega might be able to return as Meadow Pointe’s District Manager if the meeting schedule changed from meeting on the first and third Thursday of each month to meeting on the second and fourth Thursday of each month.

Ms. Montagna noted she will request all Supervisor’s input on the subject and consult with Mr. Andy Mendenhall, Regional Manager, to discuss the district management matter.

SEVENTH ORDER OF BUSINESS

Operations Manager’s Report

A. Events Update from March 4th Meeting

Mr. Jadallah will comment on the report provided by Mr. Fisk as Mr. Fisk was not in attendance at today’s meeting.

Ms. Montagna asked Ms. Collier to comment on the proposed events item with regard to allowing food trucks that sell alcohol to attend the proposed community event.

Ms. Collier responded Counsel has an agreement they have prepared that can be used by any and all food trucks and it requires them to provide a certificate of insurance and to name the District as an additional insured. The District’s insurance company wants to have certain covid related standards met. With regard to the alcohol, the insurance company indicated an alcohol related policy can be added to protect the CDD, however there is always a risk.

Supervisors expressed their opinions on the food truck and alcohol issue.

At Mr. Jadallah’s request Mr. Dennis Costa summarized the events plan he previously provided to the Board members in his email.

Mr. Michael Smith MOVED seconded by Ms. Garvin to approve the food truck event, minus the Rolling Spirits truck, for the May 15, 2021 food truck event.

On VOICE Vote with Mr. Michael Smith and Ms. Kelly Garvin voting AYE and Mr. Dennis Smith and Mr. Lutfi Jadallah voting Nay, the motion to approve the food truck event, minus the Rolling Spirits truck, for the May 15, 2021 food truck event failed. 2/2

A consensus of the Board to go forward with the Easter Egg Hunt and Car Show events was approved.

B. General Update

On behalf of Mr. Fisk who was not in attendance at today’s meeting, Mr. Jadallah noted a party has indicated she is interested in buying the day-care we have here and asked if she can put portables there and requests the kids have use of the District facilities. Mr. Fisk has contacted the requesting party, but she has not returned the call.

Mr. Dennis Smith commented on this item.

For Mr. Fisk Mr. Jadallah also noted:

- o Mr. Fisk will be on vacation from March 24 through March 26, 2021 and March 29th and 30th.
- o The Pinedale Park work starts on Monday the 22nd.
- o The swing proposal is for \$8,527.92 from Game Time.

On MOTION by Ms. Garvin seconded by Mr. Michael Smith with all in favor the swing proposal from Game Time in the amount of \$8,527.92 was approved. 4/0

- o A resident complained about a resident that lives in Parkland who hangs a flag in his back yard that can be seen from the road. No Board comments.

C. FHP Update

There was no update. Mr. Dennis Smith handed out a proposal on how the FHP information should be provided to the Board. A copy of the proposal was given to Ms. Montagna who will forward it to the FHP.

EIGHTH ORDER OF BUSINESS

Chairman’s Comments

Mr. Jadallah asked Ms. Collier if they have heard anything from Morgan and Morgan and Ms. Collier responded no, we forwarded that letter to the insurance carrier.

Mr. Jadallah noted we had a landscape inspection and advised the new Supervisors to arrange to attend a future landscape inspection.

NINTH ORDER OF BUSINESS

Supervisor Requests and Comments

None.

TENTH ORDER OF BUSINESS

Audience Comments

None.

ELEVENTH ORDER OF BUSINESS

The meeting adjourned at 7:25 P.M.

Adjournment
