

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, May 6, 2021 6:30 P.M.

RESIDENTS MUST ATTEND VIA ZOOM

Meeting URL: <https://us02web.zoom.us/j/3797970647>

Meeting ID: 379 797 0647

One tap mobile

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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-3.31.21 (invoices under separate cover)
 5. Approval of Minutes of the April 1, 2021 Board Meeting
 6. Operations Matters
 7. Chairman's comments
 8. Supervisor Comments
 9. Adjournment

Note: The next meeting is scheduled for May 20, 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 regular meeting of the Board of Supervisors of the Meadow Pointe Community Development District was held Thursday, April 1, 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 <https://zoom.us/j3797970647>, and via phone in #415 762-9988 or 646 568-7788

Present and constituting a quorum were:

Lutfi Jadallah	Chairman
Alicia Willis	Vice Chair
Kelly L. Garvin	Assistant Secretary
Dennis Smith	Assistant Secretary
Michael Smith	Assistant Secretary
Keith Fisk	Operations Manager

Also Present Remotely: Residents

The following is a summary of the discussions and actions taken at the April 1, 2021 Board of Supervisors meeting.

FIRST ORDER OF BUSINESS

Call to Order and Roll Call

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.

On behalf of Noah, Mr. Michael Smith reported Noah is in attendance at this meeting via chat and asked if the Board has anything about road repaving inside our neighborhoods.

Mr. Jadallah responded his understanding is that each village has to do a survey whether they have the road paved or not and it has to be 50% plus one and the county will calculate the cost and spread it among the residents of that street.

Mr. Dennis Smith noted the county is re-looking at that whole system right now because there were some people who were out in the hinterlands who have a lot of frontage on the road and they are getting bills for \$20,000 for a \$100,000 home.

Mr. Michael Smith added the residents are responsible for paving their roads and up to the individual village to start the process.

Mr. Fisk reported regarding the car show event, they got rid of one of the bounce houses and added the pony rides to it. The pony rides are \$750, and the total now will be \$1,370 for the car show.

THIRD ORDER OF BUSINESS

Deed Restriction and Architectural Review Matters

Mr. Michael Smith discussed case #A2021026 at 28733 Raindance regarding paint, roof and shed. The shed was too generic for review and resident will provide model before approval consideration. The paint and roof request were approved by the ARC.

Mr. Michael Smith requested to have the FHP Officer Daniel, who was in attendance, discuss the security and current traffic enforcement hours, the move-over law, stopping at red lights, turn signal, etc. Four-hour blocks can be done or a new model of approving a number of hours per month, 8 hours per week, 4 weeks which allows the officer to schedule hours on their off schedule, which allows the officer to work in conjunction with their shift.

Board consensus was to go with the monthly hours and officer to bill once per week.

FOURTH ORDER OF BUSINESS

Approval of Invoices and Financials February 28, 2021

On MOTION by Mr. Dennis Smith seconded by Mr. Michael Smith with all in favor, the invoices and financials for February 28, 2021 were approved. 5/0

FIFTH ORDER OF BUSINESS

Approval of Minutes of March 4, 2021 Board Meeting

On MOTION by Mr. Dennis Smith seconded by Mr. Michael Smith with all in favor, the minutes of the March 4, 2021 meeting were approved. 5/0

SIXTH ORDER OF BUSINESS

Operations Matters

Mr. Fisk gave an update on Pinedale Park; all the courts are removed, the base has been in place and putting in the concrete borders, concrete will be poured tomorrow.

Working with Game Time on the swing set; getting permits and drawings before installing. The new price is \$8,307.25.

Pinedale Park additional work to be done to remove two of the picnic tables there and take out a mound of dirt with bushes on top and to remove the swing set, the cost will be

approximately an additional \$6,500. Price for roof is upcoming.

On MOTION by Mr. Dennis Smith seconded by Ms. Willis with all in favor, removing the tables, removing mounds, removing the old swing set at an additional cost of \$6,500 from Site Work, was approved. 5/0

Mr. Fisk added, the electrical work at Pinedale Park to include lights at the four corners of the building with motion sensors and two new lights on the cabana itself at a cost of approximately \$1,410.

On MOTION by Ms. Willis seconded by Ms. Garvin with all in favor, for electrical work at Pinedale Park from Dean's Electric at a cost of approximately \$1,410.50 was approved. 5/0

SEVENTH ORDER OF BUSINESS

Chairman's Comments

Mr. Jadallah sent an email to Ms. Angel Montagna and Mr. Fisk regarding a status on the Aronwood project, the day-care center, Morgan and Morgan and they responded they have not received any updates on the day care, the apartments up front, nothing from Morgan and Morgan regarding the law suit.

Mr. Jadallah reported he saw a surveyor last week on Aronwood and County Line Road. Yesterday and today there was a crew on the first parcel on Aronwood and Bruce B. Downs and they were there this morning.

Mr. Fisk noted they could be staging the equipment for work they will be doing on Bruce B. Downs and working on new traffic signals and new 5G cell towers.

A discussion on the FHP security schedule ensued.

Ms. Willis MOVED seconded by Mr. Michael Smith to authorize a 32 hour per month block for FHP security, averaging approximately 8 hours per week, for 4 months (128 hours), billed weekly.

Additional discussion ensued on the FHP schedule motion.

On VOICE Vote with Ms. Willis and Mr. Michael Smith voting AYE and Mr. Jadallah, Mr. Dennis Smith and Ms. Garvin voting Nay, the motion died. 2/3

Mr. Dennis Smith MOVED seconded by Mr. Michael Smith to authorize FHP security 16 hours per month (flexible) 4 hours per week, for the months of April and May for 4 months billed weekly.

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

EIGHTH ORDER OF BUSINESS

Supervisor Comments

Mr. Michael Smith discussed the food truck event.

On MOTION by Mr. Michael Smith seconded by Ms. Garvin to move forward with the food truck event as it was originally scheduled, it will only be a food truck event, no alcohol on premises, for the event, Saturday, May 15th from 4 PM to 7 PM. was approved. 5/0

NINTH ORDER OF BUSINESS

Adjournment

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