

# Meadow Pointe Community Development District

## Board of Supervisors

Michael Smith, Chairperson  
Alicia Willis, Vice Chairperson  
Alan Sourk, Assistant Secretary  
Nathaniel Kirkland, Assistant Secretary  
Stephanie Costa, Assistant Secretary

David Wenck, District Manager  
Kathryn "KC" Hopkinson, District Counsel  
Tonja Stewart, District Engineer  
Keith Fisk, Operations Manager

## Regular Meeting Agenda

Thursday, August 21, 2025, 7:00 P.M.

1. Call to Order and Roll Call
2. Pledge of Allegiance
3. Public Hearing to Consider the Adoption of Fiscal Year 2026 Budget
  - A. Fiscal Year 2026 Budget
  - B. Consideration of Resolution 2025-03, Adopting the Fiscal Year 2026 Budget
4. Public Hearing to Consider Levying Assessments
  - A. Consideration of Resolution 2025-04, Levying Assessments
5. Audience Comments (3-Minute Time Limit)
6. Consent Agenda
  - A. Approval of the Minutes of the July 17, 2025 Meeting
  - B. Acceptance of Second Quarter Website Audit
7. Deed Restriction and Architectural Review Matters
8. Operational Matters
  - A. Tree Trimming Proposals
9. Pond Report
10. Community Council Update
11. District Manager
  - A. Consideration of Resolution 2025-05, Approving the FY 2026 Meeting Schedule
  - B. Ratification of Check Request
  - C. Discussion of Rules and Procedures
12. Supervisor Comments
13. Audience Comments (3-Minute Time Limit)
14. Adjournment

**Note:** The next meeting is scheduled for September 18, 2025

**Meeting Location:** 28245 County Line Road Wesley Chapel, FL 33544

## District Office:

11555 Heron Blvd, Suite 201  
Coral Springs, FL. 33076  
954-603-0033

## Meeting Location:

Meadow Pointe Clubhouse Building A  
28245 County Line Rd.  
Wesley Chapel, FL.33544

**MEADOW POINTE**  
Community Development District

***Annual Operating Budget***  
**Fiscal Year 2026**

Approved Proposed Budget

Prepared by:



**Table of Contents**

	<u>Page #</u>
<b><u>OPERATING BUDGET</u></b>	
General Fund	
Summary of Revenues, Expenditures and Changes in Fund Balances .....	1-2
Exhibit A - Allocation of Fund Balances .....	3
Budget Narrative .....	4-7
Residential Services Fund	
Summary of Revenues, Expenditures and Changes in Fund Balances .....	8
Exhibit B - Allocation of Fund Balances .....	9
Budget Narrative .....	10
<b><u>SUPPORTING BUDGET SCHEDULES</u></b>	
2025-2026 Non-Ad Valorem Assessment Summary .....	11

---

**Meadow Pointe**  
**Community Development District**

**Operating Budget**  
Fiscal Year 2026



## Summary of Revenues, Expenditures and Changes in Fund Balances

General Fund  
Fiscal Year 2026 Budget

ACCOUNT DESCRIPTION	ADOPTED BUDGET FY 2025	ACTUAL THRU 6/30/2025	PROJECTED July- 9/30/2025	TOTAL PROJECTED FY 2025	% +/-) Budget	ANNUAL BUDGET FY 2026
<b>REVENUES</b>						
Interest - Investments	40,000	59,377	20,302	79,679	99%	40,000
Interest - Tax Collector	-	1,826	-	1,826	0%	-
Special Assmnts- Tax Collector	1,427,125	1,427,038	87	1,427,125	0%	1,527,095
Special Assmnts- Discounts	(57,085)	(54,239)	(2,846)	(57,085)	0%	(61,084)
Other Miscellaneous Revenues	5,500	1,839	3,661	5,500	0%	5,500
Access Cards	1,000	2,972	1,016	3,988	299%	1,000
Insurance Reimbursements	-	-	-	-	0%	-
Amenities Revenue	-	8,224	2,812	11,036	0%	-
<b>TOTAL REVENUES</b>	<b>1,416,540</b>	<b>1,447,037</b>	<b>25,031</b>	<b>1,472,068</b>	<b>4</b>	<b>1,512,511</b>

**EXPENDITURES****Administrative**

P/R-Board of Supervisors	12,000	4,800	7,200	12,000	0%	12,000
FICA Taxes	918	367	551	918	0%	918
ProfServ-Engineering	10,000	2,175	744	2,919	-71%	8,000
ProfServ-Legal Services	10,000	10,429	3,566	13,995	40%	12,000
ProfServ-Mgmt Consulting	64,483	48,362	16,121	64,483	0%	67,062
ProfServ-Property Appraiser	150	405	-	405	170%	405
ProfServ-Recording Secretary	1,500	-	1,500	1,500	0%	-
Auditing Services	5,000	-	5,000	5,000	0%	5,500
Website Hosting/Email services	1,553	1,553	-	1,553	0%	1,553
Postage and Freight	2,000	197	1,803	2,000	0%	2,000
Insurance - General Liability	35,364	46,225	-	46,225	31%	58,000
Printing and Binding	1,500	-	1,500	1,500	0%	-
Legal Advertising	1,100	153	947	1,100	0%	1,100
Miscellaneous Services	100	-	100	100	0%	100
Misc-Assessment Collection Cost	28,543	27,456	1,087	28,543	0%	30,542
Misc-Taxes	3,300	2,405	895	3,300	0%	3,300
Annual District Filing Fee	175	175	-	175	0%	175
<b>Total Administrative</b>	<b>177,686</b>	<b>144,702</b>	<b>41,013</b>	<b>185,715</b>		<b>202,655</b>

**Field**

Contracts-Security Services	12,000	9,800	3,351	13,151	10%	106,000
Contracts-Landscape	170,000	118,815	40,624	159,439	-6%	170,000
Contracts-Landscape Consultant	6,720	5,040	1,680	6,720	0%	6,776
Utility - General	23,500	10,412	3,560	13,972	-41%	18,000
R&M-General	36,000	8,781	3,002	11,783	-67%	28,000

**Summary of Revenues, Expenditures and Changes in Fund Balances**

General Fund  
Fiscal Year 2026 Budget

ACCOUNT DESCRIPTION	ADOPTED BUDGET FY 2025	ACTUAL THRU 6/30/2025	PROJECTED July- 9/30/2025	TOTAL PROJECTED FY 2025	% +/-) Budget	ANNUAL BUDGET FY 2026
R&M-Irrigation	10,000	1,600	547	2,147	-79%	8,000
R&M-Lake	27,500	20,610	7,047	27,657	1%	27,500
R&M-Landscape Renovations	20,000	4,500	1,539	6,039	-70%	20,000
R&M-Mulch	18,000	15,000	3,000	18,000	0%	18,000
R&M-Sidewalks	10,000	-	10,000	10,000	0%	10,000
R&M-Trees	15,000	59,450	-	59,450	296%	15,000
Cap Outlay-Machinery and Equip	5,000	-	5,000	5,000	0%	5,000
Misc - Hurricane Expense		24,190	-	24,190	0%	
<b>Total Field</b>	<b>353,720</b>	<b>278,198</b>	<b>79,350</b>	<b>357,548</b>		<b>432,276</b>
<b>Road and Street Facilities</b>						
Electricity - Streetlights	195,000	141,861	48,504	190,365	-2%	195,000
<b>Total Road and Street Facilities</b>	<b>195,000</b>	<b>141,861</b>	<b>48,504</b>	<b>190,365</b>		<b>195,000</b>
<b>Parks and Recreation</b>						
Payroll-Salaries	270,000	192,101	77,899	270,000	0%	270,000
Payroll-Benefits	4,500	-	4,500	4,500	0%	4,500
FICA Taxes	20,655	14,994	5,661	20,655	0%	20,655
Life and Health Insurance	9,000	11,716	-	11,716	30%	10,351
Workers' Compensation	8,611	3,854	4,757	8,611	0%	8,611
ProfServ-Pool Maintenance	35,000	27,774	7,226	35,000	0%	35,000
Contracts-Pest Control	1,113	600	513	1,113	0%	1,000
Communication - Telephone	6,000	3,821	2,179	6,000	0%	6,000
Utility - General	55,000	36,630	12,524	49,154	-11%	55,000
R&M-General	38,200	28,257	9,661	37,918	-1%	40,000
R&M-Mulch	5,000	-	5,000	5,000	0%	5,000
R&M-Fitness Equipment	4,500	1,272	3,228	4,500	0%	4,500
Holiday Decorations	13,000	12,000	1,000	13,000	0%	10,000
Misc-News Letters	6,500	-	6,500	6,500	0%	-
Special Events	6,000	3,577	2,423	6,000	0%	6,000
Op Supplies - General	60,000	25,706	8,789	34,495	-43%	50,000
Subscriptions and Memberships	1,043	850	193	1,043	0%	1,043
Capital Outlay	41,700	9,140	32,560	41,700	0%	41,700
Reserves	104,312	32,027	72,285	104,312	0%	113,220
Misc - Hurricane Expense	-	39,946	-	39,946	0%	
<b>Total Parks and Recreation</b>	<b>690,134</b>	<b>444,265</b>	<b>256,899</b>	<b>701,164</b>		<b>682,580</b>
<b>TOTAL EXPENDITURES</b>	<b>1,416,540</b>	<b>1,009,026</b>	<b>425,766</b>	<b>1,434,792</b>		<b>1,512,511</b>

Excess (deficiency) of revenues

Summary of Revenues, Expenditures and Changes in Fund Balances  
General Fund  
Fiscal Year 2026 Budget

ACCOUNT DESCRIPTION	ADOPTED BUDGET FY 2025	ACTUAL THRU 6/30/2025	PROJECTED July- 9/30/2025	TOTAL PROJECTED FY 2025	% +/-) Budget	ANNUAL BUDGET FY 2026
Over (under) expenditures	(0)	438,011	(400,735)	37,276		-
Net change in fund balance	(1)	438,011	(400,735)	37,276		-
FUND BALANCE, BEGINNING	1,392,670	1,392,670	-	1,392,670		1,429,946
FUND BALANCE, BEGINNING	\$ 1,392,669	\$ 1,830,681	\$ (400,735)	\$ 1,429,946		\$ 1,429,946

# MEADOW POINTE

Community Development District

## Exhibit "A" Allocation of Fund Balances

### AVAILABLE FUNDS

	<u>Amount</u>
Beginning Fund Balance - Fiscal Year 2026	\$ 1,429,946
Net Change in Fund Balance - Fiscal Year 2026	-
Reserves - Fiscal Year 2026 Additions	113,220
<b>Total Funds Available (Estimated) - 9/30/2026</b>	<b>1,543,166</b>

### ALLOCATION OF AVAILABLE FUNDS

#### ***Nonspendable Fund Balance***

Deposits	18,775
Subtotal	18,775

#### ***Assigned Fund Balance***

Operating Reserve - First Quarter Operating Capital	378,128 <sup>(1)</sup>
Reserves (FY 2025)	104,312
Reserves - Expensed (FY 2025)	(32,027)
Reserves (FY 2026)	113,220
Subtotal	563,633

<b>Total Allocation of Available Funds</b>	<b>582,408</b>
--	----------------

<b>Total Unassigned (undesigned) Cash</b>	<b>\$ 960,759</b>
---	-------------------

### Notes

(1) Represents approximately 3 months of operating expenditures

**Budget Narrative**  
Fiscal Year 2026**REVENUES****Interest-Investments**

The District earns interest on the monthly average collected balance for their operating accounts.

**Special Assessments-Tax Collector**

The District will levy a Non-Ad Valorem assessment on all the assessable property within the District in order to pay for the operating expenditures during the Fiscal Year.

**Special Assessments-Discounts**

Per Section 197.162, Florida Statutes, discounts are allowed for early payment of assessments. The budgeted amount for the fiscal year is calculated at 4% of the anticipated Non-Ad Valorem assessments.

**Other Miscellaneous Revenues**

The District receives amounts for parking permits and other miscellaneous items.

**Access Cards**

The District receives amounts for key fobs.

**Amenities Revenues**

The District receives amounts for rental of clubhouse facilities and class fees.

**EXPENDITURES****Administrative****P/R-Board of Supervisors/FICA Taxes**

Chapter 190 of the Florida Statutes allows for members of the Board of Supervisors to be compensated \$200 per meeting at which they are in attendance. The amount for the Fiscal Year is based upon all supervisors attending all of the meetings. The members will participate with payroll taxes.

**Professional Services-Engineering**

The District's engineer provides general engineering services to the District, i.e. attendance and preparation for monthly board meetings when requested, review of invoices, and other specifically requested assignments.

**Professional Services-Legal Services**

The District's Attorney provides general legal services to the District, i.e., attendance and preparation for monthly Board meetings, review of contracts, review of agreements and resolutions, and other research as directed or requested by the Board of Supervisors and the District Manager.

**Professional Services-Management Consulting Services**

The District receives Management, Accounting and Administrative services as part of a Management Agreement with Inframark Infrastructure Management Services. The budgeted amount for the fiscal year is based on the contracted fees outlined in Exhibit "A" of the Management Agreement.

**Professional Services-Property Appraiser**

The Property Appraiser provides the District with a listing of the legal description of each property parcel within the District boundaries, and the names and addresses of the owners of such property. The District reimburses the Property Appraiser for necessary administrative costs incurred to provide this service. Per the Florida Statutes, administrative costs shall include, but not be limited to, those costs associated with personnel, forms, supplies, data processing, computer equipment, postage, and programming. The budgeted amount for property appraiser costs was based on a flat fee of \$150.

**Budget Narrative**  
Fiscal Year 2026**EXPENDITURES****Administrative** (continued)**Professional Services-Recording Secretary**

The District will use the services of Inframark to transcribe the minutes of the monthly meetings.

**Auditing Services**

The District is required to conduct an annual audit of its financial records by an Independent Certified Public Accounting Firm. The budgeted amount for the fiscal year is based on contracted fees from an existing engagement letter, including for a moderate increase.

**Website Hosting**

This represents the expenditure of the District's website and data standards.

**Postage and Freight**

Actual postage and/or freight used for District mailings including agenda packages, vendor checks and other correspondence.

**Insurance-General Liability**

The District's General Liability & Public Officials Liability Insurance policy is with Preferred Governmental Insurance Trust. They specialize in providing insurance coverage to governmental agencies. The budgeted amount allows for a projected increase in the premium.

**Printing and Binding**

Copies used in the preparation of agenda packages, required mailings, and other special projects.

**Legal Advertising**

The District is required to advertise various notices for monthly Board meetings and other public hearings in a newspaper of general circulation.

**Miscellaneous Services**

This includes monthly bank charges and other miscellaneous expenses that may be incurred during the year.

**Miscellaneous-Assessment Collection Costs**

The District reimburses the Tax Collector for her or his necessary administrative costs. Per the Florida Statutes, administrative costs shall include, but not be limited to, those costs associated with personnel, forms, supplies, data processing, computer equipment, postage, and programming. The District also compensates the Tax Collector for the actual cost of collection or 2% on the amount of special assessments collected and remitted, whichever is greater. The budgeted amount for collection costs was based on a maximum of 2% of the anticipated assessment collections.

**Miscellaneous-Taxes**

This includes charges for non ad-valorem property taxes.

**Annual District Filing Fee**

The District is required to pay an annual fee of \$175 to the Department of Community Affairs.

**Field****Contracts-Landscape**

The District currently has a contract with a landscape firm to provide landscaping services for the District. Also included in this are miscellaneous landscape repairs and maintenance items.

**Budget Narrative**  
Fiscal Year 2026**EXPENDITURES****Field** (continued)**Contracts-Landscape Consultant**

The District currently has a contract with a landscape consultant to monitor the quality of the landscaping services.

**Utility-General**

Electricity and water irrigation usage for District facilities and assets.

**R&M-General**

The District periodically implements needed repairs to ensure maintenance of District assets.

**R&M-Irrigation**

This includes repairs and maintenance of the irrigation system to ensure proper operation and adequate water for District plantings.

**R&M-Lake**

The District currently has a contract with a certified lake maintenance company to ensure the proper flow and function of the storm water system.

**R&M-Landscape Renovations**

This will include the cost to install any new landscapes within the District.

**R&M-Mulch**

This includes the cost of mulch for the District facilities.

**R&M-Trees**

This represents the expenditure of tree replacement with the District.

**R&M-Sidewalks**

This represents the expenditure of maintaining the sidewalks within the District.

**Deed Restrictions**

The expenditure of notice of the use of property within the District.

**Deed Restriction-Printing & Postage**

The expenditure of printing and mailing the deed restrictions to the recipients within the District.

**Contracts-Security Services**

This represents the expenditure of patrol services with the Florida Highway Patrol.

**Capital Outlay-Machinery and Equipment**

The District will replace existing equipment or purchase new equipment for District facilities.

**Road and Street Facilities****Electricity-Streetlighting**

Streetlighting usage for District facilities and assets.

**Parks and Recreation-General****Payroll-Salaries/FICA Taxes**

Payroll and payroll taxes for clubhouse employees.

**Budget Narrative**  
Fiscal Year 2026**EXPENDITURES****Parks & Recreation** (continued)**Life & Health Insurance**

Insurance for employees.

**Employee Benefit-401K**

The retirement benefit for the District's employees

**Workers' Compensation**

Workers' compensation for employees.

**Communication-Telephone**

Telephone and cable expenses for field services.

**Utility-General**

Electricity and water usage for District facilities and assets.

**R&M-General**

The District periodically implements needed repairs to ensure maintenance of District assets.

**R&M-Mulch**

This includes the cost of mulch for the District facilities.

**R&M-Pool**

The District expenditures related to the maintenance and repair of the pool and/or spa.

**R&M-Fitness Equipment**

This represents the repair and replacement of equipment within the District's fitness center.

**Misc-Newsletters**

Costs to publish the District's newsletter and website maintenance.

**Operating Supplies-General**

The District will provide necessary consumable supplies to operate District facilities.

**Contracts-Pest Control**

The District has contract with a pest control company to provide services on a monthly basis.

**Special Events**

This is for any special event the District may hold during the year.

**Holiday Decorations**

The cost associated with holiday lighting and decorations.

**Subscriptions and Memberships**

Various membership fees incurred by the District.

**Reserves**

To establish reserve funds for future repairs and maintenance for the Parks & Recreation area

**Capital Outlay**

The District will replace existing equipment or purchase new equipment or facilities.



**Budget Narrative**  
Fiscal Year 2026

<b>REVENUES</b>
-----------------

**Special Assessments-Tax Collector**

The District will levy a Non-Ad Valorem assessment on all the assessable property within the District in order to pay for the deed restriction enforcement and trash collection during the Fiscal Year.

**Special Assessments-Discounts**

Per Section 197.162, Florida Statutes, discounts are allowed for early payment of assessments. The budgeted amount for the fiscal year is calculated at 4% of the anticipated Non-Ad Valorem assessments.

<b>EXPENDITURES</b>
---------------------

**Administrative****Professional Services - Administrative**

The District receives Accounting and Administrative services as part of a Management Agreement with Inframark. The amount is based on a fee of \$175 per month.

**Professional Services-Legal Services**

The District's Attorney provides general legal services to the District, i.e., attendance and preparation for monthly Board meetings, review of contracts, review of agreements and resolutions, and other research as directed or requested by the Board of Supervisors and the District Manager including architectural review and deed restriction matters.

**Miscellaneous-Assessment Collection Cost**

The District reimburses the Tax Collector for her or his necessary administrative costs. Per the Florida Statutes, administrative costs shall include, but not be limited to, those costs associated with personnel, forms, supplies, data processing, computer equipment, postage, and programming. The District also compensates the Tax Collector for the actual cost of collection or 2% on the amount of special assessments collected and remitted, whichever is greater. The budgeted amount for collection costs was based on a maximum of 2% of the anticipated assessment collections.

**Office Supplies**

Supplies used in the administration of residential services.

**Garbage/Solid Waste Services****Utility-Refuse Removal**

The District has a contract with Progressive Waste for residential trash collection.

**Summary of Revenues, Expenditures and Changes in Fund Balances**  
Fiscal Year 2026 Budget

5  
7

ACCOUNT DESCRIPTION	ADOPTED BUDGET FY 2025	ACTUAL THRU 6/30/2025	PROJECTED July- 9/30/2025	TOTAL PROJECTED FY 2025	ANNUAL BUDGET FY 2026	NOTES
<b>REVENUES</b>						
Interest - Investments	-	9,043	6,459	15,502	-	
Special Assmnts- Tax Collector	330,649	318,996	11,653	330,649	330,649	
Special Assmnts- Discounts	(13,226)	(12,567)	(659)	(13,226)	(13,226)	4% of assessment
Other Miscellaneous Revenues	-	-	-	-	-	
<b>TOTAL REVENUES</b>	<b>317,423</b>	<b>315,472</b>	<b>17,453</b>	<b>332,925</b>	<b>317,423</b>	
<b>EXPENDITURES</b>						
<i>Administrative</i>						
ProfServ-Administrative	2,100	-	2,100	2,100	2,100	
ProfServ-Legal Services	7,000	-	7,000	7,000	7,000	
Deed Restrictions	-	-	-	-	-	
Deed Restrictions-Printing & Postage	7,200	796	6,404	7,200	7,200	
Misc-Assessment Collection Cost	6,613	6,129	484	6,613	6,613	2% of assessment
Office Supplies	3,000	-	3,000	3,000	3,000	
<b>Total Administrative</b>	<b>25,913</b>	<b>6,925</b>	<b>18,988</b>	<b>25,913</b>	<b>25,913</b>	
<i>Garbage/Solid Waste Services</i>						
Utility - General	-	-	-	-	-	
Utility - Refuse Removal	284,310	145,742	138,568	284,310	291,510	Trash contract possible increase, (\$19.58*per house*per month = \$342,572)
<b>Total Garbage/Solid Waste Services</b>	<b>284,310</b>	<b>145,742</b>	<b>138,568</b>	<b>284,310</b>	<b>291,510</b>	Per conversation with David Wenck on 4/12/23
<b>TOTAL EXPENDITURES</b>	<b>310,223</b>	<b>152,667</b>	<b>157,556</b>	<b>310,223</b>	<b>317,423</b>	
Excess (deficiency) of revenues Over (under) expenditures	7,200	162,805	(140,103)	22,702	-	
Net change in fund balance	7,200	162,805	(140,103)	22,702	-	
<b>FUND BALANCE, BEGINNING</b>	187,971	187,971	-	187,971	210,673	
<b>FUND BALANCE, ENDING</b>	<b>\$ 195,171</b>	<b>\$ 350,776</b>	<b>\$ (140,103)</b>	<b>\$ 210,673</b>	<b>\$ 210,673</b>	

**Meadow Pointe**  
**Community Development District**

**Supporting Budget Schedules**  
Fiscal Year 2026

Comparison of Non-Ad Valorem Assessment Rates  
Fiscal Year 2026 vs. Fiscal Year 2025

Product Designation	General Fund						Total Assessments per Unit				Units
	General Services			Residential Services			FY 2026	FY 2025	Dollar Change	Percent Change	
	FY 2026	FY 2025	Percent Change	FY 2026	FY 2025	Percent Change					
Residential	\$691.49	\$646.22	7.00%	\$226.78	\$226.78	0.00%	\$918.27	\$873.00	\$45.27	5.19%	1458
Commercial	\$9,266.19	\$8,659.59	7.00%	\$0.00	\$0.00	n/a	\$9,266.19	\$8,659.59	\$606.60	7.00%	56
											1,514

NOTE: The assessments provided on this page are based on preliminary numbers and are for review purposes only. The final assessments will be computed with the financial consultant.

ASSESSMENT INCREASE ANALYSIS			
Product	Assessment Increase		\$ -
	Per Product	Per Unit O&M % Increase	Per Unit O&M \$ Increase
Residential	\$ -	0%	\$ -
Commercial	\$ -	0%	\$ -
Total	\$ -	Collection costs included	

ASSESSMENT TREND ANALYSIS - GENERAL FUND				
FY 2026	FY 2025	FY 2024	FY 2023	FY 2022
\$ 691	\$ 646	\$ 646	\$ 507	\$ 507
\$ 9,266	\$ 8,660	\$ 8,660	\$ 6,792	\$ 6,792

## RESOLUTION 2025-03

### **A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE MEADOW POINTE COMMUNITY DEVELOPMENT DISTRICT ADOPTING A BUDGET FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2025, AND ENDING SEPTEMBER 30, 2026; AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, the District Manager submitted, prior to June 15, 2025 to the Board of Supervisors (“**Board**”) of the Meadow Pointe Community Development District (“**District**”) a proposed budget for the next ensuing budget year (“**Proposed Budget**”), along with an explanatory and complete financial plan for each fund, pursuant to the provisions of Sections 189.016(3) and 190.008(2)(a), Florida Statutes;

**WHEREAS**, the District filed a copy of the Proposed Budget with the local governing authorities having jurisdiction over the area included in the District at least 60 days prior to the adoption of the Proposed Budget pursuant to the provisions of Section 190.008(2)(b), Florida Statutes;

**WHEREAS**, the Board held a duly noticed public hearing pursuant to Section 190.008(2)(a), Florida Statutes;

**WHEREAS**, the District Manager posted the Proposed Budget on the District’s website at least 2 days before the public hearing pursuant to Section 189.016(4), Florida Statutes;

**WHEREAS**, the Board is required to adopt a resolution approving a budget for the ensuing fiscal year and appropriate such sums of money as the Board deems necessary to defray all expenditures of the District during the ensuing Fiscal Year pursuant to Section 190.008(2)(a), Florida Statutes; and

**WHEREAS**, the Proposed Budget projects the cash receipts and disbursements anticipated during a given time period, including reserves for contingencies for emergency or other unanticipated expenditures during the Fiscal Year.

### **NOW, THEREFORE, BE IT RESOLVED BY THE BOARD:**

#### **Section 1. Budget**

- a.** That the Board has reviewed the Proposed Budget, a copy of which is on file with the office of the District Manager and at the District’s records office, and hereby approves certain amendments thereto, as shown below.
- b.** That the Proposed Budget as amended by the Board attached hereto as **Exhibit A**, is hereby adopted in accordance with the provisions of Section 190.008(2)(a), Florida Statutes, and incorporated herein by reference; provided, however, that the comparative figures contained in the adopted budget may be subsequently revised as deemed necessary by the District Manager to reflect actual revenues and expenditures for fiscal year 2024-2025 and/or revised projections for fiscal year 2025-2026.
- c.** That the adopted budget, as amended, shall be maintained in the office of the District Manager and at the District’s records office and identified as “The Budget for the

Meadow Pointe Community Development District for the Fiscal Year Beginning October 1, 2025, and Ending September 30, 2026”.

- d. The final adopted budget shall be posted by the District Manager on the District’s website within 30 days after adoption pursuant to Section 189.016(4), Florida Statutes.

**Section 2. Appropriations.** There is hereby appropriated out of the revenues of the District (the sources of the revenues will be provided for in a separate resolution), for the fiscal year beginning October 1, 2025, and ending September 30, 2026, the sum of \$\_\_\_\_\_, which sum is deemed by the Board to be necessary to defray all expenditures of the District during said budget year, to be divided and appropriated in the following fashion:

Total General Fund	\$ _____
<i>Total Reserve Fund [if Applicable]</i>	\$ _____
<b>Total All Funds*</b>	<b>\$ _____</b>

\*Not inclusive of any collection costs or early payment discounts.

**Section 3. Budget Amendments.** Pursuant to Section 189.016(6), Florida Statutes, the District at any time within the fiscal year or within 60 days following the end of the fiscal year may amend its budget for that fiscal year as follows:

- a. The Board may authorize an increase or decrease in line item appropriations within a fund by motion recorded in the minutes if the total appropriations of the fund do not increase.
- b. The District Manager or Treasurer may authorize an increase or decrease in line item appropriations within a fund if the total appropriations of the fund do not increase and if the aggregate change in the original appropriation item does not exceed \$10,000 or 10% of the original appropriation.
- c. Any other budget amendments shall be adopted by resolution and be consistent with Florida law. This includes increasing any appropriation item and/or fund to reflect receipt of any additional unbudgeted monies and making the corresponding change to appropriations or the unappropriated balance.

The District Manager or Treasurer must establish administrative procedures to ensure that any budget amendments are in compliance with this section and Section 189.016, Florida Statutes, among other applicable laws. Among other procedures, the District Manager or Treasurer must ensure that any amendments to budget(s) under subparagraph c. above are posted on the District’s website within 5 days after adoption pursuant to Section 189.016(7), Florida Statutes.

**Section 4. Effective Date.** This Resolution shall take effect upon the passage and adoption of this Resolution by the Board.

**Passed and Adopted on August 21, 2025.**

Attested By:

**Meadow Pointe Community  
Development District**

\_\_\_\_\_  
Print Name: \_\_\_\_\_  
Secretary/Assistant Secretary

\_\_\_\_\_  
Print Name: \_\_\_\_\_  
Chair/Vice Chair of the Board of Supervisors

**Exhibit A: FY 2025-2026 Adopted Budget**

## RESOLUTION 2025-04

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE MEADOW POINTE COMMUNITY DEVELOPMENT DISTRICT IMPOSING ANNUALLY RECURRING OPERATIONS AND MAINTENANCE NON-AD VALOREM SPECIAL ASSESSMENTS; PROVIDING FOR COLLECTION AND ENFORCEMENT OF ALL DISTRICT SPECIAL ASSESSMENTS; CERTIFYING AN ASSESSMENT ROLL; PROVIDING FOR AMENDMENT OF THE ASSESSMENT ROLL; PROVIDING FOR CHALLENGES AND PROCEDURAL IRREGULARITIES; PROVIDING FOR SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE.**

**WHEREAS**, the Meadow Pointe Community Development District (“**District**”) is a local unit of special-purpose government established pursuant to Chapter 190, Florida Statutes for the purpose of providing, preserving, operating, and maintaining infrastructure improvements, facilities, and services to the lands within the District;

**WHEREAS**, the District is located in Pasco County, Florida (“**County**”);

**WHEREAS**, the Board of Supervisors of the District (“**Board**”) hereby determines to undertake various activities described in the District’s adopted budget for fiscal year 2025-2026 attached hereto as **Exhibit A (“FY 2025-2026 Budget”)** and incorporated as a material part of this Resolution by this reference;

**WHEREAS**, the District must obtain sufficient funds to provide for the activities described in the FY 2025-2026 Budget;

**WHEREAS**, the provision of the activities described in the FY 2025-2026 Budget is a benefit to lands within the District;

**WHEREAS**, the District may impose non-ad valorem special assessments on benefited lands within the District pursuant to Chapter 190, Florida Statutes;

**WHEREAS**, such special assessments may be placed on the County tax roll and collected by the local Tax Collector (“**Uniform Method**”) pursuant to Chapters 190 and 197, Florida Statutes;

**WHEREAS**, the District has, by resolution and public notice, previously evidenced its intention to utilize the Uniform Method;

**WHEREAS**, the District has approved an agreement with the County Property Appraiser (“**Property Appraiser**”) and County Tax Collector (“**Tax Collector**”) to provide for the collection of special assessments under the Uniform Method;

**WHEREAS**, it is in the best interests of the District to proceed with the imposition, levy, and collection of the annually recurring operations and maintenance non-ad valorem special assessments on all assessable lands in the amount contained for each parcel’s portion of the FY 2025-2026 Budget (“**O&M Assessments**”);



**WHEREAS**, the Board desires to collect the annual installment for the previously levied debt service non-ad valorem special assessments (“**Debt Assessments**”) in the amounts shown in the FY 2025-2026 Budget;

**WHEREAS**, the District adopted an assessment roll as maintained in the office of the District Manager, available for review, and incorporated as a material part of this Resolution by this reference (“**Assessment Roll**”);

**WHEREAS**, it is in the best interests of the District to certify the Assessment Roll to the Tax Collector pursuant to the Uniform Method; and

**WHEREAS**, it is in the best interests of the District to permit the District Manager to amend the Assessment Roll, including the property certified to the Tax Collector by this Resolution, as the Property Appraiser updates the property roll, for such time as authorized by Florida law.

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD:**

**Section 1. Benefit from Activities and O&M Assessments.** The provision of the activities described in the FY 2025-2026 Budget confer a special and peculiar benefit to the lands within the District, which benefits exceed or equal the O&M Assessments allocated to such lands. The allocation of the expenses of the activities to the specially benefited lands is shown in the FY 2025-2026 Budget and in the Assessment Roll.

**Section 2. O&M Assessments Imposition.** Pursuant to Chapter 190, Florida Statutes and procedures authorized by Florida law for the levy and collection of special assessments, the O&M Assessments are hereby imposed and levied on benefited lands within the District in accordance with the FY 2025-2026 Budget and Assessment Roll. The lien of the O&M Assessments imposed and levied by this Resolution shall be effective upon passage of this Resolution.

**Section 3. Collection and Enforcement of District Assessments.**

- a. **Uniform Method for all Debt Assessments and all O&M Assessments.** The collection of all Debt Assessments and all O&M Assessments for all lands within the District, shall be at the same time and in the same manner as County taxes in accordance with the Uniform Method, as set forth in the Assessment Roll. All assessments collected by the Tax Collector shall be due, payable, and enforced pursuant to Chapter 197, Florida Statutes.
- b. **Future Collection Methods.** The decision to collect special assessments by any particular method – e.g., on the tax roll or by direct bill – does not mean that such method will be used to collect special assessments in future years, and the District reserves the right in its sole discretion to select collection methods in any given year, regardless of past practices.

**Section 4. Certification of Assessment Roll.** The Assessment Roll is hereby certified and authorized to be transmitted to the Tax Collector.

**Section 5. Assessment Roll Amendment.** The District Manager shall keep apprised of all updates made to the County property roll by the Property Appraiser after the date of this Resolution and shall amend the Assessment Roll in accordance with any such updates, for such time as authorized by Florida law. After any amendment of the Assessment Roll, the District Manager shall file the updates to the tax roll in the District records.

**Section 6. Assessment Challenges.** The adoption of this Resolution shall be the final determination of all issues related to the O&M Assessments as it relates to property owners whose benefited property is subject to the O&M Assessments (including, but not limited to, the determination of special benefit and fair apportionment to the assessed property, the method of apportionment, the maximum rate of the O&M Assessments, and the levy, collection, and lien of the O&M Assessments), unless proper steps shall be initiated in a court of competent jurisdiction to secure relief within 30 days from adoption date of this Resolution.

**Section 7. Procedural Irregularities.** Any informality or irregularity in the proceedings in connection with the levy of the O&M Assessments shall not affect the validity of the same after the adoption of this Resolution, and any O&M Assessments as finally approved shall be competent and sufficient evidence that such O&M Assessment was duly levied, that the O&M Assessment was duly made and adopted, and that all other proceedings adequate to such O&M Assessment were duly had, taken, and performed as required.

**Section 8. Severability.** The invalidity or unenforceability of any one or more provisions of this Resolution shall not affect the validity or enforceability of the remaining portions of this Resolution, or any part thereof.

**Section 9. Effective Date.** This Resolution shall take effect upon the passage and adoption of this Resolution by the Board.

**Passed and Adopted on August 21, 2025.**

Attested By:

**Meadow Pointe Community  
Development District**

\_\_\_\_\_  
Print Name: \_\_\_\_\_  
Secretary/Assistant Secretary

\_\_\_\_\_  
Print Name: \_\_\_\_\_  
Chair/Vice Chair of the Board of Supervisors

**Exhibit A: FY 2025-2026 Budget**

**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, July 17, 2025 at 7:00 p.m. at the Meadow Pointe Community Park, Clubhouse A 28245 County Line Road Wesley Chapel, FL 33544.

Present and constituting a quorum were:

Michael Smith	Chairperson
Alicia Willis	Vice Chairperson
Alan Sourk	Assistant Secretary
Stephanie Costa	Assistant Secretary

Also present were:

David Wenck	District Manager
Keith Fisk	Operations Manager

Absent was:

Nathaniel Kirkland	Assistant Secretary
--------------------	---------------------

*The following is a summary of the discussions and actions taken.*

**FIRST ORDER OF BUSINESS** **Call to Order and Roll Call**

- The meeting was called to order, and a quorum was established.

**SECOND ORDER OF BUSINESS** **Pledge of Allegiance**

- The Pledge of allegiance was recited.

**THIRD ORDER OF BUSINESS** **Audience Comments**

- A resident inquired whether anything can be done for the Pinedale Playground.
- Terry asked who was responsible for taking care of the sidewalks on County Line Road.
- Peggy noted the pool lounges are in too many colors.

**FOURTH ORDER OF BUSINESS** **Consent Agenda**

- A. Approval of the Minutes of the June 19, 2025 Meeting**
- B. Acceptance of the June 2025 Financials**

On MOTION by Ms. Willis seconded by Ms. Costa, with all in favor, the Consent Agenda was approved. 4-0

**FIFTH ORDER OF BUSINESS****Deed Restrictions and Architectural Review Matters**

- Mr. Fisk reviewed the deed restrictions with the Board.

**SIXTH ORDER OF BUSINESS****Operations Matters****A. Art Classes for Home School Families**

- The Board agreed not to dismiss the usage fee.

**B. Southscapes Landscape Maintenance Inc. Estimate #1112**

On MOTION by Mr. Smith seconded by Ms. Costa, with all in favor, line item one of Estimate #1112 for landscape maintenance in the amount of \$1,250 was approved. 4-0

**C. Southscapes Landscapes Maintenance Inc. Estimate #1113**

On MOTION by Mr. Smith seconded by Ms. Willis, with all in favor, Line items 2 and 3 on Estimate #1113 for la \$2,540 was approved. 4-0

On MOTION by Mr. Smith seconded by Mr. Sourk, with all in favor, for a proposal from 2 Men and a Chain Saw in the amount of \$9, 620 to cut back the vegetation 10 inches behind the pool and splash pad was approved. 4-0

**SEVENTH ORDER OF BUSINESS****New Business**

On MOTION by Mr. Smith seconded by Mr. Sourk, with all in favor, determination of the value and selling of the old pool furniture and dividing the proceeds with the Community Council was approved. 4-0

**EIGHTH ORDER OF BUSINESS****Pond Report**

- There being no report, the next order of business followed.

**NINTH ORDER OF BUSINESS****Community Council Update**

- There being no update, the next order of business followed.

**TENTH ORDER OF BUSINESS**

**District Manager**

**A. Cutback of Vegetation at the Splash Pad**

- This was discussed.

**B. Discussion of FY 2026 Budget**

- The Budget was discussed.

**C. Presentation of FY 2026 Meeting Schedule**

- The Meeting Schedule was presented for approval at the next meeting.

**D. Discussion of Financials**

- The Board agreed to receive future financials on the 20<sup>th</sup> of each month.

**ELEVENTH ORDER OF BUSINESS**

**Supervisor Comments**

- Doug believes that staff should obtain quotes for anything over \$5000.

**TWELFTH ORDER OF BUSINESS**

**Audience Comments**

- An audience member asked whether the Sheriff is just for County Line Road or to patrol the neighborhood?

**THIRTEENTH ORDER OF BUSINESS**

**Adjournment**

<p>On MOTION by Ms. Smith seconded by Ms. Willis with all in favor, the meeting was adjourned at 7:59 p.m. 4-0</p>
--

\_\_\_\_\_  
David Wenck  
District Manager



# Quarterly Compliance Audit Report

---

## Meadow Pointe

**Date:** July 2025 - 2nd Quarter

**Prepared for:** Sandra Demarco

**Developer:** Inframark

**Insurance agency:**



**Preparer:**

Susan Morgan - *SchoolStatus Compliance*

*ADA Website Accessibility and Florida F.S. 189.069 Requirements*

# Table of Contents

---

## **Compliance Audit**

Overview	2
<i>Compliance Criteria</i>	2
<i>ADA Accessibility</i>	2
Florida Statute Compliance	3
Audit Process	3

## **Audit results**

ADA Website Accessibility Requirements	4
Florida F.S. 189.069 Requirements	5

## **Helpful information:**

Accessibility overview	6
ADA Compliance Categories	7
Web Accessibility Glossary	11

---

# Compliance Audit Overview

The Community Website Compliance Audit (CWCA) consists of a thorough assessment of Florida Community Development District (CDD) websites to assure that specified district information is available and fully accessible. Florida Statute Chapter 189.069 states that effective October, 2015, every CDD in the state is required to maintain a fully compliant website for reporting certain information and documents for public access.

The CWCA is a reporting system comprised of quarterly audits and an annual summary audit to meet full disclosure as required by Florida law. These audits are designed to assure that CDDs satisfy all compliance requirements stipulated in Chapter 189.069.

## Compliance Criteria

The CWCA focuses on the two primary areas – website accessibility as defined by U.S. federal laws, and the 16-point criteria enumerated in [Florida Statute Chapter 189.069](#).



### ADA Website Accessibility

Several federal statutes (American Disabilities Act, Sec. 504 and 508 of the Rehabilitation Act of 1973) require public institutions to ensure they are not discriminating against individuals on the basis of a person's disability. Community websites are required to conform to web content accessibility guidelines – [WCAG 2.1](#), which is the international standard established to keep websites barrier-free and the recognized standard for ADA-compliance.





## Florida Statute Compliance

Pursuant to F.S. [189.069](#), every CDD is required to maintain a dedicated website to serve as an official reporting mechanism covering, at minimum, 16 criteria. The information required to report and have fully accessible spans: establishment charter or ordinance, fiscal year audit, budget, meeting agendas and minutes and more. For a complete list of statute requirements, see page 3.

## Audit Process

The Community Website Compliance Audit covers all CDD web pages and linked PDFs.\* Following the [WCAG 2.1](#) levels A, AA, and AAA for web content accessibility, a comprehensive scan encompassing 312 tests is conducted for every page. In addition, a human inspection is conducted to assure factors such as navigation and color contrasts meet web accessibility standards. See page 4 for complete accessibility grading criteria.

In addition to full ADA-compliance, the audit includes a 16-point checklist directly corresponding with the criteria set forth in Florida Statute Chapter 189.069. See page 5 for the complete compliance criteria checklist.

\* **NOTE:** Because many CDD websites have links to PDFs that contain information required by law (meeting agendas, minutes, budgets, miscellaneous and ad hoc documents, etc.), audits include an examination of all associated PDFs. **PDF remediation** and ongoing auditing is critical to maintaining compliance.



# ADA Website Accessibility

Result: **PASSED**

## Accessibility Grading Criteria

Passed	Description
Passed	<b>Website errors*</b> 0 WCAG 2.1 errors appear on website pages causing issues**
Passed	<b>Keyboard navigation</b> The ability to navigate website without using a mouse
Passed	<b>Website accessibility policy</b> A published policy and a vehicle to submit issues and resolve issues
Passed	<b>Color contrast</b> Colors provide enough contrast between elements
Passed	<b>Video captioning</b> Closed-captioning and detailed descriptions
Passed	<b>PDF accessibility</b> Formatting PDFs including embedded images and non-text elements
Passed	<b>Site map</b> Alternate methods of navigating the website

\*Errors represent less than 5% of the page count are considered passing

\*\*Error reporting details are available in your Campus Suite Website Accessibility dashboard



# Florida F.S. 189.069 Requirements

Result: **PASSED**

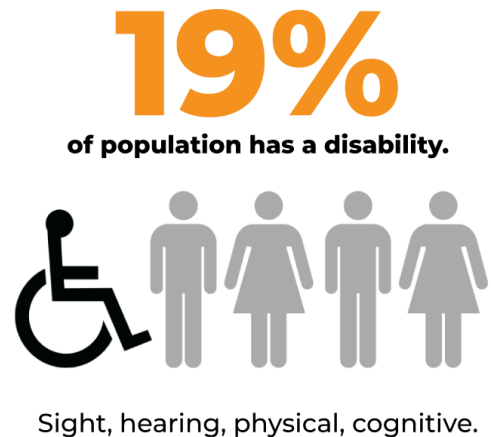
## Compliance Criteria

Passed	Description
Passed	Full Name and primary contact specified
Passed	Public Purpose
Passed	Governing body Information
Passed	Fiscal Year
Passed	Full Charter (Ordinance and Establishment) Information
Passed	CDD Complete Contact Information
Passed	District Boundary map
Passed	Listing of taxes, fees, assessments imposed by CDD
Passed	Link to Florida Commission on Ethics
Passed	District Budgets (Last two years)
Passed	Complete Financial Audit Report
Passed	Listing of Board Meetings
Passed	Public Facilities Report, if applicable
Passed	Link to Financial Services
Passed	Meeting Agendas for the past year, and 1 week prior to next

# Accessibility overview

## Everyone deserves equal access.

With nearly 1-in-5 Americans having some sort of disability – visual, hearing, motor, cognitive – there are literally millions of reasons why websites should be fully accessible and compliant with all state and federal laws. Web accessibility not only keeps board members on the right side of the law, but enables the entire community to access all your web content. The very principles that drive accessible website design are also good for those without disabilities.



## The legal and right thing to do

Several federal statutes (American Disabilities Act, Sec. 504 and 508 of the Rehabilitation Act of 1973) require public institutions to ensure they are not discriminating against individuals on the basis of a person's disability. Community websites are required to conform to web content accessibility guidelines, WCAG 2.1, the international standard established to keep websites barrier-free. Plain and simple, any content on your website must be accessible to everyone.



# ADA Compliance Categories

Most of the problems that occur on a website fall in one or several of the following categories.



## Contrast and colors

Some people have vision disabilities that hinder picking up contrasts, and some are color blind, so there needs to be a distinguishable contrast between text and background colors. This goes for buttons, links, text on images – everything. Consideration to contrast and color choice is also important for extreme lighting conditions.

*Contract checker:* <http://webaim.org/resources/contrastchecker>



## Using semantics to format your HTML pages

When web page codes are clearly described in easy-to-understand terms, it enables broader sharing across all browsers and apps. This ‘friendlier’ language not only helps all the users, but developers who are striving to make content more universal on more devices.



## Text alternatives for non-text content

Written replacements for images, audio and video should provide all the same descriptors that the non-text content conveys. Besides helping with searching, clear, concise word choice can make vivid non-text content for the disabled.

*Helpful article:* <http://webaim.org/techniques/alttext>



## Ability to navigate with the keyboard

Not everyone can use a mouse. Blind people with many with motor disabilities have to use a keyboard to make their way around a website. Users need to be able to interact fully with your website by navigating using the tab, arrows and return keys only. A “skip navigation” option is also required. Consider using [WAI-ARIA](#) for improved accessibility, and properly highlight the links as you use the tab key to make sections.

**Helpful article:** [www.nngroup.com/articles/keyboard-accessibility](http://www.nngroup.com/articles/keyboard-accessibility)

**Helpful article:** <http://webaim.org/techniques/skipnav>



## Easy to navigate and find information

Finding relevant content via search and easy navigation is a universal need. Alt text, heading structure, page titles, descriptive link text (no ‘click here’ please) are just some ways to help everyone find what they’re searching for. You must also provide multiple ways to navigate such as a search and a site map.

**Helpful article:** <http://webaim.org/techniques/sitetools/>



## Properly formatting tables

Tables are hard for screen readers to decipher. Users need to be able to navigate through a table one cell at a time. In addition to the table itself needing a caption, row and column headers need to be labeled and data correctly associated with the right header.

**Helpful article:** <http://webaim.org/techniques/tables/data>



## **Making PDFs accessible**

PDF files must be tagged properly to be accessible, and unfortunately many are not. Images and other non-text elements within that PDF also need to be ADA-compliant. Creating anew is one thing; converting old PDFs – called PDF remediation – takes time.

**Helpful articles:** <http://webaim.org/techniques/acrobat/acrobat>



## **Making videos accessible**

Simply adding a transcript isn't enough. Videos require closed captioning and detailed descriptions (e.g., who's on-screen, where they are, what they're doing, even facial expressions) to be fully accessible and ADA compliant.

**Helpful article:** <http://webaim.org/techniques/captions>



## **Making forms accessible**

Forms are common tools for gathering info and interacting. From logging in to registration, they can be challenging if not designed to be web-accessible. How it's laid out, use of labels, size of clickable areas and other aspects need to be considered.

**Helpful article:** <http://webaim.org/techniques/forms>



## **Alternate versions**

Attempts to be fully accessible sometimes fall short, and in those cases, alternate versions of key pages must be created. That is, it is sometimes not feasible (legally, technically) to modify some content. These are the 'exceptions', but still must be accommodated.



## **Feedback for users**

To be fully interactive, your site needs to be able to provide an easy way for users to submit feedback on any website issues. Clarity is key for both any confirmation or error feedback that occurs while engaging the page.



## **Other related requirements**

### ***No flashing***

Blinking and flashing are not only bothersome, but can be disorienting and even dangerous for many users. Seizures can even be triggered by flashing, so avoid using any flashing or flickering content.

### ***Timers***

Timed connections can create difficulties for the disabled. They may not even know a timer is in effect, it may create stress. In some cases (e.g., purchasing items), a timer is required, but for most school content, avoid using them.

### ***Fly-out menus***

Menus that fly out or down when an item is clicked are helpful to dig deeper into the site's content, but they need to be available via keyboard navigation, and not immediately snap back when those using a mouse move from the clickable area.

### ***No pop-ups***

Pop-up windows present a range of obstacles for many disabled users, so it's best to avoid using them altogether. If you must, be sure to alert the user that a pop-up is about to be launched.



# Web Accessibility Glossary

Assistive technology	Hardware and software for disabled people that enable them to perform tasks they otherwise would not be able to perform (e.g., a screen reader)
WCAG 2.0	Evolving web design guidelines established by the W3C that specify how to accommodate web access for the disabled
504	Section of the Rehabilitation Act of 1973 that protects civil liberties and guarantees certain rights of disabled people
508	An amendment to the Rehabilitation Act that eliminates barriers in information technology for the disabled
ADA	American with Disabilities Act (1990)
Screen reader	Software technology that transforms the on-screen text into an audible voice. Includes tools for navigating/accessing web pages.
Website accessibility	Making your website fully accessible for people of all abilities
W3C	World Wide Web Consortium – the international body that develops standards for using the web

**Valid Impressions**  
**813 917-8733**  
**10205 US Highway 92 E.**  
**Suite 101**  
**Tampa FL 33610**



**Anthony Valido**  
**ISA Certified Arborist**  
**FL-6106A**



**Date:** 8/11/2025 1:36 PM  
**Meadow Pointe**  
**Meadow Pointe 1**  
**28245 County Line Rd**  
**Wesley Chapel, FL 33543**

**Job Name:** Meadow Pointe 1 20250811

**Work Site:**  
**28245 County Line Rd**  
**Wesley Chapel, FL 33543**

**Phone:** 8137148043

**Proposed By:** Anthony Valido

**E-mail:** mp1@meadowpointecdd.com

**Customer Code:** 936638

#	Item	Description	Qty	Cost
1	Oak	Tree Removal Removal of oak tree located at 28303 tall grass dr. Causing damage to wall with stump grinding and hauling away of stump grinding debris. Hauling away of debris and dump fees included.	1	\$4,000.00
2	Oak	Trim Level two Trimming per ansi standard on all oaks located around park area. 16 oak trees total. Hauling away of debris and dump fee is included. All work would be completed with certified arborist on site.	16	\$7,000.00
3	All Trees/Shrubs	Trim Trimming three oak trees in easement area level two per ANSI standard. Cleaning all under brush in front of pond as well as removing all trees, smaller than 5 inches in diameter. Hauling away all debris and dump fees included.	4	\$4,000.00

**Notes:**

**Subtotal:** \$15,000.00

**Tax:** \$0.00

**Total:** \$15,000.00

**Customer Signature**

**Date**

# TWO MEN AND A CHAINSAW

## TREE SERVICE

INVOICE #

09234

DATE:

8-5-25

START DATE:

813-313-8448

NAME:

Meadow Pointe

ADDRESS:

## DESCRIPTION OF WORK PERFORMED

Removal of Large oak  
that is Damaging wall on  
County line and fall grass

Removal of oak cut to  
ground level  
Stump grind stump  
All hauled Away

Total \$3700

CUSTOMER SIGNATURE:

ESTIMATED BY:



ALL ESTIMATES GOOD FOR 30 DAYS  
LICENSED AND ENSURED



**AZ Tree Service**  
9901 Ideal Ln.  
Hudson, FL 34667

**Proposal #1401**  
Created: 08/07/2025  
From: Scott McLaren

**Proposal For**

**Meadow pointe**

mobile: 8139731671  
mp1@meadowpointecdd.com

**Location**

**28303 Tall Grass Dr**  
Zephyrhills, FL 33543

**Terms**  
Due on Receipt

28303 Tall Grass Dr 33543

ITEM DESCRIPTION	QUANTITY	UNIT PRICE	AMOUNT
1) Removal Laurel Oak tree Grind	1	\$ 3,000.00	\$ 3,000.00

*All work will be completed in accordance with these plans unless subsequent changes are agreed upon in writing. A-Z Tree Service, Inc is not responsible for any damaged underground cables, pipes, sprinkler lines or heads, curbing, sidewalks, or driveways while removing trees or grinding stumps. All septic areas in work zone need to be flagged by homeowner before A-Z arrives on site to begin work. Balances not paid by the due date are subject to late fees.*

<b>SUBTOTAL</b>	<b>\$ 3,000.00</b>
<b>SALES TAX</b>	<b>\$ 0.00</b>
<b>TOTAL</b>	<b>\$ 3,000.00</b>

**Signature**

x

Date:

Please sign here to accept the terms and conditions

**Sales Reps**

Scott McLaren  
Office: 3523453050  
Mobile: 3528426914  
aztreeservicesale@gmail.com

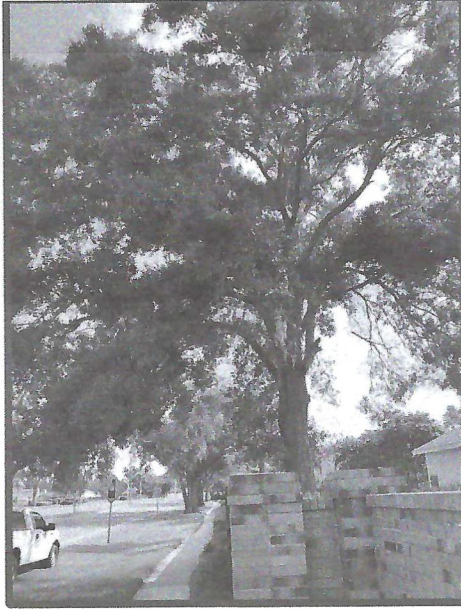
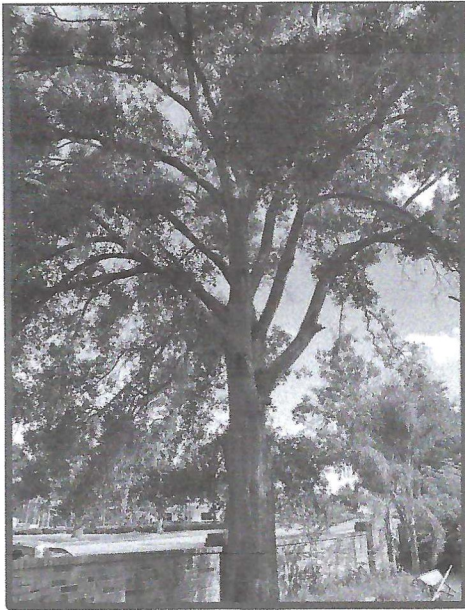
**Photos**





**AZ Tree Service**  
9901 Ideal Ln.  
Hudson, FL 34667

**Proposal #1401**  
Created: 08/07/2025  
From: Scott McLaren



**Valid Impressions**  
813 917-8733  
10205 US Highway 92 E.  
Suite 101  
Tampa Fl 33610



**Anthony Valido**  
**ISA Certified Arborist**  
**FL-6106A**



**Date:** 8/11/2025 1:36 PM  
**Meadow Pointe**  
**Meadow Pointe 1**  
**28245 County Line Rd**  
**Wesley Chapel, FL 33543**

**Job Name:** Meadow Pointe 1 20250811

**Work Site:**  
**28245 County Line Rd**  
**Wesley Chapel, FL 33543**

**Phone:** 8137148043

**Proposed By:** Anthony Valido

**Customer Code:** 936638

**E-mail:** mp1@meadowpointecdd.com

#	Item	Description	Qty	Cost
1	Oak	Tree Removal Removal of oak tree located at 28303 tall grass dr. Causing damage to wall with stump grinding and hauling away of stump grinding debris. Hauling away of debris and dump fees included.	1	\$4,000.00
2	Oak	Trim Level two Trimming per ansi standard on all oaks located around park area. 16 oak trees total. Hauling away of debris and dump fee is included. All work would be completed with certified arborist on site.	16	\$7,000.00
3	All Trees/Shrubs	Trim Trimming three oak trees in easement area level two per ANSI standard. Cleaning all under brush in front of pond as well as removing all trees, smaller than 5 inches in diameter. Hauling away all debris and dump fees included.	4	\$4,000.00

**Notes:**

**Subtotal:** \$15,000.00

**Tax:** \$0.00

**Total:** \$15,000.00

\_\_\_\_\_  
**Customer Signature**

\_\_\_\_\_  
**Date**



**AZ Tree Service**  
9901 Ideal Ln.  
Hudson, FL 34667

**Proposal #1400**  
Created: 08/07/2025  
From: Scott McLaren

### Proposal For

Meadow pointe

mobile: 8139731671  
mp1@meadowpointecdd.com

### Location

29741 Birds Eye Dr  
Zephyrhills, FL 33543

29741 Birds Eye Dr 33543

**Terms**  
Due on Receipt

ITEM DESCRIPTION	QUANTITY	UNIT PRICE	AMOUNT
1) Class 2 trim Inner clean lift and trim three trees	3	\$ 1,000.00	\$ 1,000.00
2) Labor Clean out under brush and trim the trees for more visible seeing	1 MH	\$ 1,000.00	\$ 1,000.00

*All work will be completed in accordance with these plans unless subsequent changes are agreed upon in writing. A-Z Tree Service, Inc is not responsible for any damaged underground cables, pipes, sprinkler lines or heads, curbing, sidewalks, or driveways while removing trees or grinding stumps. All septic areas in work zone need to be flagged by homeowner before A-Z arrives on site to begin work. Balances not paid by the due date are subject to late fees.*

SUBTOTAL	\$ 2,000.00
SALES TAX	\$ 0.00
<b>TOTAL</b>	<b>\$ 2,000.00</b>

### Signature

x

Date:

Please sign here to accept the terms and conditions

### Sales Reps

Scott McLaren  
Office: 3523453050  
Mobile: 3528426914  
aztreeservicesale@gmail.com

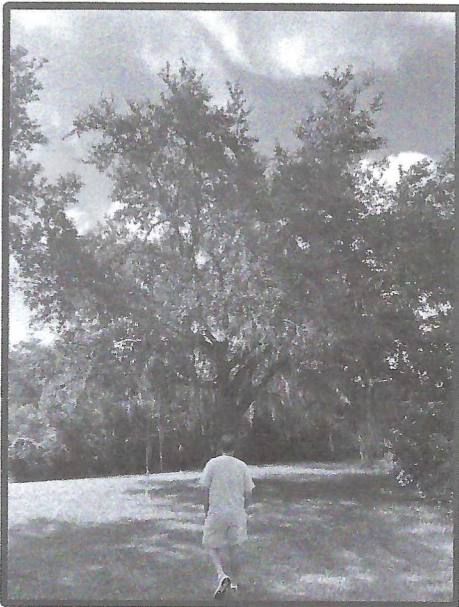
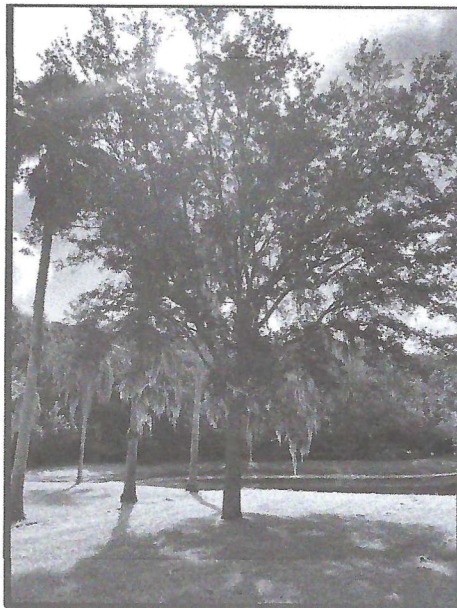
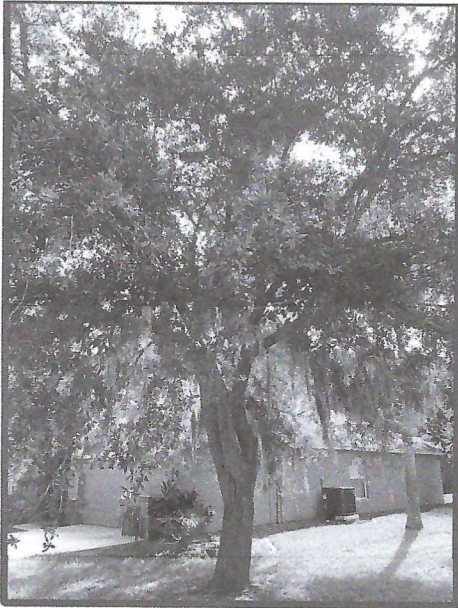
### Photos





**AZ Tree Service**  
9901 Ideal Ln.  
Hudson, FL 34667

**Proposal #1400**  
Created: 08/07/2025  
From: Scott McLaren







**AZ Tree Service**  
9901 Ideal Ln.  
Hudson, FL 34667

**Proposal #1400**  
Created: 08/07/2025  
From: Scott McLaren



ID	DESCRIPTION	COLOR
Class two		
Class two		
Class two		

<b>Parcel ID</b>		32-26-20-0170-00000-00F0 (Card: 001 of 1)							
<b>Classification</b>		00000-Vacant							
<b>Mailing Address</b>				<b>Property Value</b>					
MEADOW POINTE COMMUNITY DEVELOPMENT DISTRICT 210 N UNIVERSITY DR STE 702 CORAL SPRINGS, FL 33071-7320				The property values shown are for the 2025 tax year and a work in progress. They are subject to change until the tax roll is certified.					
<b>Physical Address</b>				<b>Just Value</b>					
No Physical Address				Ag Land				\$0	
				Land				\$0	
				Building				\$0	
				Extra Features				\$0	
<b>Legal Description (First 200 characters)</b>									
<a href="#">See Plat for this Subdivision</a>									
MEADOW POINTE PARCEL 8 UNIT 7 PB 36 PGS 1-5 TRACT F OR 3970 PG 1632									
<b>Jurisdiction</b>				Assessed		Non-School		School	
<a href="#">PASCO COUNTY, BOARD OF COUNTY COMMISSIONERS</a>				Homestead Exemption		-\$0		-\$0	
				Additional Exemptions		-\$0		-\$0	
<b>Community Dev District</b>									
<a href="#">Meadow Pointe I</a>									
<b>Community Redevelopment Area</b>				<b>Taxable Value</b>		\$0		\$0	
N/A									
<b>Land Detail (Card: 1 of 1 )</b>									
<b>Line</b>	<b>Use</b>	<b>Description</b>	<b>Code</b>	<b>Zoning</b>	<b>Units</b>	<b>Type</b>	<b>Price</b>	<b>Condition</b>	<b>Value</b>
1	0100V	SFR	SSF-LO	0PUD	6700.000	SF	\$0.01	1.00	\$0
<b>Additional Land Information</b>									
<b>Acres</b>	<b>Tax Area</b>	<b>FEMA Code</b>	<b>Subsidence Activity</b>			<b>Neighborhood Code(s)</b>			
0.15	<a href="#">UF</a>	Multiple Zones	None Reported			<a href="#">MDPT</a>			
<b>Building Information - Use (Card: 1 of 1 )</b>									
Unimproved Parcel									
<b>Extra Features (Card: 1 of 1 )</b>									
<b>Line</b>	<b>Code</b>	<b>Description</b>	<b>Year</b>	<b>Units</b>		<b>Value</b>			
No Extra Features									
<b>Sales History</b>									
<b>Previous Owner:</b>				N/A					
<b>Month/Year</b>	<b>Book/Page</b>	<b>Type</b>	<b>DOR Code</b>	<b>Condition</b>	<b>Amount</b>				
12/1997	<a href="#">3970 / 1632</a>	Warranty Deed		V	\$0				







73

BIRDS EYE DRIVE  
000

67

Block 3

F

68

69

70

32-26-20-0170

MEADOW POINTE PARCEL 8

UNIT 7

PB 36 PG 1

15.85 12.48

35.29

39.33

116.08

111.01

87.24

50

115

50

21

**RESOLUTION 2025-05**

**A RESOLUTION OF THE MEADOW POINTE COMMUNITY  
DEVELOPMENT DISTRICT ADOPTING THE ANNUAL  
MEETING SCHEDULE FOR FISCAL YEAR 2025/2026**

WHEREAS, the Meadow Pointe Community Development District (the "District") is a local unit of special-purpose government organized and existing in accordance with Chapter 190, Florida Statutes, and situated entirely within Pasco County, Florida; and

WHEREAS, the District is required by Florida law to prepare an annual schedule of its regular public meetings which designates the date, time and location of the District's meetings; and

WHEREAS, the Board has proposed the Fiscal Year 2025/2026 annual meeting schedule as attached in **Exhibit A**;

**NOW, THEREFORE BE IT RESOLVED BY THE BOARD OF  
SUPERVISORS OF THE MEADOW POINTE COMMUNITY  
DEVELOPMENT DISTRICT**

1. The Fiscal Year 2025/2026 annual public meeting schedule attached hereto and incorporated by reference herein as Exhibit A is hereby approved and will be published and filed in accordance with the requirements of Florida law.

This Resolution shall become effective immediately upon its adoption.

**PASSED AND ADOPTED THIS 21<sup>st</sup> DAY OF AUGUST, 2025.**

ATTEST:

**MEADOW POINTE COMMUNITY  
DEVELOPMENT DISTRICT**

\_\_\_\_\_  
Asst. Secretary

\_\_\_\_\_  
Chair / Vice Chair

**EXHIBIT “A”**

**BOARD OF SUPERVISORS MEETING DATES  
MEADOW POINTE COMMUNITY DEVELOPMENT DISTRICT**

**FISCAL YEAR 2025/2026**

The Board of Supervisors of the Meadow Pointe Community Development District will hold their meetings for Fiscal Year 2026 on the third Thursday of each month at 7:00 P.M.

October 16, 2025  
November 20, 2025  
December 18, 2025  
January 15, 2026  
February 19, 2026  
March 19, 2026  
April 16, 2026  
May 21, 2026  
June 18, 2026  
July 16, 2026  
August 20, 2026  
September 17, 2026

**FISCAL YEAR DEED RESTRICTION VIOLATION BOARD MEETING  
2025/2026**

In addition to the regular meetings listed above, the District will conduct a Deed Restriction Violation Board meeting in the Meadow Pointe Clubhouse Building A, 28245 County Line Road, Wesley Chapel, Florida at 7:00 P.M. on the third Monday of each month as follows:

September 15, 2025  
October 20, 2025  
November 17, 2025  
December 15, 2025  
January 19, 2026 (MLK Day?)  
February 16, 2026 (President’s Day?)  
March 16, 2026  
April 20, 2026  
May 18, 2026  
June 15, 2026  
July 20, 2026  
August 17, 2026  
September 21, 2026



Check Request

ATTENTION: Emmanuel Louis

DISTRICT NAME: Meadow Pointe I CDD

DATE: April 10, 2024

NAME: Keith Fisk

ADDRESS: 28245 County Line Rd

CITY: Wc STATE: FL ZIP CODE: 33543

AMOUNT OF CHECK: \$1,000.00

\$ ACCOUNT CODE: Parks & Recreation - Capital Outlay

ACCOUNT NAME :

ACCOUNT NUMBER : 001 564043 57201 5000

As per request Keith Fisk, Operations Manager.

NOTES: Please send check to Remarks - Keith Fisk sold personal Kitchen to Meadow Pointe I CDD.

Thank you,

Lynn Nolting  
MPI Staff

Inframark  
210 North University Drive Suite 702  
Coral Springs, FL 33071  
Telephone: 954 753 5841  
Fax: 954 345 1292