

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

Staff:

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

Meeting Agenda Thursday, September 18, 2025 – 7:00 p.m.

- 1. Call to Order and Roll Call**
- 2. Pledge of Allegiance**
- 3. Audience Comments – Three- (3) Minute Time Limit**
- 4. Staff Reports**
 - A. Aquatics Report
 - B. Deed Restriction and Architectural Review Matters
 - C. Community Counsel Update
 - D. Operational Matters
 - E. District Manager
 - i. Florida Insurance Alliance Proposal.....Page 2
 - ii. Workers' Compensation Proposal.....Page 20
 - iii. Rule Change Discussion
- 5. Business Administration**
 - A. Consideration of Minutes from the Meeting Held August 21, 2025.....Page 22
- 6. Supervisor Requests**
- 7. Audience Comments – Three- (3) Minute Time Limit**
- 8. Adjournment**

The next meeting is scheduled for Thursday, October 16, 2025, at 7:00 p.m.



Egis Insurance & Risk Advisors

Is pleased to provide a

Proposal of Insurance Coverage for:

Meadow Pointe Community Development District

Please review the proposed insurance coverage terms and conditions carefully.

Written request to bind must be received prior to the effective date of coverage.

The brief description of coverage contained in this document is being provided as an accommodation only and is not intended to cover or describe all Coverage Agreement terms. For more complete and detailed information relating to the scope and limits of coverage, please refer directly to the Coverage Agreement documents. Specimen forms are available upon request.

About FIA

Florida Insurance Alliance (“FIA”), authorized and regulated by the Florida Office of Insurance Regulation, is a non-assessable, governmental insurance Trust. FIA was created in September 2011 at a time when a large number of Special Taxing Districts were having difficulty obtaining insurance.

Primarily, this was due to financial stability concerns and a perception that these small to mid-sized Districts had a disproportionate exposure to claims. Even districts that were claims free for years could not obtain coverage. FIA was created to fill this void with the goal of providing affordable insurance coverage to Special Taxing Districts. Today, FIA proudly serves and protects over 1,000 public entity members.

Competitive Advantage

FIA allows qualifying Public Entities to achieve broad, tailored coverages with a cost-effective insurance program. Additional program benefits include:

- Insure-to-value property limits with no coinsurance penalties
- First dollar coverage for “alleged” public official ethics violations
- Proactive in-house claims management and loss control department
- Risk management services including on-site loss control, property schedule verification and contract reviews
- Complimentary Property Appraisals
- Online Risk Management Education & Training portal
- Online HR & Benefits Support portal
- HR Hotline
- Safety Partners Matching Grant Program

How are FIA Members Protected?

FIA employs a conservative approach to risk management. Liability risk retained by FIA is fully funded prior to the policy term through member premiums. The remainder of the risk is transferred to reinsurers. FIA’s primary reinsurers, Lloyds of London and Hudson Insurance Company, both have AM Best A XV (Excellent) ratings and surplus of \$2Billion or greater.

In the event of catastrophic property losses due to a Named Storm (i.e., hurricane), the program bears no risk as all losses are passed on to the reinsurers.

What Are Members Responsible For?

As a non-assessable Trust, our members are only responsible for two items:

- Annual Premiums
- Individual Member Deductibles

FIA Bylaws prohibit any assessments or other fees.

Additional information regarding FIA and our member services can be found at www.fia360.org.

Quotation being provided for:

Meadow Pointe Community Development District
c/o Inframark Management Services - Wesley Chapel 2654 Cypress Ridge Blvd., Suite 101
Wesley Chapel, FL 33544

Term: October 1, 2025 to October 1, 2026

Quote Number: 100125826

PROPERTY COVERAGE

SCHEDULE OF COVERAGES AND LIMITS OF COVERAGE

COVERED PROPERTY	
Total Insured Values –Building and Contents – Per Schedule on file totalling	\$4,190,657
Loss of Business Income	\$1,000,000
Additional Expense	\$1,000,000
Inland Marine	
Scheduled Inland Marine	\$163,611

It is agreed to include automatically under this Insurance the interest of mortgagees and loss payees where applicable without advice.

	<u>Valuation</u>	<u>Coinsurance</u>
Property	Replacement Cost	None
Inland Marine	Actual Cash Value	None

DEDUCTIBLES:	\$2,500	Per Occurrence, All other Perils, Building & Contents and Extensions of Coverage.
	5 %	Total Insured Values per building, including vehicle values, for "Named Storm" at each affected location throughout Florida subject to a minimum of \$10,000 per occurrence, per Named Insured.
	Per Attached Schedule	Inland Marine

Special Property Coverages		
<u>Coverage</u>	<u>Deductibles</u>	<u>Limit</u>
Earth Movement	\$2,500	Included
Flood	\$2,500 *	Included
Boiler & Machinery	\$2,500	Included
TRIA		Included

*Except for Zones A & V (see Terms and Conditions) excess of NFIP, whether purchased or not

TOTAL PROPERTY PREMIUM

\$36,793

Extensions of Coverage

If marked with an "X" we will cover the following EXTENSIONS OF COVERAGE under this Agreement, These limits of liability do not increase any other applicable limit of liability.

(X)	Code	Extension of Coverage	Limit of Liability
X	A	Accounts Receivable	\$500,000 in any one occurrence
X	B	Animals	\$1,000 any one Animal \$5,000 Annual Aggregate in any one agreement period
X	C	Buildings Under Construction	As declared on Property Schedule, except new buildings being erected at sites other than a covered location which is limited to \$250,000 estimated final contract value any one construction project.
X	D	Debris Removal Expense	\$250,000 per insured or 25% of loss, whichever is greater
X	E	Demolition Cost, Operation of Building Laws and Increased Cost of Construction	\$500,000 in any one occurrence
X	F	Duty to Defend	\$100,000 any one occurrence
X	G	Errors and Omissions	\$250,000 in any one occurrence
X	H	Expediting Expenses	\$250,000 in any one occurrence
X	I	Fire Department Charges	\$50,000 in any one occurrence
X	J	Fungus Cleanup Expense	\$50,000 in the annual aggregate in any one occurrence
X	K	Lawns, Plants, Trees and Shrubs	\$50,000 in any one occurrence
X	L	Leasehold Interest	Included
X	M	Air Conditioning Systems	Included
X	N	New locations of current Insureds	\$1,000,000 in any one occurrence for up to 90 days, except 60 days for Dade, Broward, Palm Beach from the date such new location(s) is first purchased, rented or occupied whichever is earlier. Monroe County on prior submit basis only
X	O	Personal property of Employees	\$500,000 in any one occurrence
X	P	Pollution Cleanup Expense	\$50,000 in any one occurrence
X	Q	Professional Fees	\$50,000 in any one occurrence
X	R	Recertification of Equipment	Included
X	S	Service Interruption Coverage	\$500,000 in any one occurrence
X	T	Transit	\$1,000,000 in any one occurrence
X	U	Vehicles as Scheduled Property	Included
X	V	Preservation of Property	\$250,000 in any one occurrence
X	W	Property at Miscellaneous Unnamed Locations	\$250,000 in any one occurrence
X	X	Piers, docs and wharves as Scheduled Property	Included on a prior submit basis only

X	Y	Glass and Sanitary Fittings Extension	\$25,000 any one occurrence
X	Z	Ingress / Egress	45 Consecutive Days
X	AA	Lock and Key Replacement	\$2,500 any one occurrence
X	BB	Awnings, Gutters and Downspouts	Included
X	CC	Civil or Military Authority	45 Consecutive days and one mile

CRIME COVERAGE

<u>Description</u>	<u>Limit</u>	<u>Deductible</u>
Forgery and Alteration	\$100,000	\$1,000
Theft, Disappearance or Destruction	\$100,000	\$1,000
Computer Fraud including Funds Transfer Fraud	\$100,000	\$1,000
Employee Dishonesty, including faithful performance, per loss	\$100,000	\$1,000

Deadly Weapon Protection Coverage

Coverage	Limit	Deductible
Third Party Liability	\$1,000,000	\$0
Property Damage	\$1,000,000	\$0
Crisis Management Services	\$250,000	\$0

AUTOMOBILE COVERAGE

Coverages	Covered Autos	Limit	Premium
Covered Autos Liability	1	\$3,000,000 \$0 Deductible	Included
Personal Injury Protection	5	Separately Stated In Each Personal Injury Protection Endorsement	Included
Auto Medical Payments	2	\$2,500 Each Insured	Included
Uninsured Motorists including Underinsured Motorists	2	\$100,000	Included
Physical Damage Comprehensive Coverage	7,8	Actual Cash Value Or Cost Of Repair, Whichever Is Less, Minus Applicable Deductible (See Attached Schedule) For Each Covered Auto, But No Deductible Applies To Loss Caused By Fire or Lightning. See item Four for Hired or Borrowed Autos.	Included
Physical Damage Specified Causes of Loss Coverage	N/A	Actual Cash Value Or Cost Of Repair, Whichever Is Less, Minus Applicable Deductible (See Attached Schedule) For Each Covered Auto For Loss Caused By Mischief Or Vandalism See item Four for Hired or Borrowed Autos.	Not Included
Physical Damage Collision Coverage	7,8	Actual Cash Value Or Cost Of Repair, Whichever Is Less, Minus Applicable Deductible (See Attached Schedule) For Each Covered Auto See item Four for Hired or Borrowed Autos.	Included
Physical Damage Towing And Labor	7	\$250 For Each Disablement Of A Private Passenger Auto	Included

GENERAL LIABILITY COVERAGE (Occurrence Basis)

Bodily Injury and Property Damage Limit	\$3,000,000
Personal Injury and Advertising Injury	Included
Products & Completed Operations Aggregate Limit	Included
Employee Benefits Liability Limit, per person	\$1,000,000
Herbicide & Pesticide Aggregate Limit	\$1,000,000
Medical Payments Limit	\$5,000
Fire Damage Limit	Included
No fault Sewer Backup Limit	\$25,000/\$250,000
General Liability Deductible	\$0

PUBLIC OFFICIALS AND EMPLOYMENT PRACTICES LIABILITY (Claims Made)

Public Officials and Employment Practices Liability Limit	Per Claim	\$1,000,000
	Aggregate	\$2,000,000
Public Officials and Employment Practices Liability Deductible		\$0

Supplemental Payments: Pre-termination \$2,500 per employee - \$5,000 annual aggregate.
Non-Monetary \$100,000 aggregate.

Cyber Liability sublimit included under POL/EPLI

Media Content Services Liability
Network Security Liability
Privacy Liability
First Party Extortion Threat
First Party Crisis Management
First Party Business Interruption
Limit: \$1,000,000 each claim/annual aggregate
Fraudulent Instruction: \$250,000



PREMIUM SUMMARY

Meadow Pointe Community Development District
c/o Inframark Management Services - Wesley Chapel 2654 Cypress Ridge Blvd., Suite 101
Wesley Chapel, FL 33544

Term: October 1, 2025 to October 1, 2026

Quote Number: 100125826

PREMIUM BREAKDOWN

Property (Including Scheduled Inland Marine)	\$36,793
Crime	\$587
Automobile Liability	\$529
Hired Non-Owned Auto	Included
Auto Physical Damage	\$566
General Liability	\$4,636
Public Officials and Employment Practices Liability	\$3,375
Deadly Weapon Protection Coverage	Included
TOTAL PREMIUM DUE	\$46,486

IMPORTANT NOTE

Defense Cost - Outside of Limit, Does Not Erode the Limit for General Liability, Public Officials Liability, and Employment related Practices Liability.

Deductible does not apply to defense cost. Self-Insured Retention does apply to defense cost.

Additional Notes:

(None)



PARTICIPATION AGREEMENT
Application for Membership in the Florida Insurance Alliance

The undersigned local governmental entity, certifying itself to be a public agency of the State of Florida as defined in Section 163.01, Florida Statutes, hereby formally makes application with the Florida Insurance Alliance ("FIA") for continuing liability and/or casualty coverage through membership in FIA, to become effective 12:01 a.m., 10/01/2025, and if accepted by the FIA's duly authorized representative, does hereby agree as follows:

- (a) That, by this reference, the terms and provisions of the Interlocal Agreement creating the Florida Insurance Alliance are hereby adopted, approved and ratified by the undersigned local governmental entity. The undersigned local governmental entity certifies that it has received a copy of the aforementioned Interlocal Agreement and further agrees to be bound by the provisions and obligations of the Interlocal Agreement as provided therein;
- (b) To pay all premiums on or before the date the same shall become due and, in the event Applicant fails to do so, to pay any reasonable late penalties and charges arising therefrom, and all costs of collection thereof, including reasonable attorneys' fees;
- (c) To abide by the rules and regulations adopted by the Board of Directors;
- (d) That should either the Applicant or the Fund desire to cancel coverage; it will give not less than thirty (30) days prior written notice of cancellation;
- (e) That all information contained in the underwriting application provided to FIA as a condition precedent to participation in FIA is true, correct and accurate in all respects.

Meadow Pointe Community Development District

(Name of Local Governmental Entity)

By: _____
Signature

Print Name

Witness By: _____
Signature

Print Name

IS HEREBY APPROVED FOR MEMBERSHIP IN THIS FUND, AND COVERAGE IS EFFECTIVE October 1, 2025

By: _____
Administrator



PROPERTY VALUATION AUTHORIZATION

Meadow Pointe Community Development District
c/o Inframark Management Services - Wesley Chapel 2654 Cypress Ridge Blvd., Suite 101
Wesley Chapel, FL 33544

QUOTATIONS TERMS & CONDITIONS

1. Please review the quote carefully for coverage terms, conditions, and limits.
2. The coverage is subject to 25% minimum earned premium as of the first day of the "Coverage Period".
3. Total premium is late if not paid in full within 30 days of inception, unless otherwise stated.
4. Property designated as being within Flood Zone A or V (and any prefixes or suffixes thereof) by the Federal Emergency Management Agency (FEMA), or within a 100 Year Flood Plain as designated by the United States Army Corps of Engineers, will have a Special Flood Deductible equal to all flood insurance available for such property under the National Flood Insurance Program, whether purchased or not or 5% of the Total Insured Value at each affected location whichever the greater.
5. The Florida Insurance Alliance is a shared limit. The limits purchased are a per occurrence limit and in the event an occurrence exhaust the limit purchased by the Alliance on behalf of the members, payment to you for a covered loss will be reduced pro-rata based on the amounts of covered loss by all members affected by the occurrence. Property designated as being within.
6. Coverage is not bound until confirmation is received from a representative of Egis Insurance & Risk Advisors.

I give my authorization to bind coverage for property through the Florida Insurance Alliance as per limits and terms listed below.

<input checked="" type="checkbox"/>	Building and Content TIV	\$4,190,657	As per schedule attached
<input checked="" type="checkbox"/>	Inland Marine	\$163,611	As per schedule attached
<input checked="" type="checkbox"/>	Auto Physical Damage	\$18,418	As per schedule attached

Signature: _____ Date: _____

Name: _____

Title: _____



PUBLIC ENTITY
FLORIDA UNINSURED MOTORISTS COVERAGE SELECTION OF LOWER LIMITS OR REJECTION
OF COVERAGE

YOU ARE ELECTING NOT TO PURCHASE CERTAIN VALUABLE COVERAGE WHICH PROTECTS
YOU OR YOU ARE PURCHASING UNINSURED MOTORIST LIMITS LESS THAN YOUR LIABILITY
LIMITS WHEN YOU SIGN THIS FORM. PLEASE READ CAREFULLY.

Quote Number: 100125826	Term: October 1, 2025 to October 1, 2026
Insurer: Florida Insurance Alliance	
Applicant/Named Insured: Meadow Pointe Community Development District	

Florida law permits you to make certain decisions regarding Uninsured Motorists Coverage provided under your policy. This document describes this coverage and various options available.

You should read this document carefully and contact us or your agent if you have any questions regarding Uninsured Motorists Coverage and your options with respect to this coverage.

This document includes general descriptions of coverage. However, no coverage is provided by this document. You should read your policy and review your Declarations Page(s) and/or Schedule(s) for complete information on the coverages you are provided.

Uninsured Motorists Coverage provides for payment of certain benefits for damages caused by owners or operators of uninsured motor vehicles because of bodily injury or death resulting therefrom. Such benefits may include payments for certain medical expenses, lost wages, and pain and suffering, subject to limitations and conditions contained in the policy. For the purpose of this coverage, an uninsured motor vehicle may include a motor vehicle as to which the bodily injury limits are less than your damages.

Florida law requires that automobile liability policies include Uninsured Motorists Coverage at limits equal to the Liability Coverage in your policy, unless you select a lower limit offered by the company or reject Uninsured Motorists Coverage entirely.

Please indicate by initialing below whether you entirely reject Uninsured Motorists Coverage or whether you select this coverage at limits lower than the Liability Coverage of your policy.

<input type="checkbox"/>	I reject Uninsured Motorists Coverage entirely.
<input checked="" type="checkbox"/>	I reject Combined Single Limit for Liability Coverage and I select a lower limit of \$100,000.

I understand and agree that selection of any of the above options applies to my liability insurance policy and future renewals or replacements of such policy which are issued at the same Liability limits. If I decide to select another option at some future time, I must let the Insurer or my agent know in writing.

Applicant's/Named Insured's Signature

Applicant's/Named Insured's Printed Name

Date

**Meadow Pointe Community Development District**

Policy No.: 100125826
Agent: Egis Insurance Advisors LLC (Boca Raton, FL)

Unit #	Description		Year Built	Eff. Date	Building Value		Total Insured Value
	Address		Const Type	Term Date	Contents Value		
	Roof Shape	Roof Pitch		Roof Covering		Covering Replaced	
1	Tennis & Pickleball Courts, Fences, & Lights		1999	10/01/2025	\$137,248		\$137,248
	28245 County Line Road Wesley Chapel FL 33543		Non combustible	10/01/2026	\$0		
Unit #	Description		Year Built	Eff. Date	Building Value		Total Insured Value
	Address		Const Type	Term Date	Contents Value		
	Roof Shape	Roof Pitch		Roof Covering		Covering Replaced	
2	Clubhouse (Building A)		1999	10/01/2025	\$405,619		\$454,500
	28245 County Line Road Wesley Chapel FL 33543		Frame	10/01/2026	\$48,881		
	Pyramid hip			Metal panel			
Unit #	Description		Year Built	Eff. Date	Building Value		Total Insured Value
	Address		Const Type	Term Date	Contents Value		
	Roof Shape	Roof Pitch		Roof Covering		Covering Replaced	
3	Pool & Pumps		1999	10/01/2025	\$451,861		\$451,861
	28245 County Line Road Wesley Chapel FL 33543		Below Ground Liquid Storage/Pool	10/01/2026	\$0		
Unit #	Description		Year Built	Eff. Date	Building Value		Total Insured Value
	Address		Const Type	Term Date	Contents Value		
	Roof Shape	Roof Pitch		Roof Covering		Covering Replaced	
4	Cabana Building		1999	10/01/2025	\$109,904		\$109,904
	28245 County Line Road Wesley Chapel FL 33543		Joisted masonry	10/01/2026			
Unit #	Description		Year Built	Eff. Date	Building Value		Total Insured Value
	Address		Const Type	Term Date	Contents Value		
	Roof Shape	Roof Pitch		Roof Covering		Covering Replaced	
5	Brick Walls / Signage		1999	10/01/2025	\$369,513		\$369,513
	28245 County Line Road Wesley Chapel FL 33543		Masonry non combustible	10/01/2026	\$0		
Unit #	Description		Year Built	Eff. Date	Building Value		Total Insured Value
	Address		Const Type	Term Date	Contents Value		
	Roof Shape	Roof Pitch		Roof Covering		Covering Replaced	
6	Split Rail Fencing		1999	10/01/2025	\$21,115		\$21,115
	28245 County Line Road Wesley Chapel FL 33543		Non combustible	10/01/2026	\$0		
Unit #	Description		Year Built	Eff. Date	Building Value		Total Insured Value
	Address		Const Type	Term Date	Contents Value		
	Roof Shape	Roof Pitch		Roof Covering		Covering Replaced	
7	2nd Pool (Splash Pad PITO)		2006	10/01/2025	\$168,920		\$168,920
	28245 County Line Road Wesley Chapel FL 33543		Below Ground Liquid Storage/Pool	10/01/2026	\$0		

Sign: _____

Print Name: _____

Date: _____

**Meadow Pointe Community Development District**

Policy No.: 100125826
Agent: Egis Insurance Advisors LLC (Boca Raton, FL)

Unit #	Description		Year Built	Eff. Date	Building Value		Total Insured Value	
	Address		Const Type	Term Date	Contents Value			
	Roof Shape	Roof Pitch			Roof Covering	Covering Replaced	Roof Yr Blt	
8	Playground Equipment (Ages 5-12)		2011	10/01/2025	\$88,683		\$88,683	
	28245 County Line Road Wesley Chapel FL 33543		Non combustible	10/01/2026	\$0			
Unit #	Description		Year Built	Eff. Date	Building Value		Total Insured Value	
	Address		Const Type	Term Date	Contents Value			
	Roof Shape	Roof Pitch			Roof Covering	Covering Replaced	Roof Yr Blt	
9	Bench w/Attached Pavilion		2006	10/01/2025	\$1,267		\$1,267	
	29408 Birds Eye Drive Wesley Chapel FL 33543		Non combustible	10/01/2026	\$0			
Unit #	Description		Year Built	Eff. Date	Building Value		Total Insured Value	
	Address		Const Type	Term Date	Contents Value			
	Roof Shape	Roof Pitch			Roof Covering	Covering Replaced	Roof Yr Blt	
10	Pinedale Cabana/Restroom		2006	10/01/2025	\$41,887		\$41,887	
	29408 Birds Eye Drive Wesley Chapel FL 33543		Joisted masonry	10/01/2026	\$0			
	Pyramid hip				Metal panel			
Unit #	Description		Year Built	Eff. Date	Building Value		Total Insured Value	
	Address		Const Type	Term Date	Contents Value			
	Roof Shape	Roof Pitch			Roof Covering	Covering Replaced	Roof Yr Blt	
11	Marquee Sign		2006	10/01/2025	\$19,003		\$19,003	
	28245 County Road Wesley Chapel FL 33543		Electrical equipment	10/01/2026	\$0			
Unit #	Description		Year Built	Eff. Date	Building Value		Total Insured Value	
	Address		Const Type	Term Date	Contents Value			
	Roof Shape	Roof Pitch			Roof Covering	Covering Replaced	Roof Yr Blt	
12	Dock		2006	10/01/2025	\$55,849		\$55,849	
	28245 County Road Wesley Chapel FL 33543		Waterfront structures	10/01/2026	\$0			
Unit #	Description		Year Built	Eff. Date	Building Value		Total Insured Value	
	Address		Const Type	Term Date	Contents Value			
	Roof Shape	Roof Pitch			Roof Covering	Covering Replaced	Roof Yr Blt	
13	Racquetball / Activity Rooms (2)		2010	10/01/2025	\$494,751		\$547,539	
	28245 County Line Road Wesley Chapel FL 33543		Joisted masonry	10/01/2026	\$52,788			
	Complex				Metal panel			
Unit #	Description		Year Built	Eff. Date	Building Value		Total Insured Value	
	Address		Const Type	Term Date	Contents Value			
	Roof Shape	Roof Pitch			Roof Covering	Covering Replaced	Roof Yr Blt	
14	Tennis/Racket Ball Wall		2010	10/01/2025	\$17,947		\$17,947	
	28245 County Line Road Wesley Chapel FL 33543		Non combustible	10/01/2026	\$0			

Sign: _____

Print Name: _____

Date: _____

**Meadow Pointe Community Development District**

Policy No.: 100125826
Agent: Egis Insurance Advisors LLC (Boca Raton, FL)

Unit #	Description		Year Built	Eff. Date	Building Value		Total Insured Value	
	Address		Const Type	Term Date	Contents Value			
	Roof Shape	Roof Pitch			Roof Covering	Covering Replaced	Roof Yr Blt	
15	Pinedale Park Playground		2012	10/01/2025	\$40,118		\$40,118	
	29408 Birds Eye Drive Wesley Chapel FL 33543		Non combustible	10/01/2026	\$0			
Unit #	Description		Year Built	Eff. Date	Building Value		Total Insured Value	
	Address		Const Type	Term Date	Contents Value			
	Roof Shape	Roof Pitch			Roof Covering	Covering Replaced	Roof Yr Blt	
16	Amenity Fencing		2020	10/01/2025	\$125,701		\$125,701	
	28245 County Line Road Wesley Chapel FL 33543		Non combustible	10/01/2026	\$0			
Unit #	Description		Year Built	Eff. Date	Building Value		Total Insured Value	
	Address		Const Type	Term Date	Contents Value			
	Roof Shape	Roof Pitch			Roof Covering	Covering Replaced	Roof Yr Blt	
17	Garage		2013	10/01/2025	\$72,847		\$93,962	
	28245 County Road Wesley Chapel FL 33543		Joisted masonry	10/01/2026	\$21,115			
	Simple hip			Metal panel				
Unit #	Description		Year Built	Eff. Date	Building Value		Total Insured Value	
	Address		Const Type	Term Date	Contents Value			
	Roof Shape	Roof Pitch			Roof Covering	Covering Replaced	Roof Yr Blt	
18	Office / Fitness Center (Building B)		2013	10/01/2025	\$592,592		\$693,733	
	28245 County Road Wesley Chapel FL 33543		Joisted masonry	10/01/2026	\$101,141			
	Pyramid hip			Metal panel				
Unit #	Description		Year Built	Eff. Date	Building Value		Total Insured Value	
	Address		Const Type	Term Date	Contents Value			
	Roof Shape	Roof Pitch			Roof Covering	Covering Replaced	Roof Yr Blt	
19	Playground Equipment - Tot Lot		1999	10/01/2025	\$56,483		\$56,483	
	28245 County Line Road Wesley Chapel FL 33543		Non combustible	10/01/2026	\$0			
Unit #	Description		Year Built	Eff. Date	Building Value		Total Insured Value	
	Address		Const Type	Term Date	Contents Value			
	Roof Shape	Roof Pitch			Roof Covering	Covering Replaced	Roof Yr Blt	
20	13 Shade Structures for Pools & Playgrounds		2014	10/01/2025	\$75,486		\$75,486	
	28245 County Line Road Wesley Chapel FL 33543		Non combustible	10/01/2026	\$0			
Unit #	Description		Year Built	Eff. Date	Building Value		Total Insured Value	
	Address		Const Type	Term Date	Contents Value			
	Roof Shape	Roof Pitch			Roof Covering	Covering Replaced	Roof Yr Blt	
21	2 Shuffleboard Courts		2014	10/01/2025	\$36,001		\$36,001	
	28245 County Line Road Wesley Chapel FL 33543		Non combustible	10/01/2026	\$0			

Sign: _____

Print Name: _____

Date: _____

**Meadow Pointe Community Development District**

Policy No.: 100125826
Agent: Egis Insurance Advisors LLC (Boca Raton, FL)

Unit #	Description		Year Built	Eff. Date	Building Value	Total Insured Value	
	Address		Const Type	Term Date	Contents Value		
	Roof Shape	Roof Pitch			Roof Covering	Covering Replaced	Roof Yr Blt
22	1 Basketball Court & Lighting		2016	10/01/2025	\$24,388	\$24,388	
	28245 County Line Road Wesley Chapel FL 33543		Property in the Open	10/01/2026	\$0		
Unit #	Description		Year Built	Eff. Date	Building Value	Total Insured Value	
	Address		Const Type	Term Date	Contents Value		
	Roof Shape	Roof Pitch			Roof Covering	Covering Replaced	Roof Yr Blt
23	Lap Pool Heater & Chiller w Aquifer and Well Pump		2016	10/01/2025	\$69,680	\$69,680	
	28245 County Line Road Wesley Chapel FL 33543		Pump/Lift Station	10/01/2026	\$0		
Unit #	Description		Year Built	Eff. Date	Building Value	Total Insured Value	
	Address		Const Type	Term Date	Contents Value		
	Roof Shape	Roof Pitch			Roof Covering	Covering Replaced	Roof Yr Blt
24	Water Slide/Pumps/Tank/Fences		2019	10/01/2025	\$318,309	\$318,309	
	28245 County Line Road Wesley Chapel FL 33543		Property in the Open	10/01/2026	\$0		
Unit #	Description		Year Built	Eff. Date	Building Value	Total Insured Value	
	Address		Const Type	Term Date	Contents Value		
	Roof Shape	Roof Pitch			Roof Covering	Covering Replaced	Roof Yr Blt
25	3 Pickleball Courts/Fences/Lights		2006	10/01/2025	\$118,772	\$118,772	
	28245 County Line Road Wesley Chapel FL 33543		Non combustible	10/01/2026	\$0		
Unit #	Description		Year Built	Eff. Date	Building Value	Total Insured Value	
	Address		Const Type	Term Date	Contents Value		
	Roof Shape	Roof Pitch			Roof Covering	Covering Replaced	Roof Yr Blt
26	Pool Furniture & Outdoor Tables		2012	10/01/2025	\$52,788	\$52,788	
	28245 County Line Road Wesley Chapel FL 33543		Property in the Open	10/01/2026	\$0		
			Total:	Building Value \$3,966,732	Contents Value \$223,925	Insured Value \$4,190,657	

Sign: _____

Print Name: _____

Date: _____

**Meadow Pointe Community Development District**

Policy No.: 100125826
Agent: Egis Insurance Advisors LLC (Boca Raton, FL)

Item #	Department	Serial Number	Classification Code	Eff. date	Value	Deductible
	Description			Term Date		
1			Other inland marine	10/01/2025	\$97,611	\$1,000
	Arbor/Landscape Lighting			10/01/2026		
2			Mobile equipment	10/01/2025	\$18,000	\$1,000
	Unscheduled Contractor's/Mobile Equipment (Max \$15,000 Per Item)			10/01/2026		
3		MORG0FA150762	Mobile equipment	10/01/2025	\$16,000	\$1,000
	2016 John Deere Gator 825i			10/01/2026		
4			Other inland marine	10/01/2025	\$15,000	\$1,000
	Amenity Center Light Poles (Tennis, Pickleball, All Purpose Lights)			10/01/2026		
5			Other inland marine	10/01/2025	\$7,000	\$1,000
	Amenity Center Light Poles (Pool Lights)			10/01/2026		
6			Other inland marine	10/01/2025	\$5,000	\$1,000
	Pool Chair Lift (Permanently Mounted) Lap Pool			10/01/2026		
7			Other inland marine	10/01/2025	\$5,000	\$1,000
	Pool Chair Lift (Permanently Mounted) Lower Pool			10/01/2026		

Total \$163,611

Sign: _____ Print Name: _____ Date: _____



Vehicle Schedule

Meadow Pointe Community Development District

Policy No.: 100125826
Agent: Egis Insurance Advisors LLC (Boca Raton, FL)

Unit #	Make	Model-Description	Department	AL Eff	Comp Ded	Comp Eff	Term	VALUE	
Qty	Year	VIN #	Vehicle Type	AL Term	Coll Ded	Coll Eff	Coll Term	Valuation Type	APD Rptd
1	Ford	F150		10/01/2025	\$1,000	10/01/2025	10/01/2025	\$18,418	
1	2013	1FTMF1CM4DFD77342	Light Truck	10/01/2026	\$1,000	10/01/2025	10/01/2026	Actual cash value	\$18,418

Total \$18,418
APD Rptd \$18,418

Sign: _____ Print Name: _____ Date: _____



Egis Insurance & Risk Advisors

Is pleased to provide a

Proposal of Insurance Coverage for:

Workers Compensation

Meadow Pointe I Community Development District

Please review the proposed insurance coverage terms and conditions carefully.

Written request to bind must be received prior to the effective date of coverage.

The brief description of coverage contained in this document is being provided as an accommodation only and is not intended to cover or describe all Coverage Agreement terms. For more complete and detailed information relating to the scope and limits of coverage, please refer directly to the Coverage Agreement documents. Specimen forms are available upon request.

Quotation being provided for:

Meadow Pointe I Community Development District
28245 County Line Road
Wesley Chapel, FL 33543

Term: October 1, 2025 to October 1, 2026
Coverage Provided by: Florida Insurance Alliance
Quote Number: WC100125826

TYPE OF INSURANCE

Part A	Workers Compensation <ul style="list-style-type: none">• Benefits: FL Statutory (Medical, Disability, Death)
Part B	<u>Employers Liability:</u> <ul style="list-style-type: none">• \$1,000,000- Each Accident• \$1,000,000- Disease- Policy Limit• \$1,000,000- Disease- Each Employee

Class Code	Description	Payroll	Rate	Premium
8810	Clerical Office Employees	\$94,200	0.11	\$103.62
9012	Building or Property Management	\$75,300	0.66	\$496.98
9102	Law Maintenance - Commercial or Domestic & Drivers	\$48,000	2.75	\$1,320.00
9015	Bldg Ops by Owner - Mgmt Firm	\$34,000	2.68	\$911.20
Total Manual Premium				\$2,831.80
Increased ELL 1M/1M/1M				\$120.00
				<hr/> \$2,951.80
Workplace Safety Credit – 2%				\$0.00
Drug Free Workplace Credit – 5%				\$0.00
Experience Modification				1.000000
Standard Premium				<hr/> \$2,951.80
Expense Constant				\$160.00
Terrorism				\$25.15
Policy Total				<hr/> \$3,136.95

Additional terms and conditions, including but not limited to:

1. Please review the quote carefully, as coverage terms and conditions may not encompass all requested coverages.
2. The Coverage Agreement premium shall be pro-rated as of the first day of coverage from the minimum policy premium.
3. Down payment is due at inception.
4. The Trust requires that the Member maintains valid and current certificates of workers' compensation insurance on all work performed by persons other than its employees.
5. If NCCI re-promulgates a mod, we will honor the mod as promulgated. If the mod changes during the fund year, we reserve the right to apply a correct mod back to the inception date of the Coverage Agreement.
6. Safety and Drug Free program credits (if applicable) are subject to program requirements.
7. Payrolls are subject to final audit.
8. Deletion of any coverage presented, Package and/or Workers' Compensation, will result in re-pricing of account.

**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, August 21, 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
Nathaniel Kirkland	Assistant Secretary

Also present were:

David Wenck	District Manager
Keith Fisk	Operations Manager

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 **Public Hearing to Consider the Adoption of Fiscal Year 2026 Budget**

On MOTION by Mr. Smith seconded by Ms. Willis with all in favor, the public hearing was opened. 5-0

- Mrs. Smith addressed the Board and Residents about the shared deputy.
- The Board took comments from the audience in attendance.

On MOTION by Ms. Willis seconded by Mr. Kirkland with all in favor, the public hearing was closed. 5-0

A. Fiscal Year 2026 Budget

B. Consideration of Resolution 2025-03, Adopting the Fiscal Year 2026 Budget

On MOTION by Ms. Willis seconded by Mr. Sourk with all in favor, Resolution 2025-03, Adopting the Fiscal Year 2026 Budget was adopted. 5-0

FOURTH ORDER OF BUSINESS

Public Hearing to Consider Levying Assessments

On MOTION by Ms. Willis seconded by Mr. Kirkland with all in favor, the public hearing was opened. 5-0

The Boad took comments from the audience in attendance.

On MOTION by Ms. Willis seconded by Mr. Kirkland with all in favor, the public hearing was closed. 5-0

A. Consideration of Resolution 2025-04, Levying Assessments

On MOTION by Ms. Willis seconded by Mr. Sourk with all in favor, Resolution 2025-04, Levying Assessments was adopted. 5-0

FIFTH ORDER OF BUSINESS

Audience Comments

- There being none, the next order of business followed.

SIXTH ORDER OF BUSINESS

Consent Agenda

A. Approval of the Minutes of the July 17, 2025 Meeting

B.

C. Acceptance of the Second Quarter Website Audit

On MOTION by Mr. Smith seconded by Ms. Willis, with all in favor, the Consent Agenda was approved. 5-0

SEVENTH ORDER OF BUSINESS

Deed Restrictions and Architectural Review Matters

- There being none, the next order of business followed.

EIGHTH ORDER OF BUSINESS

Operations' Matters

A. Tree Trimming Proposals

On MOTION by Mr. Smith seconded by Ms. Willis with all in favor, the Two Men and a Chainsaw Proposal was approved. 5-0

- The lot on Birdseye Drive has 3 Oaks that need to be trimmed. It will require

invasive removal.

On MOTION by Ms. Willis seconded by Mr. Sourk with all in favor, the AZ Tree Service Proposal in the amount of \$2,000 was approved. 5-0

On MOTION by Mr. Smith seconded by Ms. Costa with all in favor, the Blue Daze Proposal in the amount of \$7,000 was approved. 5-0

On MOTION by Mr. Smith seconded by Ms. Willis with all in favor, the purchase of two magnolia trees in the amount of \$600 was approved. 5-0

NINTH ORDER OF BUSINESS

Pond Report

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

TENTH ORDER OF BUSINESS

Community Council Update

- Mr. Costa updated the board on the community events.

ELEVENTH ORDER OF BUSINESS

District Manager

A. Consideration of Resolution 2025-05, Approving the FY2026 Meeting Schedule

On MOTION by Mr. Smith seconded by Mr. Sourk with all in favor, Resolution 2025-05, Setting the FY26 Meeting Schedule was approved. 5-0

B. Ratification of Check Request

On MOTION by Mr. Smith seconded by Ms. Willis with all in favor, the \$1000 check request for the table was ratified. 5-0

C. Discussion of Rules and Procedures

- Mr. Smith discussed the proposed changes to the rules that he wishes to make.

On MOTION by Mr. Smith seconded by Mr. Sourk with all in favor, Resolution 2025-05, direction to begin the rule change process was approved. 5-0

TWELFTH ORDER OF BUSINESS

Supervisor Comments

- There being none, the next order of business

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THIRTEENTH ORDER OF BUSINESS Audience Comments

- The following comments were received from the audience:
- Can we force homeowners to have to wait a year before they can rent a home?
- Do we still have village representatives?
- Renters will not pay for the lawn care.
- Why don't we foreclose on rental homes that have a lean?
- Is the Sheriff just for County Line Road or to patrol the neighborhood?

FOURTEENTH ORDER OF BUSINESS Adjournment

On MOTION by Mr. Smith seconded by Ms. Costa with all in favor, the meeting was adjourned at 9:03 p.m. 5-0

David Wenck
District Manager