

# *Meadow Pointe I Community Development District*

**January 15, 2026**

**Final Agenda Package**

**TEAMS MEETING INFORMATION**

2005 Pan Am Circle, Suite 300  
TAMPA, FL 33607

## **CLEAR PARTNERSHIPS**



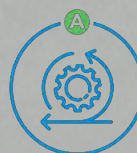
**COLLABORATION**



**LEADERSHIP**



**EXCELLENCE**



**ACCOUNTABILITY**



**RESPECT**

# 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

Alize Aninipot, District Manager  
Kathryn “KC” Hopkinson, District Counsel  
Tonja Stewart, District Engineer  
Keith Fisk, Operations Manager  
Ruben Nesbitt, District Accountant  
Howard Neal, Field Inspector Director  
Catalina Martinez, District Admin Assistant

## Final Agenda

Thursday, January 15, 2026, at 7:00 P.M.

- 
1. **Call to Order and Roll Call**
  2. **Pledge of Allegiance**
  3. **Audience Comments on Agenda Items– Three- (3) Minute Time Limit Per Speaker**
  4. **Staff Reports**
    - A. District Accountant
      1. Review of the October and November 2025 Financials.....Page 3
    - B. District Counsel
    - C. Aquatics Report.....Page 18
    - D. Deed Restriction and Architectural Review Matters
    - E. Onsite Manager
    - F. Community Counsel Update
    - G. District Manager
      1. Review of Community Letter to Residents Regarding the Rule Changes.....Page 30
  5. **Business Items**
    - A. Ratification of Resolution 2026-01, General Election.....Page 32
    - B. Consideration of Replacement of Pool Drain Proposals.....Page 34
    - C. Consideration of Replacement of Leg Curl/Leg Extension Equipment Proposal.....Page 36
    - D. Consideration of Resurfacing Courts Proposal.....Page 40
    - E. Consideration of Service Mark License Agreement.....Page 41
  6. **Business Administration**
    - A. Consideration of the Minutes of November 20, 2025, Meeting..... Page 46
  7. **Board of Supervisors’ Requests and Comments**
  8. **Adjournment**

*The next meeting is scheduled for Thursday, February 19, 2026, at 7:00 p.m.*

## Notes to the Financial Statements

## Financial Overview / Highlights

- ▶ Total revenues are currently at .74% of the annual budget. 0% of special assessments have been collected through October.
- ▶ Total expenditures are at approximately 11.13% of the annual budget.

## Variance Analysis

Account Name	YTD Actual	Annual Budget	% of Budget	Explanation
<b>Expenditures - General Fund</b>				
<u><b>Administrative</b></u>				
Insurance-General Liability	\$46,486	\$58,000	80%	EGIS Insurance premium has been paid for FY2026.
Annual District Filing Fee	\$175	\$175	100%	Annual Filing for FY 2026.
<u><b>Field</b></u>				
R&M-Irrigation	\$1,250	\$8,000	16%	Southscapes Landscape Maintenance mainline leak repair, timer replacement, and other irrigation repairs.
<u><b>Parks and Recreation</b></u>				
Workers' Compensation	\$3,137	\$8,611	36%	EGIS Insurance policy for FY2026.
ProfServ-Pool Maintenance	\$3,778	\$35,000	11%	Triangle Pool Service pool chemicals and maintenance.
Holiday Decorations	\$10,000	\$10,000	100%	Sloan Lighting Solutions holiday decorations.

**Balance Sheet**  
October 31, 2025

<b>ACCOUNT DESCRIPTION</b>	<b>GENERAL FUND</b>	<b>RESIDENTIAL SERVICES FUND</b>	<b>TOTAL</b>
<b><u>ASSETS</u></b>			
Cash - Checking Account	\$ 511,502	\$ -	\$ 511,502
Cash On Hand/Petty Cash	300	-	300
Due From Other Funds	-	298,092	298,092
Investments:			
Money Market Account	1,370,480	-	1,370,480
Prepaid Items	2,200	-	2,200
Utility Deposits - TECO	18,775	-	18,775
<b>TOTAL ASSETS</b>	<b>\$ 1,903,257</b>	<b>\$ 298,092</b>	<b>\$ 2,201,349</b>
<b><u>LIABILITIES</u></b>			
Accounts Payable	\$ 38,272	\$ -	\$ 38,272
Sales Tax Payable	180	-	180
Deposits	600	-	600
Due To Other Funds	298,092	-	298,092
<b>TOTAL LIABILITIES</b>	<b>337,144</b>	<b>-</b>	<b>337,144</b>
<b><u>FUND BALANCES</u></b>			
<b>Nonspendable:</b>			
Prepaid Items	2,200	-	2,200
Deposits	18,775	-	18,775
<b>Assigned to:</b>			
Operating Reserves	354,135	79,356	433,491
Reserves - Park	402,680	-	402,680
<b>Unassigned:</b>	<b>788,323</b>	<b>218,736</b>	<b>1,007,059</b>
<b>TOTAL FUND BALANCES</b>	<b>\$ 1,566,113</b>	<b>\$ 298,092</b>	<b>\$ 1,864,205</b>
<b>TOTAL LIABILITIES &amp; FUND BALANCES</b>	<b>\$ 1,903,257</b>	<b>\$ 298,092</b>	<b>\$ 2,201,349</b>

**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending October 31, 2025

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<b><u>REVENUES</u></b>					
Interest - Investments	\$ 40,000	\$ 3,333	\$ 4,816	\$ 1,483	12.04%
Special Assmnts- Tax Collector	1,427,124	-	-	-	0.00%
Special Assmnts- Discounts	(57,085)	-	-	-	0.00%
Other Miscellaneous Revenues	5,500	458	4,634	4,176	84.25%
Access Cards	1,000	83	351	268	35.10%
Amenities Revenue	-	-	632	632	0.00%
<b>TOTAL REVENUES</b>	<b>1,416,539</b>	<b>3,874</b>	<b>10,433</b>	<b>6,559</b>	<b>0.74%</b>
<b><u>EXPENDITURES</u></b>					
<b><u>Administration</u></b>					
P/R-Board of Supervisors	12,000	1,000	800	200	6.67%
FICA Taxes	918	77	61	16	6.64%
ProfServ-Engineering	8,000	670	-	670	0.00%
ProfServ-Legal Services	12,000	1,000	-	1,000	0.00%
ProfServ-Mgmt Consulting	67,062	5,589	5,764	(175)	8.60%
ProfServ-Property Appraiser	405	405	-	405	0.00%
Auditing Services	5,500	-	-	-	0.00%
Website Hosting/Email services	1,553	1,553	-	1,553	0.00%
Postage and Freight	2,000	167	5	162	0.25%
Insurance - General Liability	58,000	58,000	46,486	11,514	80.15%
Legal Advertising	1,100	92	61	31	5.55%
Miscellaneous Services	100	8	-	8	0.00%
Misc-Assessment Collection Cost	28,542	-	-	-	0.00%
Misc-Taxes	3,300	-	-	-	0.00%
Annual District Filing Fee	175	175	175	-	100.00%
<b>Total Administration</b>	<b>200,655</b>	<b>68,736</b>	<b>53,352</b>	<b>15,384</b>	<b>26.59%</b>
<b><u>Field</u></b>					
Contracts-Security Services	12,000	1,000	1,400	(400)	11.67%
Contracts-Landscape	170,000	14,167	13,202	965	7.77%
Contracts-Landscape Consultant	6,776	560	560	-	8.26%
Utility - General	18,000	1,500	1,871	(371)	10.39%
R&M-General	28,000	2,337	-	2,337	0.00%
R&M-Irrigation	8,000	667	1,250	(583)	15.63%
R&M-Lake	27,500	2,292	2,290	2	8.33%
R&M-Landscape Renovations	20,000	1,667	-	1,667	0.00%
R&M-Mulch	18,000	1,500	-	1,500	0.00%

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

For the Period Ending October 31, 2025

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
R&M-Sidewalks	10,000	833	-	833	0.00%
R&M-Trees	15,000	1,250	1,250	-	8.33%
Cap Outlay-Machinery and Equip	5,000	417	-	417	0.00%
<b>Total Field</b>	<b>338,276</b>	<b>28,190</b>	<b>21,823</b>	<b>6,367</b>	<b>6.45%</b>
<b><u>Road and Street Facilities</u></b>					
Electricity - Streetlights	195,000	16,250	17,337	(1,087)	8.89%
<b>Total Road and Street Facilities</b>	<b>195,000</b>	<b>16,250</b>	<b>17,337</b>	<b>(1,087)</b>	<b>8.89%</b>
<b><u>Parks and Recreation</u></b>					
Payroll-Salaries	270,000	22,500	33,277	(10,777)	12.32%
Payroll-Benefits	4,500	375	-	375	0.00%
FICA Taxes	20,655	1,721	2,590	(869)	12.54%
Life and Health Insurance	10,351	862	585	277	5.65%
Workers' Compensation	8,611	8,611	3,137	5,474	36.43%
ProfServ-Pool Maintenance	35,000	2,917	3,778	(861)	10.79%
Contracts-Pest Control	1,000	87	75	12	7.50%
Communication - Telephone	6,000	500	810	(310)	13.50%
Utility - General	55,000	4,583	5,001	(418)	9.09%
R&M-General	40,000	3,337	740	2,597	1.85%
R&M-Mulch	5,000	417	-	417	0.00%
R&M-Fitness Equipment	4,500	375	-	375	0.00%
Holiday Decoration	10,000	2,500	10,000	(7,500)	100.00%
Special Events	6,000	500	-	500	0.00%
Op Supplies - General	50,000	4,167	1,666	2,501	3.33%
Subscriptions and Memberships	1,043	87	-	87	0.00%
Capital Outlay	41,700	3,475	3,500	(25)	8.39%
Reserve	113,248	113,248	-	113,248	0.00%
<b>Total Parks and Recreation</b>	<b>682,608</b>	<b>170,262</b>	<b>65,159</b>	<b>105,103</b>	<b>9.55%</b>
<b>TOTAL EXPENDITURES</b>	<b>1,416,539</b>	<b>283,438</b>	<b>157,671</b>	<b>125,767</b>	<b>11.13%</b>
Excess (deficiency) of revenues Over (under) expenditures	-	(279,564)	(147,238)	132,326	0.00%
Net change in fund balance	\$ -	\$ (279,564)	\$ (147,238)	\$ 132,326	0.00%
<b>FUND BALANCE, BEGINNING (OCT 1, 2025)</b>	<b>1,713,351</b>	<b>1,713,351</b>	<b>1,713,351</b>		
<b>FUND BALANCE, ENDING</b>	<b>\$ 1,713,351</b>	<b>\$ 1,433,787</b>	<b>\$ 1,566,113</b>		

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

For the Period Ending October 31, 2025

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<b><u>REVENUES</u></b>					
Interest - Investments	\$ -	\$ -	\$ 1,129	\$ 1,129	0.00%
Special Assmnts- Tax Collector	330,649	-	-	-	0.00%
Special Assmnts- Discounts	(13,226)	-	-	-	0.00%
<b>TOTAL REVENUES</b>	<b>317,423</b>	<b>-</b>	<b>1,129</b>	<b>1,129</b>	<b>0.36%</b>
<b><u>EXPENDITURES</u></b>					
<b><u>Administration</u></b>					
ProfServ-Administrative	2,100	175	-	175	0.00%
ProfServ-Legal Services	7,000	583	-	583	0.00%
Deed Restrictions-Printing & Postage	7,200	600	-	600	0.00%
Misc-Assessment Collection Cost	6,613	-	-	-	0.00%
Office Supplies	3,000	250	-	250	0.00%
<b>Total Administration</b>	<b>25,913</b>	<b>1,608</b>	<b>-</b>	<b>1,608</b>	<b>0.00%</b>
<b><u>Garbage/Solid Waste Services</u></b>					
Utility - Refuse Removal	291,510	24,293	24,290	3	8.33%
<b>Total Garbage/Solid Waste Services</b>	<b>291,510</b>	<b>24,293</b>	<b>24,290</b>	<b>3</b>	<b>8.33%</b>
<b>TOTAL EXPENDITURES</b>	<b>317,423</b>	<b>25,901</b>	<b>24,290</b>	<b>1,611</b>	<b>7.65%</b>
Excess (deficiency) of revenues Over (under) expenditures	-	(25,901)	(23,161)	2,740	0.00%
Net change in fund balance	\$ -	\$ (25,901)	\$ (23,161)	\$ 2,740	0.00%
<b>FUND BALANCE, BEGINNING (OCT 1, 2025)</b>	<b>321,253</b>	<b>321,253</b>	<b>321,253</b>		
<b>FUND BALANCE, ENDING</b>	<b>\$ 321,253</b>	<b>\$ 295,352</b>	<b>\$ 298,092</b>		

Cash and Investment Report

October 31, 2025

<u>ACCOUNT NAME</u>	<u>BANK NAME</u>	<u>YIELD</u>	<u>MATURITY</u>	<u>BALANCE</u>
GENERAL FUND				
Checking Account - Operating	Valley National	4.07%	n/a	502,445
Checking Account - Operating	Regions	0.00%	n/a	9,057
		Subtotal		511,502
Petty Cash		0.00%	n/a	300
Money Market Account	Bank United	4.07%	n/a	1,370,480
		Subtotal		1,370,480
		Total		\$ 1,882,283



Meadow Pointe

Community Development District

Cash Receipts Schedule  
October 31, 2025

<u>Date</u>	<u>Source</u>	<u>Amount</u>	<u>Misc. Income</u>	<u>Other</u>	<u>Description</u>
10/20/25	Rentals / Fobs / Vending Service	956	956		
10/20/25	Agreement / Reimbursement	3,611	3,611		
10/20/25	Property Deed Violation Fee	1,050	1,050		
<b>Total</b>		<b>5,617</b>	<b>5,617</b>	<b>0</b>	

## Notes to the Financial Statements

## Financial Overview / Highlights

- ▶ Total revenues are currently at 13.61% of the annual budget. 12.97% of special assessments have been collected through November.
- ▶ Total expenditures are at approximately 18.24% of the annual budget.

## Variance Analysis

Account Name	YTD Actual	Annual Budget	% of Budget	Explanation
<b>Expenditures - General Fund</b>				
<b><u>Administrative</u></b>				
Insurance-General Liability	\$46,486	\$58,000	80%	EGIS Insurance premium has been paid for FY2026.
Misc-Taxes	\$2,321	\$3,300	70%	Payment to Mike Fasano, Pasco County Tax Collector - real estate taxes.
Annual District Filing Fee	\$175	\$175	100%	Annual Filing for FY 2026.
<b><u>Field</u></b>				
R&M-Irrigation	\$1,250	\$8,000	16%	Southscapes Landscape Maintenance mainline leak repair, timer replacement, and other irrigation repairs.
R&M-Trees	\$6,300	\$15,000	42%	Two Men & A Chainsaw clean oaks, tree trimming and removal.
<b><u>Parks and Recreation</u></b>				
Workers' Compensation	\$3,137	\$8,611	36%	EGIS Insurance policy for FY2026.
ProfServ-Pool Maintenance	\$5,003	\$35,000	14%	Triangle Pool Service pool chemicals and maintenance.
Holiday Decorations	\$10,000	\$10,000	100%	Sloan Lighting Solutions holiday decorations.

**Balance Sheet**  
November 30, 2025

<b>ACCOUNT DESCRIPTION</b>	<b>GENERAL FUND</b>	<b>RESIDENTIAL SERVICES FUND</b>	<b>TOTAL</b>
<b><u>ASSETS</u></b>			
Cash - Checking Account	\$ 634,861	\$ -	\$ 634,861
Cash On Hand/Petty Cash	300	-	300
Due From Other Funds	-	340,417	340,417
Investments:			
Money Market Account	1,374,470	-	1,374,470
Prepaid Items	15,401	-	15,401
Utility Deposits - TECO	18,775	-	18,775
<b>TOTAL ASSETS</b>	<b>\$ 2,043,807</b>	<b>\$ 340,417</b>	<b>\$ 2,384,224</b>
<b><u>LIABILITIES</u></b>			
Accounts Payable	\$ 52,094	\$ 24,290	\$ 76,384
Deposits	600	-	600
Due To Other Funds	340,417	-	340,417
<b>TOTAL LIABILITIES</b>	<b>393,111</b>	<b>24,290</b>	<b>417,401</b>
<b><u>FUND BALANCES</u></b>			
<b>Nonspendable:</b>			
Prepaid Items	15,401	-	15,401
Deposits	18,775	-	18,775
<b>Assigned to:</b>			
Operating Reserves	354,135	79,356	433,491
Reserves - Park	402,680	-	402,680
<b>Unassigned:</b>	<b>859,705</b>	<b>236,771</b>	<b>1,096,476</b>
<b>TOTAL FUND BALANCES</b>	<b>\$ 1,650,696</b>	<b>\$ 316,127</b>	<b>\$ 1,966,823</b>
<b>TOTAL LIABILITIES &amp; FUND BALANCES</b>	<b>\$ 2,043,807</b>	<b>\$ 340,417</b>	<b>\$ 2,384,224</b>

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

For the Period Ending November 30, 2025

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<b>REVENUES</b>					
Interest - Investments	\$ 40,000	\$ 6,667	\$ 9,499	\$ 2,832	23.75%
Interest - Tax Collector	-	-	199	199	0.00%
Special Assmnts- Tax Collector	1,427,124	428,138	185,105	(243,033)	12.97%
Special Assmnts- Discounts	(57,085)	(17,639)	(7,575)	10,064	13.27%
Other Miscellaneous Revenues	5,500	917	4,634	3,717	84.25%
Access Cards	1,000	167	351	184	35.10%
Amenities Revenue	-	-	632	632	0.00%
<b>TOTAL REVENUES</b>	<b>1,416,539</b>	<b>418,250</b>	<b>192,845</b>	<b>(225,405)</b>	<b>13.61%</b>

**EXPENDITURES****Administration**

P/R-Board of Supervisors	12,000	2,000	1,600	400	13.33%
FICA Taxes	918	153	122	31	13.29%
ProfServ-Engineering	8,000	1,340	1,760	(420)	22.00%
ProfServ-Legal Services	12,000	2,000	1,404	596	11.70%
ProfServ-Mgmt Consulting	67,062	11,177	11,527	(350)	17.19%
ProfServ-Property Appraiser	405	405	-	405	0.00%
Auditing Services	5,500	-	-	-	0.00%
Website Hosting/Email services	1,553	1,553	-	1,553	0.00%
Postage and Freight	2,000	333	13	320	0.65%
Insurance - General Liability	58,000	58,000	46,486	11,514	80.15%
Legal Advertising	1,100	183	249	(66)	22.64%
Miscellaneous Services	100	17	-	17	0.00%
Misc-Assessment Collection Cost	28,542	8,562	3,551	5,011	12.44%
Misc-Taxes	3,300	3,300	2,321	979	70.33%
Annual District Filing Fee	175	175	175	-	100.00%
<b>Total Administration</b>	<b>200,655</b>	<b>89,198</b>	<b>69,208</b>	<b>19,990</b>	<b>34.49%</b>

**Field**

Contracts-Security Services	12,000	2,000	2,240	(240)	18.67%
Contracts-Landscape	170,000	28,333	26,403	1,930	15.53%
Contracts-Landscape Consultant	6,776	1,120	1,120	-	16.53%
Utility - General	18,000	3,000	3,740	(740)	20.78%
R&M-General	28,000	4,670	5,000	(330)	17.86%
R&M-Irrigation	8,000	1,340	1,250	90	15.63%
R&M-Lake	27,500	4,583	4,580	3	16.65%
R&M-Landscape Renovations	20,000	3,333	-	3,333	0.00%

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

For the Period Ending November 30, 2025

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
R&M-Mulch	18,000	3,000	-	3,000	0.00%
R&M-Sidewalks	10,000	1,667	-	1,667	0.00%
R&M-Trees	15,000	2,500	6,300	(3,800)	42.00%
Cap Outlay-Machinery and Equip	5,000	833	-	833	0.00%
<b>Total Field</b>	<b>338,276</b>	<b>56,379</b>	<b>50,633</b>	<b>5,746</b>	<b>14.97%</b>
<b><u>Road and Street Facilities</u></b>					
Electricity - Streetlights	195,000	32,500	33,096	(596)	16.97%
<b>Total Road and Street Facilities</b>	<b>195,000</b>	<b>32,500</b>	<b>33,096</b>	<b>(596)</b>	<b>16.97%</b>
<b><u>Parks and Recreation</u></b>					
Payroll-Salaries	270,000	45,000	55,624	(10,624)	20.60%
Payroll-Benefits	4,500	750	-	750	0.00%
FICA Taxes	20,655	3,443	4,330	(887)	20.96%
Life and Health Insurance	10,351	1,724	975	749	9.42%
Workers' Compensation	8,611	8,611	3,137	5,474	36.43%
ProfServ-Pool Maintenance	35,000	5,833	5,003	830	14.29%
Contracts-Pest Control	1,000	170	150	20	15.00%
Communication - Telephone	6,000	1,000	1,383	(383)	23.05%
Utility - General	55,000	9,167	9,454	(287)	17.19%
R&M-General	40,000	6,670	3,318	3,352	8.30%
R&M-Mulch	5,000	833	-	833	0.00%
R&M-Fitness Equipment	4,500	750	-	750	0.00%
Holiday Decoration	10,000	5,000	10,000	(5,000)	100.00%
Special Events	6,000	1,000	1,050	(50)	17.50%
Op Supplies - General	50,000	8,336	4,076	4,260	8.15%
Subscriptions and Memberships	1,043	174	-	174	0.00%
Capital Outlay	41,700	6,950	7,000	(50)	16.79%
Reserve	113,248	113,248	-	113,248	0.00%
<b>Total Parks and Recreation</b>	<b>682,608</b>	<b>218,659</b>	<b>105,500</b>	<b>113,159</b>	<b>15.46%</b>
<b>TOTAL EXPENDITURES</b>	<b>1,416,539</b>	<b>396,736</b>	<b>258,437</b>	<b>138,299</b>	<b>18.24%</b>
Excess (deficiency) of revenues					
Over (under) expenditures	-	21,514	(65,592)	(87,106)	0.00%
Net change in fund balance	\$ -	\$ 21,514	\$ (65,592)	\$ (87,106)	0.00%
<b>FUND BALANCE, BEGINNING (OCT 1, 2025)</b>	<b>1,716,288</b>	<b>1,716,288</b>	<b>1,716,288</b>		
<b>FUND BALANCE, ENDING</b>	<b>\$ 1,716,288</b>	<b>\$ 1,737,802</b>	<b>\$ 1,650,696</b>		

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

For the Period Ending November 30, 2025

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<b>REVENUES</b>					
Interest - Investments	\$ -	\$ -	\$ 2,229	\$ 2,229	0.00%
Special Assmnts- Tax Collector	330,649	99,195	42,887	(56,308)	12.97%
Special Assmnts- Discounts	(13,226)	(4,087)	(1,755)	2,332	13.27%
<b>TOTAL REVENUES</b>	<b>317,423</b>	<b>95,108</b>	<b>43,361</b>	<b>(51,747)</b>	<b>13.66%</b>
<b>EXPENDITURES</b>					
<b>Administration</b>					
ProfServ-Administrative	2,100	350	-	350	0.00%
ProfServ-Legal Services	7,000	1,167	-	1,167	0.00%
Deed Restrictions-Printing & Postage	7,200	1,200	516	684	7.17%
Misc-Assessment Collection Cost	6,613	1,984	823	1,161	12.45%
Office Supplies	3,000	500	-	500	0.00%
<b>Total Administration</b>	<b>25,913</b>	<b>5,201</b>	<b>1,339</b>	<b>3,862</b>	<b>5.17%</b>
<b>Garbage/Solid Waste Services</b>					
Utility - Refuse Removal	291,510	48,585	48,581	4	16.67%
<b>Total Garbage/Solid Waste Services</b>	<b>291,510</b>	<b>48,585</b>	<b>48,581</b>	<b>4</b>	<b>16.67%</b>
<b>TOTAL EXPENDITURES</b>	<b>317,423</b>	<b>53,786</b>	<b>49,920</b>	<b>3,866</b>	<b>15.73%</b>
Excess (deficiency) of revenues Over (under) expenditures	-	41,322	(6,559)	(47,881)	0.00%
Net change in fund balance	\$ -	\$ 41,322	\$ (6,559)	\$ (47,881)	0.00%
<b>FUND BALANCE, BEGINNING (OCT 1, 2025)</b>	<b>322,686</b>	<b>322,686</b>	<b>322,686</b>		
<b>FUND BALANCE, ENDING</b>	<b>\$ 322,686</b>	<b>\$ 364,008</b>	<b>\$ 316,127</b>		

# Meadow Pointe

Community Development District

**Non-Ad Valorem Special Assessments**  
**(Pasco County Tax Collector - Monthly Collection Distributions)**  
**For the Fiscal Year Ending September 30, 2026**

						ALLOCATION	
Date Received	Net Amount Received	Discount / (Penalties) Amount	Collection Costs	Gross Amount Received		General Fund Assessments	Residential Services Fund Assessments
Assessments Levied					\$1,757,773	\$ 1,427,124	\$ 330,649
Allocation %					100%	81%	19%
11/06/25	\$ 18,060	\$ 987	\$ 369	\$ 19,415		\$ 15,763	\$ 3,652
11/14/25	\$ 101,843	\$ 4,330	\$ 2,078	\$ 108,252		\$ 87,889	\$ 20,363
11/21/25	\$ 54,141	\$ 2,302	\$ 1,105	\$ 57,548		\$ 46,722	\$ 10,825
11/27/25	\$ 40,245	\$ 1,711	\$ 821	\$ 42,777		\$ 34,730	\$ 8,047
<b>TOTAL</b>	<b>\$ 214,289</b>	<b>\$ 9,330</b>	<b>\$ 4,373</b>	<b>\$ 227,992</b>		<b>\$ 185,105</b>	<b>\$ 42,887</b>
% COLLECTED					12.97%	12.97%	12.97%
<b>TOTAL OUTSTANDING</b>					<b>\$ 1,529,781</b>	<b>\$ 1,242,019</b>	<b>\$ 287,762</b>

**Cash and Investment Report**  
**November 30, 2025**

<u>ACCOUNT NAME</u>	<u>BANK NAME</u>	<u>YIELD</u>	<u>MATURITY</u>	<u>BALANCE</u>
<b>GENERAL FUND</b>				
Checking Account - Operating	Valley National	3.83%	n/a	626,543
Checking Account - Operating	Regions	0.00%	n/a	8,318
		<b>Subtotal</b>		<u>634,861</u>
Petty Cash		0.00%	n/a	300
Money Market Account	Bank United	3.60%	n/a	1,374,470
		<b>Subtotal</b>		<u>1,374,470</u>
		<b>Total</b>		<u>\$ 2,009,631</u>



## Meadow Pointe

Community Development District

---

### Cash Receipts Schedule November 30, 2025

<u>Date</u>	<u>Source</u>	<u>Amount</u>	<u>Misc. Income</u>	<u>Other</u>	<u>Description</u>
10/20/25	Rentals / Fobs / Vending Service	956	956		
10/20/25	Agreement / Reimbursement	3,611	3,611		
10/20/25	Property Deed Violation Fee	1,050	1,050		
11/06/25	Tax Collector	15,763		15,763	See assessment collection worksheet
11/14/25	Tax Collector	87,889		87,889	See assessment collection worksheet
11/21/25	Tax Collector	46,722		46,722	See assessment collection worksheet
11/27/25	Tax Collector	34,730		34,730	See assessment collection worksheet
<b>Total</b>		<b>190,721</b>	<b>5,617</b>	<b>185,105</b>	



# Aquatic Services Report

## Technician

Doug Fitzhenry

## Job Details

Service Date	11/4/2025
Customer	Meadow Pointe I CDD
Weather Conditions	Sunny
Wind	2ene
Temperature	72
Multiple Sites Treated	Yes



## Ponds Treated Information

Repeatable - 1 Count

1 of 1

Pond Numbers	3-31
Service Performed	Treatment
Work Performed	<input checked="" type="checkbox"/> Grasses
Equipment Used	<input checked="" type="checkbox"/> ATV/UTV <input checked="" type="checkbox"/> Backpack
Water Level	Low
Restrictions	None
Observations/Recommendations	Sites treated for invasive growth
Pictures	

## Aquatic Services Report



## Aquatic Services Report



## Aquatic Services Report





# Aquatic Services Report

## Technician

Randy Mitchell

## Job Details

Service Date	11/4/2025
Customer	Meadow Pointe I CDD
Weather Conditions	Sunny
Wind	NNE 8mph
Temperature	73
Multiple Sites Treated	Yes



## Ponds Treated Information

Repeatable - 2 Count

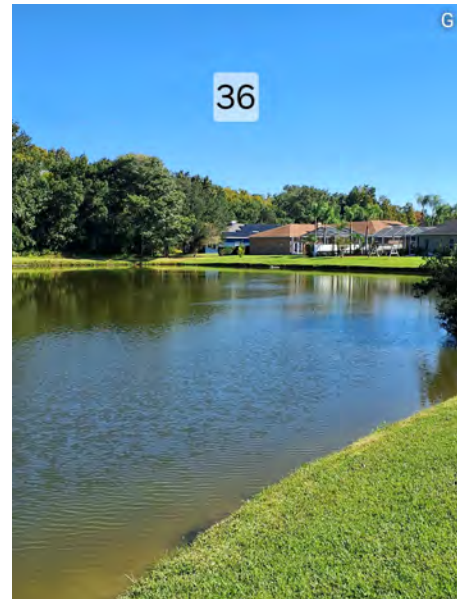
1 of 2

Pond Numbers	1, 2, 32 thru 50 except 34
Service Performed	Treatment
Work Performed	<input checked="" type="checkbox"/> Grasses
Equipment Used	<input checked="" type="checkbox"/> ATV/UTV <input checked="" type="checkbox"/> Backpack
Water Level	Low
Restrictions	None
Observations/Recommendations	Treated sites for invasive vegetation growth as needed

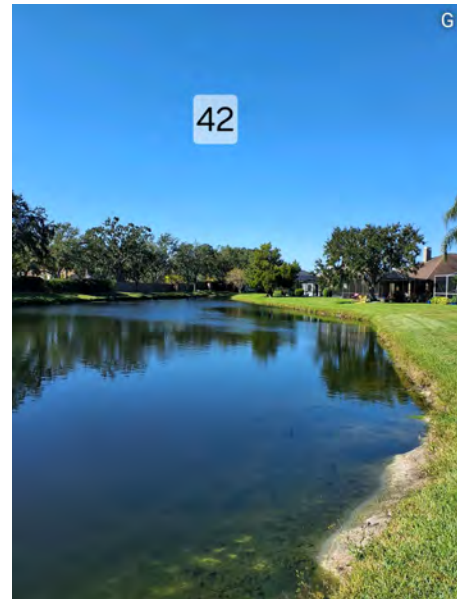
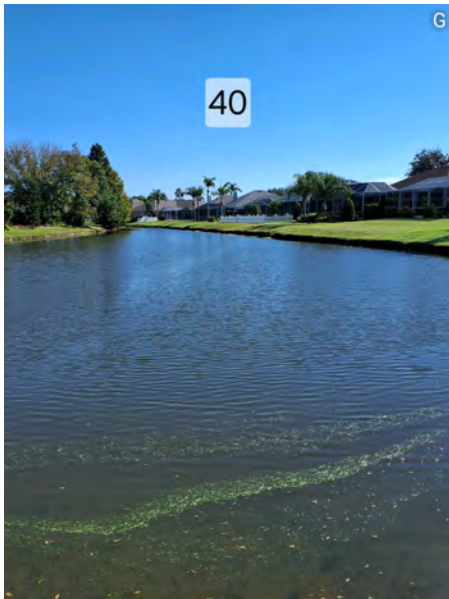
Pictures



## Aquatic Services Report



## Aquatic Services Report





## Aquatic Services Report



2 of 2

Pond Numbers

50

Service Performed

Treatment

Work Performed

☒ Algae

Equipment Used

☒ ATV/UTV

Water Level

Low

Restrictions

3 days

Observations/Recommendations

Treated site for filamentous algae



# Aquatic Services Report

## Technician

Randy Mitchell

## Job Details

Service Date	11/18/2025
Customer	Meadow Pointe I CDD
Weather Conditions	Sunny
Wind	ENE 6mph
Temperature	74
Multiple Sites Treated	Yes



## Ponds Treated Information

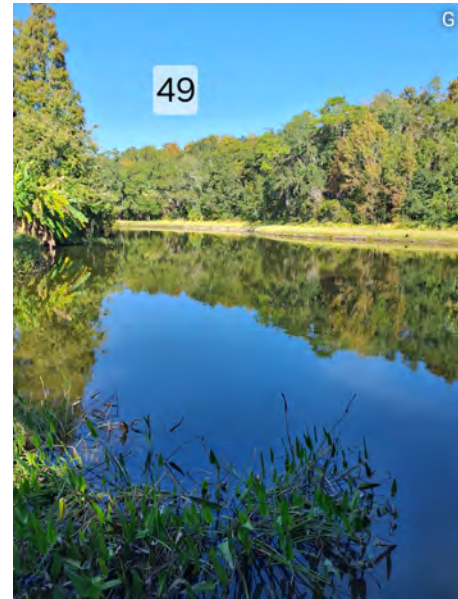
Repeatable - 2 Count

1 of 2

Pond Numbers	1, 2, 32 thru 50 except 34
Service Performed	Treatment
Work Performed	<input checked="" type="checkbox"/> Grasses
Equipment Used	<input checked="" type="checkbox"/> ATV/UTV <input checked="" type="checkbox"/> Backpack
Water Level	Low
Restrictions	None
Observations/Recommendations	Treated sites for invasive vegetation growth as needed

Pictures

## Aquatic Services Report

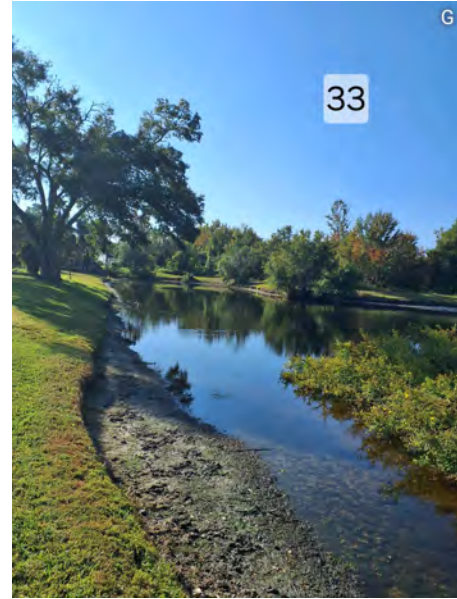




## Aquatic Services Report



## Aquatic Services Report



2 of 2

Pond Numbers

50

Service Performed

Treatment

Work Performed

☒ Algae

Equipment Used

☒ ATV/UTV

Water Level

Low

Restrictions

3 days

Observations/Recommendations

Treated site for filamentous algae

Meadow Pointe 1 CDD  
28245 County Line Rd  
Wesley Chapel, FL 33543

December 18, 2025

Subject: Notice of Policy Changes

Dear Residents of Meadow Pointe 1 CDD

The Board of Supervisors would like to inform all homeowners of the upcoming policy changes that will go into effect on February 1, 2026. These updates were approved after careful review and discussion to ensure the continued safety, appearance, and overall well being of our community.

Summary of Policy Changes:

1. The Meadow Pointe 1 district must be notified when a home is being rented with a new contract. The notice may be given in person at the MP1 office or in writing to the MP1 district office. The address is 28245 County Line Rd, Wesley Chapel, FL 33543
2. As of February 1, 2026, all rental homes will be required to have appropriate, regularly scheduled lawn care as part of their rental agreement. If a home is found to be out of compliance with deed restriction rules regarding lawn appearance, the owner of the property will be required to provide a copy of the lawn care contract or it will be considered an additional violation
3. Deed restriction violations will include a scheduled appearance at the next DRV B hearing a minimum of 14 days after issuance of the initial violation letter.
4. During the DRV B hearing, if a violation is determined to be unresolved, the DRV B board may elect to suspend key fob access for residents of the property. A fee of \$150 will be assessed to reactivate the key fob. This fee covers the re-activation and cost of property monitoring for compliance.
5. Each deed restriction violation will be treated as an individual occurrence. If a property has 4 violations, each will be treated individually. This includes both for denial of access and fine issuance.

### Fee and charge increases

1. Increase charge for multipurpose court reservations from \$15 to \$20 per hour
2. Increase charge for lap pool reservations from \$25 to \$30 per hour
3. Increase pricing on new Key Fobs from \$25 to \$30
4. Increase rental pricing for Building A from \$75 to \$100 per 4-hour window (residents only)
5. Increase deposit on Building A rental from \$300 to \$500

A full copy of the updated policies is available at [meadowpointecdd.com](http://meadowpointecdd.com) and printed copies can be requested from the management office. We encourage all residents to review these changes thoroughly to ensure understanding and compliance.

These updates are intended to support our ongoing efforts to preserve property values and community standards. We greatly appreciate your cooperation and commitment to keeping our neighborhood a welcoming place to live.

If you have any questions or need clarification, please contact Keith Fisk Operations Manager at [MP1@meadowpointecdd.com](mailto:MP1@meadowpointecdd.com)

Thank you for your attention to this matter and for your continued support.

Sincerely,

Alize Aninipot

District Manager for Meadow Pointe 1 CDD

## RESOLUTION 2026-01

### **A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE MEADOW POINTE 1 COMMUNITY DEVELOPMENT DISTRICT REGARDING THE ELECTION OF BOARD MEMBERS IN THE UPCOMING GENERAL ELECTION.**

**WHEREAS**, the Meadow Pointe I Community Development District ("**District**") is a local unit of special-purpose government situated in Pasco County, Florida (the "**County**");

**WHEREAS**, the Board of Supervisors of the District (the "**Board**") is the governing body of the District and each Board member is elected or appointed to a specific seat on the Board and the terms are staggered so that there is always an election every 2 years for certain seats on the Board;

**WHEREAS**, Section 190.003(17), *Florida Statutes* defines a "**qualified elector**" as someone who is at least 18 years of age, a citizen of the United States, a legal resident of Florida and of the District, and who registers to vote with the County Supervisor of Elections where the District is located;

**WHEREAS**, after the transition to qualified elector seats each Board member has a 4-year term and as their term expires their seats will be for election pursuant to Sections 190.006(3)(a) 2.b. and 2.c, *Florida Statutes*;

**WHEREAS**, the following Board seats will be up for election in the upcoming General Election and all seats will have 4-year terms:

Seat No. 1, Currently held by Nate Kirkland

Seat No. 2, Currently held by Alan Sourk

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

**Section 1. General Election.** The seats designated above will be up for election in the upcoming General Election (with election day being the first Tuesday of November) by the qualified electors residing within the boundaries of the District.

**Section 2. Qualifying Period.** The period of qualifying as a candidate to serve as a member on the Board is noon, Monday June 8, 2026 through noon, Friday June 12, 2026. This Resolution shall serve as the District's notice of the qualifying period, pursuant to Section 190.006(3)(b), *Florida Statutes*. Interested candidates should contact the County Supervisor of Elections for further information.

**Section 3. Conduction and Procedure of Election.**

- a. Other than supplying the seats up for election to the County Supervisor of Elections, the District is not involved in the election.
- b. The election shall be conducted according to the requirements of general law and law governing special district elections.
- c. Candidates seeking election shall conduct their campaigns in accordance with the provisions of Chapter 106, *Florida Statutes* and shall file qualifying papers and qualify for individual seats in accordance with Section 99.061, *Florida Statutes*.
- d. The election shall be held at the precinct polling places designated by the County Supervisor of Elections.
- e. The polls shall be opened and closed as provided by law, including, but not limited to Section 100.011, *Florida Statutes*.



- f. The ballot shall contain the names of the candidates to be voted upon, pursuant to Section 101.151, *Florida Statutes*.
- g. The Department of State shall make out a notice stating what offices are to be filled at the general election, pursuant to Section 100.021 *Florida Statutes*.

**Section 4. Election Costs.** The District shall be responsible for paying the District's proportionate share of the regular election costs, if any, pursuant to Section 100.011, *Florida Statutes*.

**Section 5. Effective Date and Transmittal.** This Resolution shall become effective upon its passage and the District Manager is authorized to transmit a copy of this Resolution to the County Supervisor of Elections.

**This Resolution is duly passed and adopted on January 9, 2026.**

**Attest:**

**Meadow Pointe I  
Community Development District**

\_\_\_\_\_  
Print Name: \_\_\_\_\_

☐ Secretary / ☐ Assistant Secretary

\_\_\_\_\_  
Print Name: \_\_\_\_\_

☐ Chairperson / ☐ Vice Chairperson

PAGE 1 of 2



**Angie's List Super Service Award Winners 8 Years In A Row in  
23 Different Categories Including Paver Cleaning, Sealing and Restoration**

**Premier Paver Restoration**

**727-645-9068 Premierpaverrestoration@gmail.com**

**P.O. Box 753 Balm, FL 33503**

**Premierpaverrestoration.com**

**Customer Name:** Meadow Point 1 **Date:** 11/15/25 Nov/Sat  
**Phone Number:** Keith Fisk 813-714-8043 **Time:** \_\_\_\_\_  
**Address:** 28245 County Line Rd., Wesley Chapel 33543  
**Email:** mp1@meadowpointecdd.com

NORMAL CHARGE

~~\$10,896~~

Repeat

Customer

DISCOUNT

-\$2,248

TOTAL ALL

WORK LAP

POOL DRAIN

INSTALLATION

\$8,648

**LAP POOL DRAIN INSTALL**

**Includes**

- Removal, haul away, and disposal of old 3 inch 52 linear ft deco drain.
- 52 linear ft of new 6 inch wide tan deco drain with removeable top, delivery, & installation.
- Cutting of 30mm paver deck/walkway and cutting of concrete substrate.
- All labor and all materials.

\* Drain has 5 angles

\* New drain will run into left end of old drain.

\* New drain will be located at left end

PAGE 2 of 2



**Angie's List Super Service Award Winners 8 Years In A Row in  
23 Different Categories Including Paver Cleaning, Sealing and Restoration**

**Premier Paver Restoration**

**727-645-9068 Premierpaverrestoration@gmail.com**

**P.O. Box 753 Balm, FL 33503**

**Premierpaverrestoration.com**

**Customer Name:** Meadow Point 1 **Date:** 11/15/25 Nov/Sat

**Phone Number:** Keith Fisk 813-714-8043 **Time:**

**Address:** 28245 County Line Rd., Wesley Chapel 33543

**Email:** mp1@meadowpointecdd.com

**NORMAL CHARGE**

~~\$8,583~~

Repeat  
Customer  
**DISCOUNT**  
-\$1,771

**TOTAL ALL  
WORK CHILDREN'S  
SPLASH PAD DRAIN  
INSTALLATION**

**\$6,812**

**CHILDREN'S SPLASH PAD  
DRAIN INSTALLATION**

**Includes**

- Removal, haul away, and disposal of old 3 inch 77 linear Ft deco drain.
- 77 linear Ft of new 5 inch wide tan deco drain with removeable top, delivery, & installation.
- Cutting of 30mm paver deck and cutting of concrete substrate.
- All labor and all materials.

\* Deck has shifted making large gap over 4 inches wide. 5 inch wide deco drain will be needed



VSLO27BP

Vitality™ Series Selectorized

# Leg Curl / Leg Extension III



The Vitality™ Series Selectorized Line provides a compact, value-priced conditioning circuit that fits the space and budget requirements for a wide range of facilities, from hospitality to multi-family residential to community centers. New contemporary styling allows you to enhance the Vitality Selectorized strength training experience with pieces from Vitality Benches & Racks and Resolute Strength™ Selectorized.

The Vitality™ Series Leg Extension / Leg Curl is a dual-function machine designed with convenient, easy-to-adjust ankle pad and shin pad from the seated position. The below-the-knee shin pad design facilitates proper leg curl form. Exercisers can easily engage the add-on weight with a simple push of a lever to increase the work load.





7823 N Dale Mabry Hwy, STE 107  
Tampa, Florida 33614  
813-870-2966  
sales@fitrev.com

## QUOTE

Quote # **AAAQ37422**  
Date **1/6/2026**  
Sales Rep **Tyler Johnson**

### Sold To:

#### Meadow Pointe I

Keith Fisk  
28245 County Line Road, Wesley Chapel,  
FL 33543

Phone: (813) 973-1671  
Email: mp1news@yahoo.com

### Ship To:

#### Meadow Pointe I

Keith Fisk  
28245 County Line Road, Wesley  
Chapel, FL 33543

Phone: (813) 973-1671  
Email: mp1news@yahoo.com

Qty	Manuf.	Manuf #	Description	Unit Price	Ext. Price
1	Inflight	CT-MSECS	MULTI SEATED LEG EXTENSION / LEG CURL with 1X 200lbs Weight Stack & Shrouds	\$3,227.40	\$3,227.40
1	FITREV	Freight	Shipping and Handling	\$150.00	\$150.00
1	FITREV	Installation	Installation - Includes Removal of Old Piece	\$450.00	\$450.00

SubTotal	\$3,827.40
Sales Tax	\$0.00

---

Total	\$3,827.40
-------	------------



**INFLIGHT  
FITNESS**

INFLIGHTFITNESS.COM

# MULTI SEATED LEG CURL EXTENSION

**SKU: CT-MSECS**

Roller pad self-adjusts  
to ankles



Adjustable back pad to  
accommodate varying height

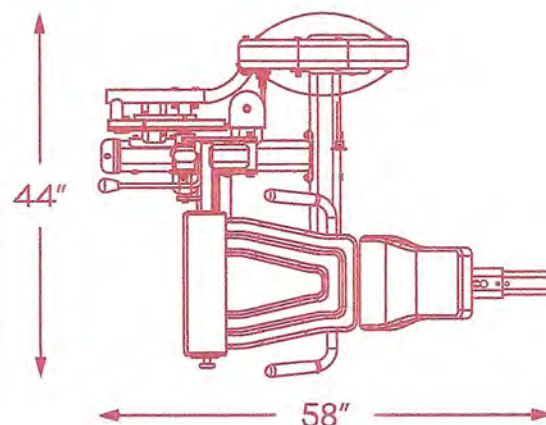


## STANDARD FEATURES

- Unique cable system provides immediate resistance.
- Seat pads are ergonomically angled to position you for a complete muscle exercise as well as comfort.
- Large 2" x 4" flat oval tube frame is rugged and stylish.
- Steel shrouds powder coated for a mar resistant lustrous finish.

## OPTIONAL FEATURES

- Standard 150lb. weight stack may be upgraded in 50lb. increments to 300lbs.



Lifetime limited warranty on frame, welds, and weights, 3 years on bearings, guide rods, cams, and pulleys, 1 year on cables. See warranty for details.





7823 N Dale Mabry Hwy, STE 107  
Tampa, Florida 33614  
813-870-2966  
sales@fitrev.com

## QUOTE

**Quote #** AAAQ37421  
**Date** 1/6/2026  
**Sales Rep** Tyler Johnson

### Sold To:

#### Meadow Pointe I

Keith Fisk  
28245 County Line Road, Wesley Chapel,  
FL 33543

**Phone:** (813) 973-1671  
**Email:** mp1news@yahoo.com

### Ship To:

#### Meadow Pointe I

Keith Fisk  
28245 County Line Road, Wesley  
Chapel, FL 33543

**Phone:** (813) 973-1671  
**Email:** mp1news@yahoo.com

Qty	Manuf.	Manuf #	Description	Unit Price	Ext. Price
1	Precor	PWSVSLC027NR9923EN	Leg Extension/Curl w/Black Upholstery	\$3,397.50	\$3,397.50
1	FITREV	Freight	Shipping and Handling	\$150.00	\$150.00
1	FITREV	Installation	Installation - Includes Removal of Old Piece	\$450.00	\$450.00

**SubTotal** \$3,997.50  
**Sales Tax** \$0.00

**Total** **\$3,997.50**

Hold off until next years budget.

2026

PROPOSAL

Pedro Ramirez Company

615 24th Ave west

Cell:941-224-9709

Bradenton Fl, 34205

Email:[pedroramirezcompany@yahoo.com](mailto:pedroramirezcompany@yahoo.com)

Proposal submitted to : *Keith Fisk, Operations Manager*

*Deanna Sourk, Office Manager*

*Meadow Pointe I CDD, 28245 County Line Road, Wesley Chapel, FL 33543*

*Office: 813.973.1671 Fax: 813.973.7268*

Specifications and estimates for: Meadow Pointe – 2 Tennis Courts 1 Basketball

3 pickleball 1 area under slide court 1 extra play court

Patch and level low areas. Fill and fix cracks. Patching and level receives 2 coats of Acrylic resurface.

1 coat of Acrylic Resurfacer.

2 coats of color.

Standard white lines for each court unless specified other wise.

Clean and paint posts. Hang up nets.

Material and labor-complete in accordance with above specifications for the sum of \$ 31,600.00

Payment is to be made as follows: After job is completed.

Authorized Signature\_\_\_\_\_

Acceptance of Contract- The above prices, specifications, and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified.

Payment will be made as outlined above. Date of acceptance\_\_\_\_\_

Signature\_\_\_\_\_



# Straley Robin Vericker

## Attorneys at Law

1510 W. Cleveland St.  
Tampa, Florida 33606  
Tel: (813) 223-9400

Writer's Direct Dial: (813) 436-3995  
Writer's E-mail: [cwebster@srvlegal.com](mailto:cwebster@srvlegal.com)  
Website: [www.srvlegal.com](http://www.srvlegal.com)

December 17, 2025

### *Via E-Mail*

Meadow Pointe I Community Development District  
Attn: Kristee Cole, District Manager  
[Kristee.Cole@inframark.com](mailto:Kristee.Cole@inframark.com)

**Re: Meadow Pointe III Community Development District  
and Meadow Pointe I Community Development District  
License to Use Meadow Pointe Service Mark**

Dear Kristee Cole,

This firm serves as counsel to the Meadow Pointe III Community Development District (the "**District**"). The District is a local unit of special-purpose government created pursuant to Chapter 190, Florida Statutes. We are writing to you on behalf of the Board of Supervisors ("**Board**") of the District regarding the lotus flower logo that has been used by the Meadow Pointe communities since they were built (the "**Meadow Pointe Logo**"). As you are likely aware, there is new development in the area, and the Board was concerned that these new developments would use the Meadow Pointe Logo for their communities. To protect the Meadow Pointe Logo and limit its use to the original Meadow Pointe communities, the Board has registered it as a service mark with the State of Florida and would like to enter into license agreements with the Meadow Pointe community development districts and associations to document the permitted use of the Meadow Pointe Logo.

The Board's intent is not to be the sole owner of the Meadow Pointe Logo but simply to act as an administrator in protecting its use. The Board intends to renew the service mark with the State as required and cover any associated fees.

Enclosed with this letter is the State filing for the Meadow Pointe Logo and a license agreement providing permission to Meadow Pointe II Community Development District ("**Meadow Pointe I CDD**") for the use of the Meadow Pointe Logo. The Board is asking that Meadow Pointe I CDD review, approve, and sign the license agreement to document the permitted use of the Meadow Pointe Logo. Please send the signed agreement to my attention and I will provide a counter-signed copy. If you have any questions, please do not hesitate to contact me at 813-436-3995 or [CWebster@srvlegal.com](mailto:CWebster@srvlegal.com).

Very truly yours,



Cari Allen Webster

cc: Darryl Adams, District Manager (via email) [darryla@rizzetta.com](mailto:darryla@rizzetta.com)

## MEADOW POINTE SERVICE MARK LICENSE AGREEMENT

This Meadow Pointe Service Mark License Agreement (“**Agreement**”) is made effective as of the \_\_\_\_ day of \_\_\_\_\_, 202\_\_, by and between the **Meadow Pointe III Community Development District**, a special purpose unit of local government of the State of Florida, established under and pursuant to Chapter 190, Florida Statutes, whose mailing address is c/o Rizzetta & Company, 3434 Colwell Ave., Suite 200, Tampa, FL 33614 (the “**District**”), and the **Meadow Pointe I Community Development District**, a special purpose unit of local government of the State of Florida, established under and pursuant to Chapter 190, Florida Statutes, whose mailing address is c/o Inframark 2005 Pan Am Circle, Suite 300, Tampa, FL 33607 (the “**Licensee**”).

### RECITALS

A. The District is a local unit of special purpose government established pursuant to Chapter 190, Florida Statutes.

C. The District has registered a service mark with the State of Florida as shown and described in **Exhibit A**, attached hereto and incorporated herein by reference (the “**Meadow Pointe Logo**”). The Meadow Pointe Logo has been used by the District, other community development districts, and property owners’ associations within the original meadow pointe development for several years and the District has registered the Meadow Pointe Logo for the purpose of protecting its use for these communities.

D. The Licensee desires, and the District has agreed to grant to the Licensee, a non-exclusive license to use the Meadow Pointe Logo in connection with Licensee’s provision of community services, which may include but not be limited to maintaining public improvements, infrastructure, and facilities (the “**Services**”) upon lands under the ownership or control of Licensee.

NOW THEREFORE, in consideration of the foregoing and for other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the District and Licensee hereby covenant and agree as follows:

1. Recitals. The above recitals are true and correct and are incorporated herein by reference.

2. Grant of Service Mark License. The District hereby gives, grants, and conveys to the Licensee a non-exclusive, royalty-free, non-assignable, non-transferable license (“**License**”) to use the Meadow Pointe Logo in connection with Licensee’s provision of the Services.

3. Assignment. Licensee shall not assign or sublicense the rights granted under this License without the express prior written consent of the District, which consent shall not unreasonably be withheld.

4. Term. The initial term for this Agreement shall be for one (1) year from the date of this Agreement. At the end of the initial term, the Agreement shall automatically renew for

subsequent one (1) year terms pursuant to the same contract provisions as the initial term. The License may be terminated by either party without cause with thirty (30) days written notice.

5. General.

a. Modification or Amendment. This Agreement may not be modified in any respect whatsoever, or rescinded, in whole or in part, except with the written consent of the District and the Licensee in a written instrument.

b. Costs and Expenses. The District agrees to cover all costs and expenses associated with registering the Meadow Pointe Logo with the State of Florida.

c. Binding Effect. The District hereby represents that the District has good right and authority to grant the License described herein.

d. Indemnification. The District assumes no liability to Licensee or third parties with respect to the use of the Meadow Pointe Logo. The Licensee hereby indemnifies, defends and holds the District, its Board of Supervisors and its members, employees, agents, and assigns harmless from and against any claim, damage, liability, or other harm arising in any manner whatsoever from or in connection with Licensee's use of the License.

e. Public Records. As required under Section 119.0701, Florida Statutes, Licensee shall (a) keep and maintain public records that ordinarily and necessarily would be required by the District in order to perform the service, (b) provide the public with access to public records on the same terms and conditions that the District would provide the records and at a cost that does not exceed the cost provided by law, (c) ensure that public records that are exempt or confidential and exempt from public records disclosure requirements are not disclosed except as authorized by law, (d) meet all requirements for retaining public records and transfer, at no cost, to the District all public records in possession of the Licensee upon termination of this Agreement and destroy any duplicate public records that are exempt or confidential and exempt from public records disclosure requirements. All records stored electronically must be provided to the District in a format that is compatible with the information technology systems of the District.

**IF THE LICENSEE HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, FLORIDA STATUTES, TO THE LICENSEE'S DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS AGREEMENT, CONTACT THE CUSTODIAN OF PUBLIC RECORDS AT (813) 514-0400, OR BY EMAIL AT [INFO@RIZZETTA.COM](mailto:INFO@RIZZETTA.COM), OR BY REGULAR MAIL AT 3434 COLWELL AVE, SUITE 200, TAMPA, FL 33614.**

f. Venue. This Agreement and the provisions contained in this Agreement shall be construed, interpreted, and controlled according to the laws of the State of Florida with venue in the county in which the District is located.

g. Enforcement. In the event that either party is required to enforce this Agreement by court proceedings or otherwise, then the prevailing party shall be entitled to recover

all fees and costs incurred, including reasonable attorneys' fees and costs for trial, alternative dispute resolution, or appellate proceedings.

h. Notice. Whenever any party desires to give notice to the other parties, it must be given by written notice, sent by email, certified United States mail with return receipt requested, or a nationally recognized express transportation company to the addresses listed below. In the event that any party undergoes a change in address or contact information, notice to the other party shall be made.

**To the Licensee:**

c/o Inframark  
2654 Cypress Ridge Boulevard  
Suite 101  
Wesley Chapel, FL 33544  
[Kristee.Cole@Inframark.com](mailto:Kristee.Cole@Inframark.com)

**To the District:**

c/o Rizzetta & Company  
3434 Colwell Ave.  
Suite 200  
Tampa, FL 33614  
Attn: Darryl Adams  
[darryla@rizzetta.com](mailto:darryla@rizzetta.com)

i. Arm's Length Transaction and Interpretation. This Agreement has been negotiated fully between the parties as an arm's length transaction. In the case of a dispute concerning the interpretation of any provision of this Agreement, the parties are each deemed to have drafted, chosen, and selected the language, and any doubtful language will not be interpreted or construed against any party.

j. Severability. Should any provision of this Agreement be declared or be determined by any court of jurisdiction to be illegal or invalid, the validity of the remaining parts, term or provision shall not be affected thereby, and the illegal part, term or provision shall be deemed not part of this Agreement.

**Meadow Pointe III  
Community Development District**

**Meadow Pointe I  
Community Development District**

\_\_\_\_\_  
Name: Paul Carlucci  
Title: Chair of the Board of Supervisors

\_\_\_\_\_  
Name: \_\_\_\_\_  
Title: Chair/Vice-Chair of the Board of  
Supervisors

## **Exhibit A**

A lotus flower centered on a solid colored circle with a 4-point diamond-shaped overlay having 4-point diamonds placed at each point with the words “Meadow Pointe.”



**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 on Thursday, November 20, 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 Chair
Alan Sourk	Assistant Secretary
Stephanie Costa	Assistant Secretary
Nathaniel Kirkland	Assistant Secretary

Also present were:

Kristee Cole	Senior District Manager
Alize Aninipot	District Manager
Ruben Nesbitt	District Accountant

*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**

An audience member requested a follow-up regarding the lights in front of Savannah along the county line. Mr. Fisk stated that he has submitted two repair requests and will follow up again with TECO to check on the status.

**FOURTH ORDER OF BUSINESS** **Staff Reports**

**A. Inframark Accountant**

The Board requested the October Financials and a brief description of the health of the financials be emailed to the Board.

**B. Deed Restriction and Architectural Review Matters**

There were no updates.

**C. District Manager**

The next meeting will be held on December 18, 2025, at 7 pm.

On MOTION by Mr. Smith, seconded by Mr. Kirkland, with all in favor, the Board decided to cancel the December 18, 2025, meeting.

## **FIFTH ORDER OF BUSINESS**

### **Business Items**

#### **A. Public Hearing to Consider the Adoption of the Rules and Procedures**

On MOTION by Mr. Smith, seconded by Mr. Sourk, with all in favor, the Board opened the public hearing on rules and procedures.

A resident inquired whether the resident or the property owner is responsible for landscaping. Mr. Smith responded that owners of rental properties are required to ensure that appropriate, regularly scheduled lawn care is provided as part of the lease agreement for the home.

On MOTION by Ms. Willis, seconded by Ms. Costa, with all in favor, the Board closed the public hearing on rules and procedures.

#### **i. Review of Proposed Rules and Procedures Changes**

Discussion ensued.

#### **ii. Consideration of Resolution 2026-01; Adopting Changes of Rules and Procedures**

The Board requested that Inframark send a mass mailing to all residents regarding the rules and procedures. The letter should have a return address of Meadow Pointe 1 Clubhouse, be enclosed in an envelope without the Inframark logo, and be mailed by February 1, 2026.

On MOTION by Ms. Willis, seconded by Mr. Sourk, with all in favor, the Board agreed that they wanted Inframark to send a mass letter to all residents on Rules and Procedures.

#### **B. Consideration of Pinedale Park Oak Trimming (Level 2) Proposals**

##### **i. Two Men and a Chain Saw #09261 for \$4,640.00**

##### **ii. AZ Tree Service #1929 for \$4,000.00**

On MOTION by Mr. Smith, seconded by Ms. Costa, with all in favor, the Board approved the Pinedale Oak Trimming Proposals with a not-to-exceed amount of \$4,000.

**C. Consideration of Removal of Dead Trees along County Line Road (4 Trees) Proposals**

**i. Two Men and a Chain Saw #09261 for \$2,900.00**

**ii. Greenview/Southscape #1115 for \$2,300.00**

On MOTION by Ms. Costa, seconded by Mr. Sourk, with all in favor, the Board approved the Removal of Dead Trees Proposal with a not-to-exceed amount of \$2,300.

**D. Consideration of New Planting along Brick Wall on Aronwood (from County Line to the Fire Station)**

**i. Greenview/Southscape #1117 for \$2,400.00**

Mr. Fisk provided an update to the Board, noting that the monuments on the county line and at Aronwood require relandscaping. He indicated that proposals for the East Side Meadow Lands wall repair will be provided in January 2026.

On MOTION by Mr. Smith, seconded by Mr. Sourk, with all in favor, the Board approved the Greenview Proposal in the amount of \$2,400.

**SIXTH ORDER OF BUSINESS**

**Business Administration**

**A. Consideration of Minutes from the Meeting held on October 16, 2025**

On MOTION by Mr. Smith, seconded by Ms. Costa, with all in favor, the Board accepted the Meeting Minutes from the Meeting held on October 16, 2025.

**B. Acceptance of the October 2025 Financials**

Tabled until the January meeting.

**C. Ratification of BTEGF FY 2025 Audit Engagement Letter**



On MOTION by Mr. Smith, seconded by Mr. Sourk, with all in favor, the Board ratified the Berger, Toombs, Elam, Gaines & Frank Fiscal Year 2025 Audit Engagement Letter.

**SEVENTH ORDER OF BUSINESS****Board of Supervisors Requests  
and Comments**

The Board requested that updates from Community Counsel be included on the January agenda. Community Counsel provided an update regarding the lights organized for each village for holiday decorations and holiday events.

**EIGHTH ORDER OF BUSINESS****Adjournment**

On MOTION by Mr. Smith, seconded by Mr. Kirkland, with all in favor, the meeting was adjourned at 7:41 p.m. 4-0

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Secretary / Assistant Secretary

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Chair / Vice Chair