

Meadow Pointe I Community Development District

February 19, 2026

Final Agenda Package

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
Crystal Yem, District Admin Assistant

Final Agenda

Thursday, February 19, 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. Acceptance of the December 2025 Financials.....Page 3

B. Deed Restriction and Architectural Review Matters

C. Onsite Manager

D. Community Counsel Update

E. District Manager

1. Discussion Regarding Future Cancellations of Meetings

5. Business Items

A. Consideration of Coastal Waste Proposal.....Page 12

B. Consideration of Landscape Mulch Proposal.....Page 13

C. Consideration of Oak Tree Removal Proposal..... Page 14

D. Consideration of Palm City Church: Request for Rental Clubhouse A.....Page 15

E. Consideration of Premier Paver Restoration Olympic Pool

Re-mortar and RegROUT Proposal.....Page 17

6. Business Administration

A. Consideration of the Minutes of January 15, 2026, MeetingPage 19

7. Board of Supervisors' Requests and Comments

8. Adjournment

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

District Office:
2654 Cypress Ridge Boulevard
Suite 101
Wesley Chapel, FL 33544

Meeting Location:
Meadow Pointe Clubhouse
Building A
28245 County Line Rd.
Wesley Chapel, FL 33543

*Meadow Pointe
Community
Development
District*

Financial Report

December 31, 2025

CLEAR PARTNERSHIPS



Notes to the Financial Statements**Financial Overview / Highlights**

- Total revenues are currently at 86.57% of the annual budget. 85.82% of special assessments have been collected through December.

- Total expenditures are at approximately 25.98% of the annual budget.

Variance Analysis

Account Name	YTD Actual	Annual Budget	% of Budget	Explanation
Expenditures - General Fund				
<i><u>Administrative</u></i>				
Web Hosting/Email services	\$1,553	\$1,553	100%	Annual ADA Compliant Website Services for FY2026.
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.
<i><u>Field</u></i>				
R&M-General	\$10,538	\$28,000	38%	Brick By The Mile brick wall repairs - \$10,000; other miscellaneous repairs/supplies.
R&M-Irrigation	\$2,300	\$8,000	29%	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.
<i><u>Parks and Recreation</u></i>				
Workers' Compensation	\$3,137	\$8,611	36%	EGIS Insurance policy for FY2026.
ProfServ-Pool Maintenance	\$7,101	\$35,000	20%	Triangle Pool Service pool chemicals and maintenance.
Holiday Decorations	\$10,000	\$10,000	100%	Sloan Lighting Solutions holiday decorations.

Balance Sheet
December 31, 2025

ACCOUNT DESCRIPTION	GENERAL FUND	RESIDENTIAL SERVICES FUND	TOTAL
ASSETS			
Cash - Checking Account	\$ 1,730,484	\$ -	\$ 1,730,484
Cash On Hand/Petty Cash	300	-	300
Due From Other Funds	-	544,372	544,372
Investments:			
Money Market Account	1,378,444	-	1,378,444
Prepaid Items	13,202	-	13,202
Utility Deposits - TECO	18,775	-	18,775
TOTAL ASSETS	\$ 3,141,205	\$ 544,372	\$ 3,685,577
LIABILITIES			
Accounts Payable	\$ 23,844	\$ -	\$ 23,844
Accrued Expenses	-	24,290	24,290
Sales Tax Payable	83	-	83
Deposits	600	-	600
Due To Other Funds	544,372	-	544,372
TOTAL LIABILITIES	568,899	24,290	593,189
FUND BALANCES			
Nonspendable:			
Prepaid Items	13,202	-	13,202
Deposits	18,775	-	18,775
Assigned to:			
Operating Reserves	354,135	79,356	433,491
Reserves - Park	402,680	-	402,680
Unassigned:			
	1,783,514	440,726	2,224,240
TOTAL FUND BALANCES	\$ 2,572,306	\$ 520,082	\$ 3,092,388
TOTAL LIABILITIES & FUND BALANCES	\$ 3,141,205	\$ 544,372	\$ 3,685,577

Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending December 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
REVENUES					
Interest - Investments	\$ 40,000	\$ 10,000	\$ 16,857	\$ 6,857	42.14%
Interest - Tax Collector	-	-	199	199	0.00%
Special Assmnts- Tax Collector	1,427,124	1,250,162	1,224,733	(25,429)	85.82%
Special Assmnts- Discounts	(57,085)	(50,520)	(49,048)	1,472	85.92%
Other Miscellaneous Revenues	5,500	1,375	31,305	29,930	569.18%
Access Cards	1,000	250	772	522	77.20%
Amenities Revenue	-	-	1,428	1,428	0.00%
TOTAL REVENUES	1,416,539	1,211,267	1,226,246	14,979	86.57%
EXPENDITURES					
Administration					
P/R-Board of Supervisors	12,000	3,000	1,600	1,400	13.33%
FICA Taxes	918	230	122	108	13.29%
ProfServ-Engineering	8,000	2,006	2,412	(406)	30.15%
ProfServ-Legal Services	12,000	3,000	1,864	1,136	15.53%
ProfServ-Mgmt Consulting	67,062	16,766	17,291	(525)	25.78%
ProfServ-Property Appraiser	405	405	-	405	0.00%
Auditing Services	5,500	2,750	-	2,750	0.00%
Website Hosting/Email services	1,553	1,553	1,553	-	100.00%
Postage and Freight	2,000	500	24	476	1.20%
Insurance - General Liability	58,000	58,000	46,486	11,514	80.15%
Legal Advertising	1,100	275	249	26	22.64%
Miscellaneous Services	100	25	-	25	0.00%
Misc-Assessment Collection Cost	28,542	25,003	23,514	1,489	82.38%
Misc-Taxes	3,300	3,300	2,321	979	70.33%
Annual District Filing Fee	175	175	175	-	100.00%
Total Administration	200,655	116,988	97,611	19,377	48.65%
Field					
Contracts-Security Services	12,000	3,000	3,640	(640)	30.33%
Contracts-Landscape	170,000	42,500	39,605	2,895	23.30%
Contracts-Landscape Consultant	6,776	1,680	1,680	-	24.79%
Utility - General	18,000	4,500	5,622	(1,122)	31.23%
R&M-General	28,000	7,003	10,538	(3,535)	37.64%
R&M-Irrigation	8,000	2,006	2,300	(294)	28.75%
R&M-Lake	27,500	6,875	6,870	5	24.98%
R&M-Landscape Renovations	20,000	5,000	1,665	3,335	8.33%
R&M-Mulch	18,000	4,500	-	4,500	0.00%

Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending December 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	2,500	-	2,500	0.00%
R&M-Trees	15,000	3,750	6,300	(2,550)	42.00%
Cap Outlay-Machinery and Equip	5,000	1,250	-	1,250	0.00%
Total Field	338,276	84,564	78,220	6,344	23.12%
Road and Street Facilities					
Electricity - Streetlights	195,000	48,750	48,855	(105)	25.05%
Total Road and Street Facilities	195,000	48,750	48,855	(105)	25.05%
Parks and Recreation					
Payroll-Salaries	270,000	67,500	77,209	(9,709)	28.60%
Payroll-Benefits	4,500	1,125	-	1,125	0.00%
FICA Taxes	20,655	5,164	6,011	(847)	29.10%
Life and Health Insurance	10,351	2,593	1,365	1,228	13.19%
Workers' Compensation	8,611	8,611	3,137	5,474	36.43%
ProfServ-Pool Maintenance	35,000	8,750	7,101	1,649	20.29%
Contracts-Pest Control	1,000	253	225	28	22.50%
Communication - Telephone	6,000	1,500	2,193	(693)	36.55%
Utility - General	55,000	13,750	13,470	280	24.49%
R&M-General	40,000	10,003	4,880	5,123	12.20%
R&M-Mulch	5,000	1,250	-	1,250	0.00%
R&M-Fitness Equipment	4,500	1,125	-	1,125	0.00%
Holiday Decoration	10,000	10,000	10,000	-	100.00%
Special Events	6,000	1,500	1,050	450	17.50%
Op Supplies - General	50,000	12,505	9,701	2,804	19.40%
Subscriptions and Memberships	1,043	261	-	261	0.00%
Capital Outlay	41,700	10,425	7,000	3,425	16.79%
Reserve	113,248	113,248	-	113,248	0.00%
Total Parks and Recreation	682,608	269,563	143,342	126,221	21.00%
TOTAL EXPENDITURES	1,416,539	519,865	368,028	151,837	25.98%
Excess (deficiency) of revenues					
Over (under) expenditures	-	691,402	858,218	166,816	0.00%
Net change in fund balance	\$ -	\$ 691,402	\$ 858,218	\$ 166,816	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2025)	1,714,088	1,714,088	1,714,088		
FUND BALANCE, ENDING	\$ 1,714,088	\$ 2,405,490	\$ 2,572,306		

Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending December 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
REVENUES					
Interest - Investments	\$ -	\$ -	\$ 3,955	\$ 3,955	0.00%
Special Assmnts- Tax Collector	330,649	289,649	283,757	(5,892)	85.82%
Special Assmnts- Discounts	(13,226)	(11,705)	(11,364)	341	85.92%
TOTAL REVENUES	317,423	277,944	276,348	(1,596)	87.06%
EXPENDITURES					
Administration					
ProfServ-Administrative	2,100	525	-	525	0.00%
ProfServ-Legal Services	7,000	1,750	-	1,750	0.00%
Deed Restrictions-Printing & Postage	7,200	1,800	633	1,167	8.79%
Misc-Assessment Collection Cost	6,613	5,793	5,448	345	82.38%
Office Supplies	3,000	750	-	750	0.00%
Total Administration	25,913	10,618	6,081	4,537	23.47%
Garbage/Solid Waste Services					
Utility - Refuse Removal	291,510	72,878	72,871	7	25.00%
Total Garbage/Solid Waste Services	291,510	72,878	72,871	7	25.00%
TOTAL EXPENDITURES	317,423	83,496	78,952	4,544	24.87%
Excess (deficiency) of revenues					
Over (under) expenditures	-	194,448	197,396	2,948	0.00%
Net change in fund balance	\$ -	\$ 194,448	\$ 197,396	\$ 2,948	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2025)	322,686	322,686	322,686		
FUND BALANCE, ENDING	\$ 322,686	\$ 517,134	\$ 520,082		

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

Date Received	Net Amount Received	Discount / (Penalties) Amount	Collection Costs	Gross Amount Received	ALLOCATION	
					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
12/05/25	\$ 1,056,178	\$ 44,874	\$ 21,555	\$ 1,122,607	\$ 911,437	\$ 211,170
12/11/25	\$ 135,392	\$ 5,745	\$ 2,763	\$ 143,900	\$ 116,831	\$ 27,068
12/18/25	\$ 13,258	\$ 463	\$ 271	\$ 13,992	\$ 11,360	\$ 2,632
TOTAL	\$ 1,419,116	\$ 60,412	\$ 28,962	\$ 1,508,490	\$ 1,224,733	\$ 283,757
% COLLECTED				85.82%	85.82%	85.82%
TOTAL OUTSTANDING				\$ 249,283	\$ 202,391	\$ 46,892

Meadow Pointe

Community Development District

Cash and Investment Report

December 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	3.82%	n/a	1,695,745
Checking Account - Operating	Regions	0.00%	n/a	34,739
		Subtotal		<u>1,730,484</u>
Petty Cash		0.00%	n/a	300
Money Market Account	Bank United	3.60%	n/a	1,378,444
		Subtotal		<u>1,378,444</u>
		Total		<u>\$ 3,109,228</u>

Meadow Pointe

Community Development District

Cash Receipts Schedule
December 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		
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
12/05/25	Tax Collector	911,437		911,437	See assessment collection worksheet
12/11/25	Tax Collector	116,831		116,831	See assessment collection worksheet
12/16/25	Property Deed Violation Fee	1,550	1,550	-	
12/18/25	Tax Collector	11,360	-	11,360	See assessment collection worksheet
12/19/25	Insurance Claim Payment	23,911	23,911	-	-
12/19/25	Rentals / Fobs	1,427	1,427	-	-
12/19/25	Property Deed Violation Fee	1,000	1,000		
Total		1,258,237	33,505	1,224,733	



February 3, 2026

Proposal for Meadow Pointe Community I, II, III, and IV CDD

Year	Start Date	Price Per Home/Month
Year 1 –	10/1/2025 – Current	\$16.45
Year 2 –	10/1/2026	\$17.27
Year 3 –	10/1/2027	\$18.14
Year 4 –	10/1/2028	\$19.05
Year 5 –	10/1/2029	\$20.00

Service	Equipment	Price Per Home/Month
Trash Service/2x wk	96 gallon Coastal Carts	Included
Recycling Service/1x wk	65 gallon Coastal Carts	Included
Bulk Pickup		\$1 (Meadow Pointe I, II, IV)

ESTIMATE

Southscapes Landscape
Maintenance Inc
PO Box 118
Lutz, FL 33548

adamrhum@gmail.com
+1 (727) 207-5475
www.southscapesfl.com

Meadow Pointe 1 CDD

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

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

Estimate details

Estimate no.: 1119
Estimate date: 01/30/2026

#	Date	Product or service	Description	Qty	Rate	Amount
1.	01/30/2026	Lawn Service	Spread 300 yards of cypress mulch around the community	300	\$50.00	\$15,000.00
Total						\$15,000.00

Accepted date

Accepted by

ESTIMATE

Southscapes Landscape
Maintenance Inc
PO Box 118
Lutz, FL 33548

adamrhum@gmail.com
+1 (727) 207-5475
www.southscapesfl.com

Meadow Pointe 1 CDD

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

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

Estimate details

Estimate no.: 1118
Estimate date: 01/23/2026

#	Date	Product or service	Description	Qty	Rate	Amount
1.	01/23/2026	Lawn Service	Cut down and remove the 5 dying oak trees in front of the construction site on Aron wood Blvd	5	\$500.00	\$2,500.00
2.	01/23/2026	Lawn Service	Stump grind the stumps of the 5 removed oak trees	5	\$400.00	\$2,000.00
						Total \$4,500.00

Accepted date

Accepted by



MP1 Clubhouse <mp1@meadowpointecdd.com>

Meadow Point 1 Olympic Pool Coping Re-Mortar & Re-Grout

Premier Paver Restoration <premierpaverrestoration@gmail.com>
To: MP1 Clubhouse <mp1@meadowpointecdd.com>

Tue, Feb 3, 2026 at 8:02 AM

Hello Mr. Fisk,

I've attached the estimate you requested for the Olympic Pool Coping Re-Mortar and Re-Grout. As John mentioned in his text, they did a full walk through of the coping around the entire Olympic pool and there is a total of (13) broken grout lines and (6) broken coping brick.

There is 9 linear feet of loose coping with broken grout lines by the ladder next to building B office and another 6 linear feet of loose coping with broken grout lines by the 4 foot ladder on the far side by the barbecue grills.

I have attached pictures of all of the damaged areas with the exception of all of the loose coping simply because you can't see that in the pictures, but you can find both areas of loose coping located in the areas described above.

To replace/repair all things listed above would cost \$1,771 and that includes the cost of new coping pavers, all supplies and labor.

The price includes:

- 1.) Pull up all 13 feet of coping that is loose in (2) areas, grind off the old mortar from the substrate, replace any broken damaged coping with new coping bricks, pour (2) new mortar beds, and reinstall the coping.
- 2.) Grind out and remove all broken damaged coping listed above (6 areas) and re-install new coping.
- 3.) Grind out broken grout lines in 13 different areas and replace with new grout.

We will be returning on Wednesday or Thursday just to check to make sure our mortar beds have cured fine under the two small areas of the drain. If you can get the green light and would like for us to get these things taken care of while we're out there we could do so.

Please feel free to let me know if you have any questions. You are always great to work with and the guys certainly agree!

Thanks,
Jason
Premier Paver Restoration



Google

FIVE STAR
CUSTOMER RATING

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 Pointe 1 Date: 2/2/26

Phone Number: Keith Fisk 813-714-8043 Time: 6:34pm - 6:34pm

Address: 28245 County Line Rd., Wesley Chapel 33543

Email: mp1@MeadowPointeCDD.com

NORMAL CHARGE
\$2,231

Repeat Customer

DISCOUNT

-\$460

OLYMPIC POOL COPING

RE-MORTAR & REGROUT
LISTED BELOWTOTAL ALL
WORK COPING
RE-MORTAR &
RE-GROUT LISTED\$1,771

- 9 linear ft of loose coping with broken grout lines by ladder next to building B office-
- Another 6 linear ft of loose coping with broken grout lines by the 4 ft ladder on far side by the BBQ grills.

- 1) Pull up all 13 linear ft of coping that is loose in 2 listed areas - Grind off old mortar from substrate, replace any broken/damaged coping with new coping bricks, pour 2 new mortar beds, and reinstall the coping
- 2) Grind out and remove all broken/damaged coping listed above (6 areas) and re-install new coping -
- 3) Grind out broken grout lines in 13 different areas and replace with new grout -

Payment Type (Circle one) Cash/Check/Credit Payment Due Upon Completion
Work Authorization _____ Date: _____



MP1 Clubhouse <mp1@meadowpointecdd.com>

Meadow Point 1 Olympic Pool Coping Re-Mortar & Re-Grout

Premier Paver Restoration <premierpaverrestoration@gmail.com>
To: MP1 Clubhouse <mp1@meadowpointecdd.com>

Tue, Feb 3, 2026 at 8:02 AM

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There is 9 linear feet of loose coping with broken grout lines by the ladder next to building B office and another 6 linear feet of loose coping with broken grout lines by the 4 foot ladder on the far side by the barbecue grills.

I have attached pictures of all of the damaged areas with the exception of all of the loose coping simply because you can't see that in the pictures, but you can find both areas of loose coping located in the areas described above.

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Please feel free to let me know if you have any questions. You are always great to work with and the guys certainly agree!

Thanks,
Jason
Premier Paver Restoration



Google

FIVE STAR
CUSTOMER RATING

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 Pointe 1 Date: 2/2/26

Phone Number: Keith Fisk 813-714-8043 Time: 6:34pm - 6:34pm

Address: 28245 County Line Rd., Wesley Chapel 33543

Email: mp1@MeadowPointeCDD.com

NORMAL CHARGE
\$2,231

Repeat Customer

DISCOUNT

-\$460

OLYMPIC POOL COPING

RE-MORTAR & REGROUT
LISTED BELOWTOTAL ALL
WORK COPING
RE-MORTAR &
RE-GROUT LISTED\$1,771

- 9 linear ft of loose coping with broken grout lines by ladder next to building B office-
- Another 6 linear ft of loose coping with broken grout lines by the 4 ft ladder on far side by the BBQ grills.

- 1) Pull up all 13 linear ft of coping that is loose in 2 listed areas - Grind off old mortar from substrate, replace any broken/damaged coping with new coping bricks, pour 2 new mortar beds, and reinstall the coping
- 2) Grind out and remove all broken/damaged coping listed above (6 areas) and re-install new coping -
- 3) Grind out broken grout lines in 13 different areas and replace with new grout -

Payment Type (Circle one) Cash/Check/Credit Payment Due Upon Completion
Work Authorization _____ Date: _____

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, January 15, 2026, at 7:02 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
Alan Sourk	Assistant Secretary
Stephanie Costa	Assistant Secretary
Nathaniel Kirkland	Assistant Secretary

Also present were:

Alize Aninipot	District Manager
Keith Fisk	Operations Manager
Ruben Nesbitt	District Accountant (via Teleconference)

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 had a question regarding the traffic on county line rd. Mr. Smith referred the resident to reach out to Ms. Willis

FOURTH ORDER OF BUSINESS

Staff Reports

A. District Accountant

1. Review of the October and November 2025 Financials

On MOTION by Mr. Smith, seconded by Mr. Kirkland, with all in favor, the Board approved the October and November 2025 Financials.

B. District Counsel

There were no updates. The Board requested that this item be removed from the agenda and addressed only on an as-needed basis.

42 **C. Aquatics Report**

43 There were no updates. The Board requested that this item be removed from the agenda
44 and addressed only on an as-needed basis.

45

46 **D. Deed Restriction and Architectural Review Matters**

47 There were no updates.

48

49 **E. Onsite Manager**

50 Mr. Fisk presented his report to the Board regarding issues affecting resident homes that
51 sustained damage as a result of Hurricane Milton since July 2025.

52

53 **F. Community Counsel Update**

54 There were no additional updates. Mr. Costa reported that no events are scheduled for
55 January or February. The only upcoming events currently planned are the Fair in late
56 March and the Garage Sale on April 11.

57

58 **G. District Manager**

59 Ms. Aninipot reported that the next meeting is scheduled for February 19, 2026, at 7:00
60 p.m. The Board indicated there are no scheduling conflicts. The Board requested that a
61 discussion regarding potential meeting cancellation dates be included on the next agenda.

62

63 On MOTION by Ms. Costa, seconded by Mr. Sourk, with all in
64 favor, the Board ratified the Christmas gift cards for on-site
65 staff in the amount of \$3,882.96

66 **1. Review of Community Letter to Residents Regarding the Rule Changes**

67 Ms. Costa noted a typographical error in Item No. 5 of the Summary of Policy Changes.
68 She requested that the last line of Item No. 5 be revised to read: "This includes both
69 denial of access and fine issuance," and that the numbering format on page 2 be
70 corrected. The Board also requested that the effective date be revised from February 1,
71 2026, to March 1, 2026.

72

73 On MOTION by Mr. Smith, seconded by Ms. Costa, with all in
74 favor, the Board approved the Community Letter to Residents
75 Regarding the Rule Changes pending the Board's revisions.

76 **FIFTH ORDER OF BUSINESS****Business Items**77 **A. Ratification of Resolution 2026-01, General Election**

78

79 On MOTION by Mr. Smith, seconded by Mr. Sourk, with all in
80 favor, the Board Ratified Resolution 2026-01, General
81 Election.

82

83 **B. Consideration of Replacement of Pool Drain Proposals**

84

85

86

87 On MOTION by Mr. Smith, seconded by Mr. Sourk, with all in
88 favor, the Board approved the Splash Pad Drain and Lap Pool
89 Drain Proposal in the amount of \$15,460.

90

91 **C. Consideration of Replacement of Leg Curl/Leg Extension
92 Equipment Proposal**

93

94 On MOTION by Mr. Smith, seconded by Ms. Costa, with all in
95 favor, the Board approved the Precor Proposal in the amount of
96 \$3,827.40.

97

98 **D. Consideration of Resurfacing Courts Proposal**

99

100 On MOTION by Mr. Smith, seconded by Mr. Kirkland, with
101 all in favor, the Board approved the Resurfacing Courts
102 Proposal in the amount of \$31,600.

103

104 Mr. Fisk referenced an email sent to Ms. Willis regarding her request to rent the
105 pickleball court for an event. The Board advised that she follow the same
106 arrangement as the previous year and noted that, should her event exceed one hour,
107 she would be required to pay the \$30 per hour fee for exclusive use of the court.

108

109 Mr. Fisk also reported two purchases for the month: \$400 for repairs to the John
110 Deere Gator and \$2,164.96 for the purchase of two new computers.

111

112 **E. Consideration of Service Mark License Agreement**

113

114 On MOTION by Mr. Smith, seconded by Mr. Sourk, with all in
115 favor, the Board approved the Service Mark License
116 Agreement.

117

118 **SIXTH ORDER OF BUSINESS**

Business Administration

119 **A. Consideration of Minutes from the Meeting held on November 20, 2025**

120

121 On MOTION by Mr. Smith, seconded by Mr. Kirkland, with
122 all in favor, the Board accepted the Meeting Minutes from the
123 Meeting held on November 20, 2025.

124

125 **SEVENTH ORDER OF BUSINESS**

Board of Supervisors Requests
126 and Comments

127 The Board requested that a discussion regarding potential meeting cancellations be
128 placed on the next agenda. The Board also requested a proposal for the removal of pine
129 trees, subject to an initial evaluation.

130

131 The floor was then opened for audience comments. One resident expressed concerns

132 regarding a leaning tree in need of repair, inquired about the financial benefit derived
133 from the shopping center, and asked about tree trimming in the conversation area. Mr.
134 Smith stated that the financial benefit associated with the shopping center equates to an
135 \$800 reduction in CDD fees.

136

EIGHTH ORDER OF BUSINESS

Adjournment

138

139 On MOTION by Mr. Smith, seconded by Mr. Kirkland, with
140 all in favor, the meeting was adjourned at 7:44 p.m. 4-0

141

142

143

144 Secretary / Assistant Secretary

Chair / Vice Chair