

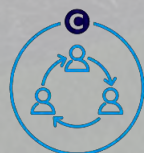
Meadow Pointe I Community Development District

March 19, 2026

Revised Final Agenda Package

2005 Pan Am Circle
Suite 300
Tampa, FL 33607

CLEAR PARTNERSHIPS



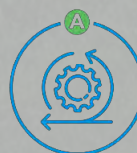
COLLABORATION



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
Crystal Yem, District Admin Assistant

Revised Final Agenda

Thursday, March 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 January 2026 Financials.....Page 3
2. Consideration to Assign Fund Balance.....Page 12
3. Update on Comparison of Expenses and Assets from Last Fiscal Year to Current

B. Deed Restriction and Architectural Review Matters

C. Onsite Manager

1. Interior Painting of Building C
 - CBC Painting: \$4,356.00.....Page 13
 - Two Can Paint: \$4,195.00.....Page 14
2. Repair of Precor Treadmill IFT Box (Motherboard)
 - FitRev: \$991.99.....Page 15
 - Note: The treadmill is 8 years old.
3. Replacement of Precor Treadmill - FitRev
 - Residential model: \$5,129.00.....Page 16
 - Precor TRM 631 (Commercial model): \$5,973.00.....Page 17
4. Tree Removal
 - Removal of 12 Oak Trees on the South Side of County Line Road
East of Meadowlands, for Pasco County Sidewalk Replacement.
 - AZ Tree Service: \$12,000.00.....Page 18
5. Sidewalk and Concrete Repairs
 - Removal of 16 Sections of Sidewalk by the Pickleball Courts and Playground
 - Replace the Concrete Under the Picnic Tables
 - Replace the 4x4 Section of the Sidewalk in Front of Building B
 - Ignite Handy Solutions: \$9,700.00.....Page 19

D. Community Counsel Update

E. District Manager

1. Discussion Regarding Future Cancellations of Meetings

5. Business Items

6. Business Administration

- A. Consideration of the Minutes of February 19, 2026, Meeting.....Page 20

7. Audience Comments

8. Board of Supervisors' Requests and Comments

9. Adjournment

The next meeting is scheduled for Thursday, April 16, 2026, at 7:00 p.m.

District Office:
2005 Pan Am Circle
Suite 300
Tampa, FL 33607

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

***Meadow Pointe
Community
Development
District***

Financial Report

January 31, 2026

CLEAR PARTNERSHIPS



Notes to the Financial Statements

Financial Overview / Highlights

- ▶ Total revenues are currently at 96.15% of the annual budget. 94.83% of special assessments have been collected through January.
- ▶ Total expenditures are at approximately 32.45% of the annual budget.

Variance Analysis

Account Name	YTD Actual	Annual Budget	% of Budget	Explanation
Expenditures - General Fund				
<u>Administrative</u>				
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.
<u>Field</u>				
Contracts-Security Services	\$5,040	\$12,000	42%	All payments to Florida Highway Patrol Off Duty Police.
R&M-General	\$11,488	\$28,000	41%	Brick By The Mile brick wall repairs - \$10,000; Sloan Lighting Solutions display repair - \$950; 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	\$7,100	\$15,000	47%	Two Men & A Chainsaw clean oaks, tree trimming and removal - \$6,300; Southscapes Landscape Maintenance stump grinding and tree removal - \$800.
<u>Parks and Recreation</u>				
Workers' Compensation	\$3,989	\$8,611	46%	EGIS Insurance policy for FY 2026.
ProfServ-Pool Maintenance	\$8,280	\$35,000	24%	Triangle Pool Service pool chemicals and maintenance.
Holiday Decorations	\$10,000	\$10,000	100%	Sloan Lighting Solutions holiday decorations.

The notes are intended to provide additional information helpful when reviewing the financial statements.

Balance Sheet
January 31, 2026

ACCOUNT DESCRIPTION	GENERAL FUND	RESIDENTIAL SERVICES FUND	TOTAL
<u>ASSETS</u>			
Cash - Checking Account	\$ 1,739,921	\$ -	\$ 1,739,921
Cash On Hand/Petty Cash	300	-	300
Due From Other Funds	-	523,314	523,314
Investments:			
Money Market Account	1,382,364	-	1,382,364
Prepaid Items	14,248	-	14,248
Utility Deposits - TECO	18,775	-	18,775
TOTAL ASSETS	\$ 3,155,608	\$ 523,314	\$ 3,678,922
<u>LIABILITIES</u>			
Accounts Payable	\$ 13,624	\$ -	\$ 13,624
Accrued Expenses	1,600	-	1,600
Sales Tax Payable	45	-	45
Deposits	600	-	600
Due To Other Funds	523,314	-	523,314
TOTAL LIABILITIES	539,183	-	539,183
<u>FUND BALANCES</u>			
Nonspendable:			
Prepaid Items	14,248	-	14,248
Deposits	18,775	-	18,775
Assigned to:			
Operating Reserves	354,135	79,356	433,491
Reserves - Park	402,680	-	402,680
Unassigned:	1,826,587	443,958	2,270,545
TOTAL FUND BALANCES	\$ 2,616,425	\$ 523,314	\$ 3,139,739
TOTAL LIABILITIES & FUND BALANCES	\$ 3,155,608	\$ 523,314	\$ 3,678,922

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending January 31, 2026

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<u>REVENUES</u>					
Interest - Investments	\$ 40,000	\$ 13,333	\$ 24,379	\$ 11,046	60.95%
Interest - Tax Collector	-	-	1,444	1,444	0.00%
Special Assmnts- Tax Collector	1,427,124	1,335,789	1,353,353	17,564	94.83%
Special Assmnts- Discounts	(57,085)	(53,945)	(52,899)	1,046	92.67%
Other Miscellaneous Revenues	5,500	1,833	32,855	31,022	597.36%
Access Cards	1,000	333	1,217	884	121.70%
Amenities Revenue	-	-	1,638	1,638	0.00%
TOTAL REVENUES	1,416,539	1,297,343	1,361,987	64,644	96.15%
<u>EXPENDITURES</u>					
<u>Administration</u>					
P/R-Board of Supervisors	12,000	4,000	2,200	1,800	18.33%
FICA Taxes	918	306	122	184	13.29%
ProfServ-Engineering	8,000	2,672	3,881	(1,209)	48.51%
ProfServ-Legal Services	12,000	4,000	2,917	1,083	24.31%
ProfServ-Mgmt Consulting	67,062	22,354	23,054	(700)	34.38%
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	667	146	521	7.30%
Insurance - General Liability	58,000	58,000	46,486	11,514	80.15%
Legal Advertising	1,100	367	249	118	22.64%
Miscellaneous Services	100	33	-	33	0.00%
Misc-Assessment Collection Cost	28,542	26,715	26,009	706	91.13%
Misc-Taxes	3,300	3,300	2,321	979	70.33%
Annual District Filing Fee	175	175	175	-	100.00%
Total Administration	200,655	127,297	109,113	18,184	54.38%
<u>Field</u>					
Contracts-Security Services	12,000	4,000	5,040	(1,040)	42.00%
Contracts-Landscape	170,000	56,667	52,807	3,860	31.06%
Contracts-Landscape Consultant	6,776	2,296	2,240	56	33.06%
Utility - General	18,000	6,000	6,026	(26)	33.48%
R&M-General	28,000	9,336	11,488	(2,152)	41.03%
R&M-Irrigation	8,000	2,672	2,300	372	28.75%
R&M-Lake	27,500	9,167	9,160	7	33.31%
R&M-Landscape Renovations	20,000	6,667	1,665	5,002	8.33%
R&M-Mulch	18,000	6,000	-	6,000	0.00%

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending January 31, 2026

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	3,333	-	3,333	0.00%
R&M-Trees	15,000	5,000	7,100	(2,100)	47.33%
Cap Outlay-Machinery and Equip	5,000	1,667	-	1,667	0.00%
Total Field	338,276	112,805	97,826	14,979	28.92%
<u>Road and Street Facilities</u>					
Electricity - Streetlights	195,000	65,000	64,152	848	32.90%
Total Road and Street Facilities	195,000	65,000	64,152	848	32.90%
<u>Parks and Recreation</u>					
Payroll-Salaries	270,000	90,000	98,665	(8,665)	36.54%
Payroll-Benefits	4,500	1,500	346	1,154	7.69%
FICA Taxes	20,655	6,885	7,682	(797)	37.19%
Life and Health Insurance	10,351	3,455	4,813	(1,358)	46.50%
Workers' Compensation	8,611	8,611	3,989	4,622	46.32%
ProfServ-Pool Maintenance	35,000	11,667	8,280	3,387	23.66%
Contracts-Pest Control	1,000	336	310	26	31.00%
Communication - Telephone	6,000	2,000	2,765	(765)	46.08%
Utility - General	55,000	18,333	18,802	(469)	34.19%
R&M-General	40,000	13,336	4,880	8,456	12.20%
R&M-Mulch	5,000	1,667	-	1,667	0.00%
R&M-Fitness Equipment	4,500	1,500	1,225	275	27.22%
Holiday Decoration	10,000	10,000	10,000	-	100.00%
Special Events	6,000	2,000	1,050	950	17.50%
Op Supplies - General	50,000	16,672	14,912	1,760	29.82%
Subscriptions and Memberships	1,043	348	13	335	1.25%
Capital Outlay	41,700	13,900	10,827	3,073	25.96%
Reserve	113,248	113,248	-	113,248	0.00%
Total Parks and Recreation	682,608	315,458	188,559	126,899	27.62%
TOTAL EXPENDITURES	1,416,539	620,560	459,650	160,910	32.45%
Excess (deficiency) of revenues					
Over (under) expenditures	-	676,783	902,337	225,554	0.00%
Net change in fund balance	\$ -	\$ 676,783	\$ 902,337	\$ 225,554	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2025)	1,714,088	1,714,088	1,714,088		
FUND BALANCE, ENDING	\$ 1,714,088	\$ 2,390,871	\$ 2,616,425		

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending January 31, 2026

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<u>REVENUES</u>					
Interest - Investments	\$ -	\$ -	\$ 5,718	\$ 5,718	0.00%
Special Assmnts- Tax Collector	330,649	309,487	313,557	4,070	94.83%
Special Assmnts- Discounts	(13,226)	(12,499)	(12,256)	243	92.67%
TOTAL REVENUES	317,423	296,988	307,019	10,031	96.72%
<u>EXPENDITURES</u>					
<u>Administration</u>					
ProfServ-Administrative	2,100	700	-	700	0.00%
ProfServ-Legal Services	7,000	2,333	-	2,333	0.00%
Deed Restrictions-Printing & Postage	7,200	2,400	900	1,500	12.50%
Misc-Assessment Collection Cost	6,613	6,190	6,026	164	91.12%
Office Supplies	3,000	1,000	-	1,000	0.00%
Total Administration	25,913	12,623	6,926	5,697	26.73%
<u>Garbage/Solid Waste Services</u>					
Utility - Refuse Removal	291,510	97,170	99,465	(2,295)	34.12%
Total Garbage/Solid Waste Services	291,510	97,170	99,465	(2,295)	34.12%
TOTAL EXPENDITURES	317,423	109,793	106,391	3,402	33.52%
Excess (deficiency) of revenues					
Over (under) expenditures	-	187,195	200,628	13,433	0.00%
Net change in fund balance	\$ -	\$ 187,195	\$ 200,628	\$ 13,433	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2025)	322,686	322,686	322,686		
FUND BALANCE, ENDING	\$ 322,686	\$ 509,881	\$ 523,314		

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	
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	
01/09/26	\$ 150,604	\$ 4,743	\$ 3,074	\$ 158,420	\$ 128,621	\$ 29,800	
TOTAL	\$ 1,569,720	\$ 65,155	\$ 32,035	\$ 1,666,910	\$ 1,353,353	\$ 313,557	
% COLLECTED					94.83%	94.83%	94.83%
TOTAL OUTSTANDING					\$ 90,863	\$ 73,771	\$ 17,092

Meadow Pointe

Community Development District

Cash and Investment Report January 31, 2026

<u>ACCOUNT NAME</u>	<u>BANK NAME</u>	<u>YIELD</u>	<u>MATURITY</u>	<u>BALANCE</u>
GENERAL FUND				
Checking Account - Operating	Valley National	3.59%	n/a	1,702,642
Checking Account - Operating	Regions	0.00%	n/a	37,279
		Subtotal		<u>1,739,921</u>
Petty Cash		0.00%	n/a	300
Money Market Account	Bank United	3.40%	n/a	1,382,364
		Subtotal		<u>1,382,364</u>
		Total		<u>\$ 3,122,585</u>

Meadow Pointe

Community Development District

Cash Receipts Schedule January 31, 2026

<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		
01/09/26	Tax Collector	128,621	-	128,621	See assessment collection worksheet
01/21/26	Property Deed Violation Fee	1,550	1,550		
01/21/26	Rentals / Fobs	654	654		
Total		1,389,062	35,710	1,353,353	

**MEADOW POINTE
COMMUNITY DEVELOPMENT DISTRICT**

Motion: Assigning Fund Balance as of 09/30/25

The Board hereby assigns the FY 2025 Reserves as follows:

	<u>FY2024</u>
Operating Reserves	\$ 354,135
Operating Reserves - Residential Services	79,356
Reserves - Park	402,679
Total Assigned Reserves	<u>\$ 836,170</u>

THANK YOU FOR YOUR BUSINESS

BUILDING C GYM, HALLWAY, BATHROOMS
OFFICE & WEIGHT ROOM



* DURATION SATIN FINISH BY S/ WILLIAMS
TRIM & BASEBOARDS IN
S/ WILLIAMS UPGRADE
TRIM PAINT SEM-GLOSS

Contract Agreement

2-17-26

This Contract for Services is made effective as of:

CLIENT NAME: MEADOW POINTE 1 CDD

ADDRESS: 28245 COUNTY LINE ROAD, 33543

PHONE: 813-714-8043 (ICEFH)

AND: TwoCan Paint, LLC. Painting: interior/exterior & Misc. Repairs;
Licensed, Insured, and with a Workers Comp Exemption by the State of Florida. Lic.# PA2926 / LP09525

DESCRIPTION OF SERVICES: TwoCan Paint agrees to provide the following painting services:

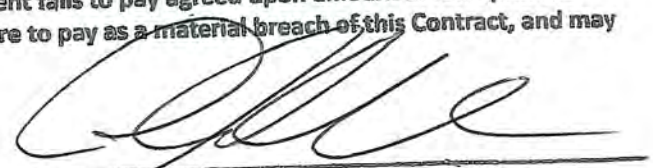
- (1) TwoCan Paint agrees to provide painting services agreed upon at the time of complementary bid and consultation. Any specific details will be noted on the reverse side & signed by a TwoCan Paint Representative and an agent of the company/individual receiving services.
- (2) Any extensive preparation, including cleaning, filling holes &/or stripping or sanding, must be arranged for by client or if needed to complete services, additional fees may be charged. If bid includes such services, they will be specified on reverse side of document.
- (3) TwoCan Paint agrees to provide painting services which will adequately cover agreed upon surfaces and that those surfaces will be free of any runs, sags, or roughness except in the case of textured surfaces (as in the case of natural, unfinished wood or intentionally textured surfaces/areas). TwoCan Paint will use paint agreed upon, but does NOT guarantee complete and adequate coverage of surfaces if client goes against the recommendation of our knowledgeable and professional experts.
- (4) TwoCan Paint agrees to leave premises as found and perform any necessary clean-up of splatters &/or spills. TwoCan Paint will NOT be responsible for any additional cleaning services unless specified on reverse side. Furthermore, TwoCan Paint agrees to ensure premises are in no way harmed or damaged as a result of our agreed upon services.

PAYMENT: shall be made to TwoCan Paint, LLC. in the amount of: 4195.00

A deposit amount of 1200.00 BALANCE DUE ON COMPLETION
(IS) IS NOT required

Before services begin.

In addition to any other right or remedy provided by law, if client fails to pay agreed upon amount in full upon the completion of services, TwoCan Paint has the option to treat such failure to pay as a material breach of this Contract, and may cancel this Contract and/or seek legal remedies.


TwoCan Paint, LLC

Customer Signature



7823 N Dale Mabry Hwy
STE 107

Quote

Date	Quote #
3/3/2026	17518
Phone #	Fax #
813-870-2966	813-870-2896

Name / Address
Meadow Pointe I Keith Fisk 28245 County Line Road Wesley Chapel, FL 33543

Rep
MIke

Item	Description	Qty	Cost	Total
Parts	Precor Treadmill	1	859.99	859.99T
Labor	IFT BOX	1	80.00	80.00
Freight Sales (INV)	Labor		52.00	52.00
	Freight Charges are subject to change			

			Subtotal	\$991.99
			Sales Tax (0.0%)	\$0.00
			Total	\$991.99

This quote becomes an order with signature approval and returned to service@fitrev.com



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

QUOTE

Quote # AAAQ37695
Date 3/4/2026
Sales Rep Tyler Johnson

Sold To:

Meadow Pointe I

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

Phone: (813) 973-1671
Email: mp1@meadowpointecdd.comm

Ship To:

Meadow Pointe I

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

Phone: (813) 973-1671
Email: mp1@meadowpointecdd.co

Qty	Manuf.	Manuf #	Description	Unit Price	Ext. Price
1	Precor	PHRCT531BG301130EN	TRM 531 Treadmill	\$4,504.00	\$4,504.00
1	FITREV	Freight	Shipping and Handling	\$175.00	\$175.00
1	FITREV	Installation P&L	Installation - Estimated installation cost includes: inside, first floor, double door access delivery, assembly, and placement according to floor plan, testing, and trash removal: Completed site survey REQUIRED for guaranteed price.	\$450.00	\$450.00

FITREV WILL NOT WALL MOUNT ANY EQUIPMENT, RACKS, OR RIGS

SubTotal	\$5,129.00
Sales Tax	\$0.00

Total	\$5,129.00
--------------	-------------------



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

QUOTE

Quote # AAAQ37688
Date 3/4/2026
Sales Rep Tyler Johnson

Sold To:

Meadow Pointe I

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

Phone: (813) 973-1671
Email: mp1@meadowpointecdd.comm

Ship To:

Meadow Pointe I

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

Phone: (813) 973-1671
Email: mp1@meadowpointecdd.co

Qty	Manuf.	Manuf #	Description	Unit Price	Ext. Price
1	Precor	PHRCT631BG301130EN	TRM 631 Treadmill	\$5,348.00	\$5,348.00
1	FITREV	Freight	Shipping and Handling	\$175.00	\$175.00
1	FITREV	Installation P&L	Installation - Estimated installation cost includes: inside, first floor, double door access delivery, assembly, and placement according to floor plan, testing, and trash removal: Completed site survey REQUIRED for guaranteed price. FITREV WILL NOT WALL MOUNT ANY EQUIPMENT, RACKS, OR RIGS	\$450.00	\$450.00

SubTotal	\$5,973.00
Sales Tax	\$0.00

Total	\$5,973.00
--------------	-------------------



AZ Tree Service

9901 Ideal Ln.
Hudson, FL 34667

Proposal #2570

Created: 03/05/2026
From: Scott McLaren

Proposal For

Meadow pointe

mobile: 8139731671
mp1@meadowpointecdd.com

Location

28245 County Line Rd
Wesley Chapel, FL 33543

28245 County Line Rd 33543

Terms

Due on Receipt

ITEM DESCRIPTION	QUANTITY	UNIT PRICE	AMOUNT
1) Labor Eight trees removed and grind causing foundational issues	1 MH	\$ 12,000.00	\$ 12,000.00

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

SUBTOTAL \$ 12,000.00

SALES TAX \$ 0.00

TOTAL \$ 12,000.00

Signature

x

Date:

Please sign here to accept the terms and conditions

Sales Reps

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

Photos

PROPOSAL

Jose Uribe

352-457-8883

Juribe285@gmail.com

9088 SW 61st Lane

Bushnell, FL 33513

09/29/2025

Project Title and Location: Meadow Pointl by pickle ball court

Project Description: Proposal to remove and replace approximately 65 feet of sidewalk, one section of concrete at by picnic table measuring 12 feet x 15 feet, one small section by office.

Description	
Remove approximately 16 sections of sidewalk and replace. Remove and replace one small section by office	\$7,200.00
Disposal	
Remove and replace section of 12 feet x15 feet	\$2500.00
Total cost of project	\$9700.00

Proposal is good for 30 days from the date above. Thank you for your business, have a blessed day. - Jose Uribe

Manager Approval: _____

**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, February 19, 2026, 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	Assistant Secretary
Alan Sourk	Assistant Secretary
Stephanie Costa	Assistant Secretary
Nathaniel Kirkland	Assistant Secretary

Also present were:

Alize Aninipot	District Manager
Keith Fisk	Operations Manager
Dennis Costa	Community Counsel

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 expressed traffic concerns regarding the new construction outside the community.

FOURTH ORDER OF BUSINESS **Staff Reports**

A. District Accountant

1. Acceptance of the December 2025 Financials

On MOTION by Mr. Smith, seconded by Ms. Willis, with all in favor, the Board approved the December 2025 Financials. 5-0

Mr. Smith requested the accountant to provide a comparison of the expenses and assets from the last FY to the current FY.

B. Deed Restriction and Architectural Review Matters

The Board conducted an architectural review regarding a resident's modification involving the removal of a garage door and the installation of a concrete wall to accommodate an in-law suite. The Board requested further discussion following the meeting and noted that it was not inclined to approve the modification.

The Board also reviewed a separate architectural request from a resident seeking approval to construct a 12-foot shed. The Board requested that detailed construction drawings be submitted for consideration and indicated it was not inclined to approve the request. All deed restriction matters presented to the Board were denied.

C. Onsite Manager

Mr. Fisk presented one proposal under separate cover for 4 window shades for Clubhouse A in the amount of \$1,221.73

On MOTION by Mr. Smith, seconded by Ms. Willis, with all in favor, the Board approved the 4 window shades for \$1,221.73 for Clubhouse A. 5-0

The following proposals were discussed for Business items 5A through 5E

On MOTION by Mr. Smith, seconded by Mr. Sourk, with all in favor, the Board approved Coastal Waster Proposal with the current year being \$16.45 per home per month, year 2 \$17.27 per home per month, year 3 \$18.14 per home per month, year 4 \$19.05 per home per month, and year 5 \$20.00 per home per month. 5-0

On MOTION by Ms. Willis, seconded by Ms. Costa, with all in favor, the Board approved the Landscape Mulch Proposal for \$15,000 to spread 300 years of cypress mulch around the community. 5-0

On MOTION by Mr. Smith, seconded by Mr. Kirkland, with all in favor, the Board approved the Oak Tree Removal for 5 dying oak trees in front of the construction site on Aron Wood Blvd, with the stump grinds of the stumps of the 5 removed oak trees. 5-0

On MOTION by Ms. Willis, seconded by Mr. Sourk, with all in favor, the Board approved Palm City Church to use the rental Clubhouse A once a week from 4:30 pm- 6:30 pm on Wednesday evenings from February 2026 to April 2026.

On MOTION by Ms. Willis, seconded by Mr. Sourk, with all in favor, the Board approved Premier Paver Restoration Olympic Pool Re-Motor and Regrout Proposal for \$1,771. 5-0

On MOTION by Mr. Smith, seconded by Ms. Willis, with all in favor, the Board approved the 4 window shades for \$1,221.73 for Clubhouse A. 5-0

D. Community Counsel Update

Mr. Costa mentioned that there are no events scheduled for the month of March. April 4th will be the Easter Egg Hunt community. April 11 is the community fair.

On MOTION by Mr. Smith, seconded by Ms. Willis, with all in favor, the Board approved \$2,300 for April 11th Fair expenses. 5-0

E. District Manager

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

SIXTH ORDER OF BUSINESS

Business Administration

A. Consideration of Minutes from the Meeting held on January 15, 2026

On MOTION by Mr. Smith, seconded by Mr. Kirkland, with all in favor, the Board accepted the Meeting Minutes from the Meeting held on January 15, 2026.

SEVENTH ORDER OF BUSINESS

Board of Supervisors Requests and Comments

The Board requested to add a section of public comments after supervisor requests moving forward.

The floor was then opened for audience comments. No Audience comments at this time

EIGHTH ORDER OF BUSINESS

Adjournment

There being no further business,

On MOTION by Mr. Smith, seconded by Ms. Willis, with all in favor, the meeting was adjourned at 8:06 p.m. 5-0

Secretary / Assistant Secretary

Chair / Vice Chair