



Meadow Pointe I Community Development District

June 18, 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, Chairman
Alicia Willis, Vice Chairperson
Alan Sourk, Assistant Secretary
Nathaniel Kirkland, Assistant Secretary
Stephanie Costa, Assistant Secretary

District Staff

Alize Aninipot, District Manager
Kathryn “KC” Hopkinson, District Counsel
Tonja Stewart, District Engineer
Keith Fisk, Operations Manager
Ruben Nesbitt, District Accountant
Melinda Gallo, District Admin

Regular Meeting Agenda

Thursday, June 18, 2026, at 7:00 p.m.

The Regular Meeting of the **Meadow Pointe Community Development District** will be held on Thursday, June 18, 2026, at 7:00 p.m. at Meadow Pointe Clubhouse Building A, 28245 County Line Road, Wesley Chapel, Florida, 33543.

THE REGULAR MEETING OF BOARD OF SUPERVISORS

- 1. CALL TO ORDER/ROLL CALL
- 2. PLEDGE OF ALLEGIANCE
- 3. PUBLIC COMMENTS

(Each individual has the opportunity to comment and is limited to three (3) minutes for such comment)

4. STAFF REPORTS

A. District Accountant

- i. Review of Financial Snapshot Page 3
- ii. Review of Financial Comparison Report..... Page 4
- iii. Review of Financials Statements..... Page 7

B. Deed Restriction and Architectural Review Matters

C. On-Site Manager

- i. Consideration of Southscapes Landscape Enhancement and Tree Removal Proposal Page 16
- ii. Consideration of Suspension of Community Center Privileges Page 17

D. Community Counsel Update

E. District Manager

- i. Discussion of Form 1

5. BUSINESS ADMINISTRATION

- A. Consideration of Minutes from the Meeting held May 21, 2026..... Page 22

6. PUBLIC COMMENTS

(Each individual has the opportunity to comment and is limited to three (3) minutes for such comment)

7. BOARD OF SUPERVISORS REQUESTS AND COMMENTS

8. ADJOURNMENT

MEADOW POINTE COMMUNITY DEVELOPMENT DISTRICT

Financial Snapshot June 11, 2026

- **Current Cash Balances:**
 - Valley Bank Operating: \$1,231,228.39
 - BankUnited MM: \$1,397,639.13
 - Regions Bank GF: \$50,149.02
- **Assessment collections:**
 - We received a tax distribution of \$6,393.22 on 6/8/2026.
 - We are 99.32% collected on the tax roll.
- **Audit – FY 2025:**
 - The FY 2025 audit is nearing completion.
- **Expenses:**
 - Current expenses make up 55.7% of the annual budget through the end of April 2026.
 - Total expenses for the first 7 months are approximately \$788,960. This figure may change as we finalize May financials. This puts your average monthly burn rate of approximately \$112,709 per month.
 - May financials will be distributed to the Board by June 16th.

MEADOW POINTE

Community Development District

Governmental Funds**Balance Sheet (Comparison)**
April 30, 2026

ACCOUNT DESCRIPTION	GENERAL FUND	RESIDENTIAL SERVICES FUND	TOTAL	FY 2025	% CHANGE
ASSETS					
Cash - Checking Account	\$ 1,402,872	\$ -	\$ 1,402,872	1,219,835	15.01%
Cash On Hand/Petty Cash	300	-	300	300	0.00%
Due From Other Funds	-	463,669	463,669	602,551	-23.05%
Investments:					
Money Market Account	1,393,680	-	1,393,680	1,343,636	3.72%
Prepaid Items	13,202	-	13,202	3,700	256.81%
Other Assets-Current	-	-	-	9,655	-100.00%
Utility Deposits - TECO	18,775	-	18,775	18,775	0.00%
TOTAL ASSETS	\$ 2,828,829	\$ 463,669	\$ 3,292,498	\$ 3,198,452	2.94%
LIABILITIES					
Accounts Payable	\$ 3,866	\$ -	\$ 3,866	5,224	-26.00%
Accrued Expenses	-	-	-	39,596	-100.00%
Sales Tax Payable	288	-	288	88	227.27%
Deposits	600	-	600	600	0.00%
Due To Other Funds	463,669	-	463,669	602,551	-23.05%
TOTAL LIABILITIES	468,423	-	468,423	648,059	-27.72%
FUND BALANCES					
Nonspendable:					
Prepaid Items	13,202	-	13,202	3,700	256.81%
Deposits	18,775	-	18,775	28,430	-33.96%
Assigned to:					
Operating Reserves	354,135	79,356	433,491	424,116	2.21%
Reserves - Park	402,680	-	402,680	331,702	21.40%
Unassigned:	1,571,614	384,313	1,955,927	1,762,445	10.98%
TOTAL FUND BALANCES	\$ 2,360,406	\$ 463,669	\$ 2,824,075	\$ 2,550,393	10.73%
TOTAL LIABILITIES & FUND BALANCES	\$ 2,828,829	\$ 463,669	\$ 3,292,498	\$ 3,198,452	2.94%

MEADOW POINTE

Community Development District

General Fund

Statement of Revenues, Expenditures and Changes in Fund Balances (Comparison)
For the Period Ending April 30, 2026

<u>ACCOUNT DESCRIPTION</u>	<u>ANNUAL ADOPTED BUDGET</u>	<u>YEAR TO DATE BUDGET</u>	<u>YEAR TO DATE ACTUAL</u>	<u>YEAR TO DATE ACTUAL 2025</u>	<u>% CHANGE</u>
<u>REVENUES</u>					
Interest - Investments	\$ 40,000	\$ 23,333	\$ 44,301	45,397	-2.41%
Interest - Tax Collector	-	-	1,543	1,735	-11.07%
Special Assmnts- Tax Collector	1,427,124	1,421,416	1,408,639	1,405,620	0.21%
Special Assmnts- Discounts	(57,085)	(57,085)	(53,294)	(54,239)	-1.74%
Other Miscellaneous Revenues	5,500	3,208	40,349	202	19874.75%
Access Cards	1,000	583	2,850	2,060	38.35%
Amenities Revenue	-	-	3,738	6,282	-40.50%
TOTAL REVENUES	1,416,539	1,391,455	1,448,126	1,407,057	2.92%
<u>EXPENDITURES</u>					
<u>Administration</u>					
P/R-Board of Supervisors	12,000	7,000	3,800	3,200	18.75%
FICA Taxes	918	536	122	245	-50.20%
ProfServ-Engineering	8,000	4,670	12,093	2,175	456.00%
ProfServ-Legal Services	12,000	7,000	5,930	8,841	-32.93%
ProfServ-Mgmt Consulting	67,062	39,120	40,345	37,615	7.26%
ProfServ-Property Appraiser	405	405	150	-	#DIV/0!
Auditing Services	5,500	5,500	-	-	#DIV/0!
Website Hosting/Email services	1,553	1,553	1,553	1,553	0.00%
Postage and Freight	2,000	1,167	1,836	191	861.26%
Insurance - General Liability	58,000	58,000	46,486	46,225	0.56%
Legal Advertising	1,100	642	249	153	62.75%
Miscellaneous Services	100	58	-	-	#DIV/0!
Misc-Assessment Collection Cost	28,542	28,428	27,107	27,028	0.29%
Misc-Taxes	3,300	3,300	2,321	2,405	-3.49%
Annual District Filing Fee	175	175	175	175	0.00%
Total Administration	200,655	157,554	142,167	129,806	9.52%
<u>Field</u>					
Contracts-Security Services	12,000	7,000	8,680	7,560	14.81%
Contracts-Landscape	170,000	99,167	92,412	92,412	0.00%
Contracts-Landscape Consultant	6,776	3,976	3,920	3,920	0.00%
Utility - General	18,000	10,500	11,414	7,190	58.75%
R&M-General	28,000	16,335	11,488	8,781	30.83%
R&M-Irrigation	8,000	4,670	2,700	1,600	68.75%
R&M-Lake	27,500	16,042	16,030	16,030	0.00%
R&M-Landscape Renovations	20,000	11,667	4,065	4,500	-9.67%
R&M-Mulch	18,000	10,500	-	15,000	-100.00%

MEADOW POINTE

Community Development District

General Fund

Statement of Revenues, Expenditures and Changes in Fund Balances (Comparison)
For the Period Ending April 30, 2026

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	YEAR TO DATE ACTUAL 2025	% CHANGE
R&M-Sidewalks	10,000	5,833	-	-	#DIV/0!
R&M-Trees	15,000	8,750	19,800	59,450	-66.69%
Misc-Hurricane Expense	-	-	-	24,190	-100.00%
Cap Outlay-Machinery and Equip	5,000	2,917	-	-	#DIV/0!
Total Field	338,276	197,357	170,509	240,633	-29.14%
<u>Road and Street Facilities</u>					
Electricity - Streetlights	195,000	113,750	111,507	110,260	1.13%
Total Road and Street Facilities	195,000	113,750	111,507	110,260	1.13%
<u>Parks and Recreation</u>					
Payroll-Salaries	270,000	157,500	152,977	137,757	11.05%
Payroll-Benefits	4,500	2,625	3,248	-	#DIV/0!
FICA Taxes	20,655	12,049	11,897	10,762	10.55%
Life and Health Insurance	10,351	6,041	6,816	10,741	-36.54%
Workers' Compensation	8,611	8,611	3,989	3,854	3.50%
ProfServ-Pool Maintenance	35,000	20,417	16,040	15,990	0.31%
Contracts-Pest Control	1,000	585	565	450	25.56%
Communication - Telephone	6,000	3,500	4,956	2,546	94.66%
Utility - General	55,000	32,083	31,622	25,520	23.91%
R&M-General	40,000	23,335	12,126	24,237	-49.97%
R&M-Mulch	5,000	2,917	15,000	-	#DIV/0!
R&M-Fitness Equipment	4,500	2,625	1,225	-	#DIV/0!
Holiday Decoration	10,000	10,000	10,000	12,000	-16.67%
Special Events	6,000	3,500	3,350	3,320	0.90%
Misc-Hurricane Expense	-	-	-	39,946	-100.00%
Op Supplies - General	50,000	29,170	23,696	18,939	25.12%
Subscriptions and Memberships	1,043	609	863	145	495.17%
Capital Outlay	41,700	24,325	10,827	-	#DIV/0!
Reserve	113,248	113,248	55,580	32,027	73.54%
Total Parks and Recreation	682,608	453,140	364,777	338,234	7.85%
TOTAL EXPENDITURES	1,416,539	921,801	788,960	818,933	-3.66%
Excess (deficiency) of revenues Over (under) expenditures	-	469,654	659,166	588,124	12.08%
Net change in fund balance	\$ -	\$ 469,654	\$ 659,166	\$ 588,124	12.08%
FUND BALANCE, BEGINNING (OCT 1, 2025)	1,701,240	1,701,240	1,701,240	1,383,605	22.96%
FUND BALANCE, ENDING	\$ 1,701,240	\$ 2,170,894	\$ 2,360,406	\$ 1,971,729	19.71%

*Meadow Pointe
Community
Development
District*

Financial Report

April 30, 2026

CLEAR PARTNERSHIPS



Notes to the Financial Statements

Financial Overview / Highlights

- ▶ Total revenues are currently at 102.23% of the annual budget. 98.70% of special assessments have been collected through April.
- ▶ Total expenditures are at approximately 55.70% of the annual budget.

Variance Analysis

Account Name	YTD Actual	Annual Budget	% of Budget	Explanation
Expenditures - General Fund				
<u>Administrative</u>				
ProfServ-Engineering	\$12,093	\$8,000	151%	All payments to Stantec Consulting Services general consulting services.
Web Hosting/Email services	\$1,553	\$1,553	100%	Annual ADA Compliant Website Services for FY2026.
Postage and Freight	\$1,836	\$2,000	92%	Inframark mail notices - \$1,638; other miscellaneous postage.
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	\$8,680	\$12,000	72%	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	\$2,700	\$8,000	34%	Southscapes Landscape Maintenance mainline leak repair, timer replacement, and other irrigation repairs.
R&M-Trees	\$19,800	\$15,000	132%	Two Men & A Chainsaw clean oaks, tree trimming and removal - \$6,300; Southscapes Landscape Maintenance stump grinding and tree removal - \$1,500; AZ Tree Service tree grinding & removal - \$12,000.
<u>Parks and Recreation</u>				
Workers' Compensation	\$3,989	\$8,611	46%	EGIS Insurance policy for FY 2026.
R&M-Mulch	\$15,000	\$5,000	300%	Southscapes Landscape Maintenance spread 300 yards of cypress mulch.
Holiday Decorations	\$10,000	\$10,000	100%	Sloan Lighting Solutions holiday decorations.
Special Events	\$3,350	\$6,000	56%	Payments are for special community events.
Reserve	\$55,580	\$113,248	49%	Premier Paver Restoration pool and splash pad drain installation, pool coping and repairs - \$18,007; Pedro Ramirez Company resurfacing courts - \$31,600; Fitrev treadmill installation - \$5,973.

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

MEADOW POINTE

Community Development District

Governmental Funds**Balance Sheet**

April 30, 2026

ACCOUNT DESCRIPTION	GENERAL FUND	RESIDENTIAL SERVICES FUND	TOTAL
ASSETS			
Cash - Checking Account	\$ 1,402,872	\$ -	\$ 1,402,872
Cash On Hand/Petty Cash	300	-	300
Due From Other Funds	-	463,669	463,669
Investments:			
Money Market Account	1,393,680	-	1,393,680
Prepaid Items	13,202	-	13,202
Utility Deposits - TECO	18,775	-	18,775
TOTAL ASSETS	\$ 2,828,829	\$ 463,669	\$ 3,292,498
LIABILITIES			
Accounts Payable	\$ 3,866	\$ -	\$ 3,866
Sales Tax Payable	288	-	288
Deposits	600	-	600
Due To Other Funds	463,669	-	463,669
TOTAL LIABILITIES	468,423	-	468,423
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:	1,571,614	384,313	1,955,927
TOTAL FUND BALANCES	\$ 2,360,406	\$ 463,669	\$ 2,824,075
TOTAL LIABILITIES & FUND BALANCES	\$ 2,828,829	\$ 463,669	\$ 3,292,498

MEADOW POINTE

Community Development District

General Fund

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending April 30, 2026

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	\$ 23,333	\$ 44,301	\$ 20,968	110.75%
Interest - Tax Collector	-	-	1,543	1,543	0.00%
Special Assmnts- Tax Collector	1,427,124	1,421,416	1,408,639	(12,777)	98.70%
Special Assmnts- Discounts	(57,085)	(57,085)	(53,294)	3,791	93.36%
Other Miscellaneous Revenues	5,500	3,208	40,349	37,141	733.62%
Access Cards	1,000	583	2,850	2,267	285.00%
Amenities Revenue	-	-	3,738	3,738	0.00%
TOTAL REVENUES	1,416,539	1,391,455	1,448,126	56,671	102.23%
EXPENDITURES					
Administration					
P/R-Board of Supervisors	12,000	7,000	3,800	3,200	31.67%
FICA Taxes	918	536	122	414	13.29%
ProfServ-Engineering	8,000	4,670	12,093	(7,423)	151.16%
ProfServ-Legal Services	12,000	7,000	5,930	1,070	49.42%
ProfServ-Mgmt Consulting	67,062	39,120	40,345	(1,225)	60.16%
ProfServ-Property Appraiser	405	405	150	255	37.04%
Auditing Services	5,500	5,500	-	5,500	0.00%
Website Hosting/Email services	1,553	1,553	1,553	-	100.00%
Postage and Freight	2,000	1,167	1,836	(669)	91.80%
Insurance - General Liability	58,000	58,000	46,486	11,514	80.15%
Legal Advertising	1,100	642	249	393	22.64%
Miscellaneous Services	100	58	-	58	0.00%
Misc-Assessment Collection Cost	28,542	28,428	27,107	1,321	94.97%
Misc-Taxes	3,300	3,300	2,321	979	70.33%
Annual District Filing Fee	175	175	175	-	100.00%
Total Administration	200,655	157,554	142,167	15,387	70.85%
Field					
Contracts-Security Services	12,000	7,000	8,680	(1,680)	72.33%
Contracts-Landscape	170,000	99,167	92,412	6,755	54.36%
Contracts-Landscape Consultant	6,776	3,976	3,920	56	57.85%
Utility - General	18,000	10,500	11,414	(914)	63.41%
R&M-General	28,000	16,335	11,488	4,847	41.03%
R&M-Irrigation	8,000	4,670	2,700	1,970	33.75%
R&M-Lake	27,500	16,042	16,030	12	58.29%
R&M-Landscape Renovations	20,000	11,667	4,065	7,602	20.33%
R&M-Mulch	18,000	10,500	-	10,500	0.00%

MEADOW POINTE

Community Development District

General Fund

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending April 30, 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	5,833	-	5,833	0.00%
R&M-Trees	15,000	8,750	19,800	(11,050)	132.00%
Cap Outlay-Machinery and Equip	5,000	2,917	-	2,917	0.00%
Total Field	338,276	197,357	170,509	26,848	50.41%
<u>Road and Street Facilities</u>					
Electricity - Streetlights	195,000	113,750	111,507	2,243	57.18%
Total Road and Street Facilities	195,000	113,750	111,507	2,243	57.18%
<u>Parks and Recreation</u>					
Payroll-Salaries	270,000	157,500	152,977	4,523	56.66%
Payroll-Benefits	4,500	2,625	3,248	(623)	72.18%
FICA Taxes	20,655	12,049	11,897	152	57.60%
Life and Health Insurance	10,351	6,041	6,816	(775)	65.85%
Workers' Compensation	8,611	8,611	3,989	4,622	46.32%
ProfServ-Pool Maintenance	35,000	20,417	16,040	4,377	45.83%
Contracts-Pest Control	1,000	585	565	20	56.50%
Communication - Telephone	6,000	3,500	4,956	(1,456)	82.60%
Utility - General	55,000	32,083	31,622	461	57.49%
R&M-General	40,000	23,335	12,126	11,209	30.32%
R&M-Mulch	5,000	2,917	15,000	(12,083)	300.00%
R&M-Fitness Equipment	4,500	2,625	1,225	1,400	27.22%
Holiday Decoration	10,000	10,000	10,000	-	100.00%
Special Events	6,000	3,500	3,350	150	55.83%
Op Supplies - General	50,000	29,170	23,696	5,474	47.39%
Subscriptions and Memberships	1,043	609	863	(254)	82.74%
Capital Outlay	41,700	24,325	10,827	13,498	25.96%
Reserve	113,248	113,248	55,580	57,668	49.08%
Total Parks and Recreation	682,608	453,140	364,777	88,363	53.44%
TOTAL EXPENDITURES	1,416,539	921,801	788,960	132,841	55.70%
Excess (deficiency) of revenues Over (under) expenditures	-	469,654	659,166	189,512	0.00%
Net change in fund balance	\$ -	\$ 469,654	\$ 659,166	\$ 189,512	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2025)	1,701,240	1,701,240	1,701,240		
FUND BALANCE, ENDING	\$ 1,701,240	\$ 2,170,894	\$ 2,360,406		

MEADOW POINTE

Community Development District

Residential Services Fund

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending April 30, 2026

<u>ACCOUNT DESCRIPTION</u>	<u>ANNUAL ADOPTED BUDGET</u>	<u>YEAR TO DATE BUDGET</u>	<u>YEAR TO DATE ACTUAL</u>	<u>VARIANCE (\$) FAV(UNFAV)</u>	<u>YTD ACTUAL AS A % OF ADOPTED BUD</u>
<u>REVENUES</u>					
Interest - Investments	\$ -	\$ -	\$ 10,392	\$ 10,392	0.00%
Special Assmnts- Tax Collector	330,649	329,326	326,366	(2,960)	98.70%
Special Assmnts- Discounts	(13,226)	(13,226)	(12,348)	878	93.36%
TOTAL REVENUES	317,423	316,100	324,410	8,310	102.20%
<u>EXPENDITURES</u>					
<u>Administration</u>					
ProfServ-Administrative	2,100	1,225	-	1,225	0.00%
ProfServ-Legal Services	7,000	4,083	-	4,083	0.00%
Deed Restrictions-Printing & Postage	7,200	4,200	1,356	2,844	18.83%
Misc-Assessment Collection Cost	6,613	6,587	6,280	307	94.96%
Office Supplies	3,000	1,750	-	1,750	0.00%
Total Administration	25,913	17,845	7,636	10,209	29.47%
<u>Garbage/Solid Waste Services</u>					
Utility - Refuse Removal	291,510	170,048	175,791	(5,743)	60.30%
Total Garbage/Solid Waste Services	291,510	170,048	175,791	(5,743)	60.30%
TOTAL EXPENDITURES	317,423	187,893	183,427	4,466	57.79%
Excess (deficiency) of revenues					
Over (under) expenditures	-	128,207	140,983	12,776	0.00%
Net change in fund balance	\$ -	\$ 128,207	\$ 140,983	\$ 12,776	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2025)	322,686	322,686	322,686		
FUND BALANCE, ENDING	\$ 322,686	\$ 450,893	\$ 463,669		

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
01/09/26	\$ 150,604	\$ 4,743	\$ 3,074	\$ 158,420	\$ 128,621	\$ 29,800
02/11/26	\$ 16,760	\$ 358	\$ 342	\$ 17,460	\$ 14,176	\$ 3,284
03/12/26	\$ 11,559	\$ 129	\$ 236	\$ 11,924	\$ 9,681	\$ 2,243
04/09/26	\$ 37,936	\$ -	\$ 774	\$ 38,711	\$ 31,429	\$ 7,282
TOTAL	\$ 1,635,976	\$ 65,642	\$ 33,387	\$ 1,735,005	\$ 1,408,639	\$ 326,366
% COLLECTED				98.70%	98.70%	98.70%
TOTAL OUTSTANDING				\$ 22,768	\$ 18,485	\$ 4,283

Meadow Pointe

Community Development District

Cash and Investment Report
April 30, 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	3.56%	n/a	1,354,013
Checking Account - Operating	Regions	0.00%	n/a	48,859
		Subtotal		<u>1,402,872</u>
Petty Cash		0.00%	n/a	300
Money Market Account	Bank United	3.40%	n/a	1,393,680
		Subtotal		<u>1,393,680</u>
		Total		<u>\$ 2,796,852</u>

Meadow Pointe

Community Development District

**Cash Receipts Schedule
April 30, 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		
02/11/26	Tax Collector	14,176		14,176	See assessment collection worksheet
02/12/26	Parking Fees / Light Damage Reimbursement	1,640	1,640		
02/12/26	Rentals / Fobs	1,162	1,162		
03/12/26	Tax Collector	9,681	-	9,681	See assessment collection worksheet
03/20/26	Property Deed Violation Fee	1,550	1,550		
03/20/26	Rentals / Fobs / Parking Fees	1,300	1,300		
04/09/26	Rentals / Fobs / Agreements	5,576	5,576		
04/09/26	Tax Collector	31,429	-	31,429	See assessment collection worksheet
Total		1,455,575	46,937	1,408,639	

ESTIMATE

Southscapes Landscape
Maintenance Inc
PO Box 118
Lutz, FL 33548-0118

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.: 1123

Estimate date: 06/01/2026

#	Date	Product or service	Description	Qty	Rate	Amount
1.	06/01/2026	Lawn Service	To the ^{East} west of the Broad Lands entrance, remove elaeagnus along the sidewalk and replace with 65 podocarpus along the brick wall	65	\$26.00	\$1,690.00
2.	06/01/2026	Lawn Service	To the ^{East} west of the Broad Lands entrance, install 400 square feet of St Augustine sod between sidewalk and proposed podocarpus.	400	\$2.00	\$800.00
3.	06/01/2026	Lawn Service	Cut down and remove 4 dead pine trees. One at the ponds on each side of the Summer brook entrance, and 2 to the west of the utility cabinets across from the Summer Brook entrance.	4	\$700.00	\$2,800.00
Total						\$5,290.00

Accepted date

Accepted by

Operations Manager

June 10, 2026

SN Tampa A LLC
8390 E. Via De Ventura F-110 #303
Scottsdale, AZ 85258-3188

Meadow Pointe 1 Resident
1623 Brooksbend Drive
Wesley Chapel, FL 33543

RE: Suspension of Community Center Privileges and retention of security deposit.

Dear Meadow Pointe 1 Resident and SN Tampa A LLC:

It has been brought to the attention of the Meadow Pointe Operations Manager that several community rules were disregarded during a cabana party hosted by you and your guests on June 7, 2026.

According to staff reports, your party was asked multiple times by office staff and the pool monitor to ensure children in your group observed pool and slide safety rules. Additionally, you were notified at 7:30 PM that the pool would close at 8:00 PM and were instructed to begin cleaning the cabana area. These instructions were reportedly ignored or refused; cleaning did not begin until 7:55 PM, which delayed the facility's closing and the departure of our staff.

This behavior constitutes a violation of Meadow Pointe I Community Center Rule 1.18 (copy attached). Consequently, your community center privileges are suspended for 30 days, effective June 10, 2026. Prior to the reinstatement of your privileges, a \$150.00 administrative fee must be paid.

This matter will be presented to the Board of Supervisors during the scheduled meeting on June 18, 2026, at 7:00 PM. The meeting will be held in Building A of the Community Center at 28245 County Line Road, Wesley Chapel, Florida 33543. At this time, the Board will review the incident and the length of the suspension, and you will have the opportunity to be heard.

Regards,

Keith Fisk

Keith Fisk
Operation Manager
Meadow Pointe I CDD

Rule 1.18 Community Center User/Membership Fees and Suspension/Revocation of Privileges.

(8) Suspension/Revocation of Use Privileges.

(a) Suspension/Revocation of Use Privileges may be imposed under the provisions of Rule 1.19 (8).

(b) Improper conduct, obscenities, verbal or physical threats by residents and/or guests will not be tolerated anywhere in or on common areas or District facilities. Actions by any person which may be dangerous, create a health or safety concern, create a hostile environment, or disturb others, are not permitted. This includes, but is not limited to, intoxication, quarreling, threatening, fighting, and offensive/abusive language or behavior. Residents are also responsible for family and guests, and their conduct while on District Property. District Staff have the right to ask any person(s) to cease their conduct and/or leave the premises as a result of their conduct if they violate the rules and regulations of the District. If the person(s) causing or participating in inappropriate behavior refuses to cease their activities and/or leave the premises promptly when directed, the person(s) will be advised that failure to do so immediately may result in a suspension of user privileges in or on District facilities and/or law enforcement may be contacted. In any case where the inappropriate conduct is so serious as to cause concern for the safety of staff or users of the facilities, District Staff may, with the approval of the Chair (or Vice-Chair in the absence of the Chair), temporarily suspend such person(s) user privileges, and within thirty (30) days following the event, the Board shall meet to determine the duration of the suspension. Prior to the Board considering suspension of user privileges or the duration of a temporary suspension, the affected person(s) shall be provided with (i) not less than five (5) business days written notice of the date and time the Board will meet to consider and determine the suspension, and (ii) an opportunity to be heard by the Board at the meeting. Suspended person(s) may petition the Board to lift the suspension/revocation at any subsequent Board meeting.

(c) Reinstatement of Use Privileges suspended under the provisions of (8)b will only occur at the end of the suspension period and payment of a suspension/reinstatement administrative fee of \$150.00.

Parcel ID	31-26-20-0160-00100-0130 (Card: 1 of 1)
Classification	00100-Single Family
Mailing Address	Property Value
SN TAMPA A LLC 8390 E VIA DE VENTURA F-110 #303 SCOTTSDALE, AZ 85258-3188	The property values shown are for the 2026 tax year and a work in progress. They are subject to change until the tax roll is certified.
Physical Address	Just Value
1623 BROOKSBEND DRIVE, WESLEY CHAPEL, FL 33543	Ag Land \$0 Land \$75,288 Building \$280,774 Extra Features \$3,945
Legal Description (First 200 characters)	
See Plat for this Subdivision [PDF] MEADOW POINTE PARCEL 6 UNIT 1 PB 31 PGS 62- 66 LOT 13 BLOCK 1	
Jurisdiction	Assessed
PASCO COUNTY BOARD OF COUNTY COMMISSIONERS Community Dev District Meadow Pointe I Community Redevelopment Area N/A	Homestead Exemption -\$0 Additional Exemptions -\$0 Taxable Value \$360,007
	Non-School \$360,007 School \$360,007

Land Detail (Card: 1 of 1)									
Line	Use	Description	Neighborhood Code	Zoning	Units	Type	Price	Condition	Value
1	0100R	SFR	LP3-1	0PUD	7000.000	SF	\$10.60	1.00	\$74,200
2	0100R	SFR	LP3-2	0PUD	1394.690	SF	\$0.78	1.00	\$1,088

Additional Land Information				
Acres	Tax Area	FEMA Code	Subsidence Activity	Neighborhood Code(s)
0.19	UF	X	None Reported	MDPT

Building Information - Use 0100-Single Family Residential (Card: 1 of 1)			
Year Built	1995	Stories	1.0
Exterior Wall 1	Concrete Block Stucco	Exterior Wall 2	None
Roof Structure	Gable or Hip	Roof Cover	Asphalt or Composition Shingle
Interior Wall 1	Drywall	Interior Wall 2	None
Flooring 1	Ceramic Clay Tile	Flooring 2	Carpet
Fuel	Electric	Heat	Forced Air - Ducted
A/C	Central	Baths	2.0

Line	Code	Description	Sq. Feet	Value
1	BAS01	LIVING AREA	2,099	\$246,279
2	FOP01	FINISHED OPEN PORCH	182	\$5,397
3	FGR01	FINISHED GARAGE	621	\$29,098

Extra Features (Card: 1 of 1)					
Line	Code	Description	Year	Units	Value
1	RDWSWC	DRVWAY/SIDEWALK CONC	1995	600	\$663
2	RDCFENCE	DECORATIVE FENCE	2003	480	\$179
3	RGAZEBO	GAZEBO	2012	1	\$1,185
4	RSUNDECK	SUNDECK	2012	867	\$1,918

Sales History					
Previous Owner:			SN TAMPA LLC		
Month/Year	Book/Page	Type	DOR Code	Conditions	Amount
4/2021	10330 / 0100	Warranty Deed	11 [PDF]	I	\$0
12/2020	10249 / 1823	Warranty Deed	03 [PDF]	I	\$305,000
2/2017	9503 / 3183	Warranty Deed	01 [PDF]	I	\$249,000
10/2016	9446 / 2421	Trustee's Deed	01 [PDF]	I	\$200,000
11/2001	4777 / 1545	Warranty Deed		I	\$154,000
10/2000	4466 / 1412	Quit Claim Deed		I	\$0
9/1995	3472 / 1140	Warranty Deed		I	\$126,200
10/1994	3362 / 0892	Warranty Deed		V	\$0

Meadow Pointe I Community Development District Rental Request Form **VRID**

CABANA 25 Persons

2 1/2 hour blocks include set up & clean up
24 hour cancellation refundable policy
1/2 hour block between rentals

Reservation Times:

10:00am – 12:30pm
1:00pm – 3:30pm
4:00pm – 6:30pm

1. Licensee must be at least 21 years of age and have a MP1 CDD key fob.
2. Proof of Meadow Pointe One Residency is REQUIRED (valid Photo Identification Card).
3. Licensee must be in attendance at all times including the setup and cleanup of the function. FS
4. Reserved time 4:00 to 6:30 on June 8 includes setup and cleanup of event. FS
5. All functions, including cleanup must end by the time specified in agreement. FS
6. For profit functions require a separate agreement approved by the Board of Supervisors. FS
7. The cabana capacity is 25 persons and may not be exceeded. FS
8. ABSOLUTELY NO ALCOHOL IS ALLOWED on CDD Property at any time. FS
9. No SMOKING, VAPING, BALLOONS, CONFETTI or GLITTER ALLOWED. FS
10. No DJ or Live Music permitted. Recorded music may be played. No loud music or vulgar language is permitted. FS
11. ABSOLUTELY NO religious ceremonies/rituals are permitted. FS
12. Reservations are for periods of two and one-half hours as designated, which includes setup and cleanup.
13. IF INCLEMENT WEATHER OCCURS AS DETERMINED BY STAFF during your reserved time, Staff will close the pools and you MUST LEAVE THE POOL AND CABANA AREA until the pool has been reopened. FS
14. A security deposit in the amount of \$50.00 must be paid at the time of booking (checks only). Deposit will only be returned if there is no damage, the cabana and surrounding area was cleaned up during the allotted time, and all rules and directives of staff have been obeyed. FS
15. There are NO EXCEPTIONS to the above. FS
16. Failure to comply with any of the above rules or provisions of the License Agreement will result in discontinuation of the event and forfeiture of the deposit. Staff will monitor all activities and noise levels and will determine the appropriateness of the activities and noise levels. FS

I hereby request the use of Cabana as outlined on reverse. I have read and understand all of the rules as outlined above and that I will be required to sign a License Agreement and comply with all its provisions.



Signature of applicant

This agreement (the "Agreement") is entered into by and between Meadow Pointe Community Development District (the "District"), and Fatima Shalabi (Licensee).

RECITALS

A. The District, pursuant to Chapter 190, Florida Statutes, owns and operates certain recreational facilities located in the Meadow Pointe residential development, in Pasco County, Florida (the "Community"), which includes a cabana constructed for the use and benefit of the Community residents, and

B. Licensee desires to use the cabana facilities for a private party.

AGREEMENT

The Licensee and the District covenant and agree as follows:

1. License: The District hereby grants and conveys to Licensee a nonexclusive license to use the cabana operated by the District, located at 28245 County Line Road, Wesley Chapel, Pasco County, Florida (the "License") on the terms and conditions set forth in this Agreement.

2. Term and Hours: The Term of the License shall be from 4:00 to 6:30, on 6/3/26. This time includes all setup and cleanup time.

3. Non-Exclusive Use: Licensee acknowledges that the splash pad, pools, and surrounding decks are open to use by members of the community and Licensee shall not have exclusive use of those facilities.

4. Facility Use:

A. Licensee shall use the facility in a careful, legal, and proper manner and shall return the facility in as good a condition as it was prior to use.

B. Licensee assumes all risks of loss or damage to the cabana and the CDD personal property therein from any cause. None of the personal property items shall be removed from the cabana.

C. Licensee must be in attendance AT ALL TIMES.

D. Licensee shall fully inspect the cabana and the CDD personal property therein at the beginning of the term of the License and shall acknowledge, on the form provided by the District, that the facility and personal property are in good condition and repair, and the Licensee has accepted same in such good condition and repair. Anything to the contrary shall be noted on the form provided by the District and signed by both parties.

E. Licensee shall indemnify and hold the District and its Supervisors, officers, agents, and employees harmless from and against all claims, actions, proceedings, costs, damages, legal fees, and liabilities of any nature whatsoever, connected to and arising from the use of the cabana and related District facilities by the licensee or invitees of Licensee.

F. Licensee or another adult shall supervise all children under the age of 14 at all times while at the District facility, including the pools, clubhouse, playground, parking lot and all courts.

G. If decorating, no tape, tacks, glue or like items may be used on the walls, furniture, countertops, or cabinets. Nothing will be attached to the fans in any manner. Use of confetti or balloons is prohibited. Licensee and guests shall be careful with food and drink. Should a spill occur, District staff shall be notified immediately and Licensee shall immediately clean up the spill. Guests using the pool, during normal pool hours, shall dry off bathing attire before entering any building.

H. Licensee shall clean up the cabana in accordance with a cleaning checklist provided by District staff. Such cleaning shall be completed during the term of the license. The cleaning checklist shall be completed and signed by the Licensee and by the District staff.

I. At the conclusion of the function/event, District staff, in the presence of the Licensee, shall complete a form indicating the condition of the cabana and personal property, which will be signed by the Licensee and the District staff.

**MINUTES OF MEETING
MEADOW POINTE
COMMUNITY DEVELOPMENT DISTRICT**

1 The regular meeting of the Board of Supervisors of the Meadow Pointe Community
2 Development District was held on Thursday, May 21, 2026, at 7:02 p.m. at the Meadow Pointe
3 Community Park, Clubhouse A, 28245 County Line Road, Wesley Chapel, FL 33544.

4
5 Present and constituting a quorum were:
6 Michael Smith Chair
7 Alicia Willis Vice Chair
8 Alan Sourk Assistant Secretary
9 Stephanie Costa Assistant Secretary
10 Nathaniel Kirkland Assistant Secretary

11
12 Also present, either in person or via communications media technology, were:
13 Alize Aninipot District Manager
14 Michael Perez Senior District Manager
15 Keith Fisk Operations Manager

16
17 *This is not a certified or verbatim transcript but rather represents the context and*
18 *summary of the meeting. The full meeting is available in audio format upon request.*
19 *Contact the District Office for any related costs associated with obtaining an audio copy.*
20

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

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

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

24 The Pledge of Allegiance was recited.

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

26 A resident requested an update regarding the landscaping improvements referenced in
27 the March proposal. Mr. Fisk stated that he is currently awaiting finalized plans from the
28 vendor.

29 A resident expressed concern regarding the light fixtures located along the racquetball
30 court and noted the presence of black streaks on the court surface.

31 Another resident inquired about the condition of the grass located behind the retention
32 pond.

33
34 **FOURTH ORDER OF BUSINESS** **Staff Reports**

35 **A. District Accountant**
36 **1. Review of Financial Snapshot**
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38
39

Meadow Pointe CDD
May 21, 2026

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On MOTION by Mr. Smith, seconded by Mr. Sourk, with all in favor, the Board accepted the May 2026 Financial Snapshot (5-0).

B. Deed Restriction and Architectural Review Matters

The Board discussed a pending case involving a homeowner's request to convert a garage into a nursing care facility. Mr. Smith noted that legal counsel had been consulted and advised that state regulations permit nursing homes within residential communities.

C. On-Site Manager

Mr. Fisk presented a proposal, under separate cover, in the amount of \$12,200 for the removal and replacement of silver hawthorn plants with 150 Podocarpus plants, as well as the installation of approximately 4,000 square feet of sod.

On MOTION by Ms. Costa, seconded by Mr. Smith, with all in favor, the Board approved the proposal for the removal and replacement of silver hawthorn plants with 150 Podocarpus plants and the installation of approximately 4,000 square feet of sod in the amount of \$12,200 (5-0).

i. Consideration of Ignite Handy Solutions Concrete Repair and Replacement Proposal

On MOTION by Ms. Willis, seconded by Mr. Kirkland, with all in favor, the Board approved the Ignite Handy Solutions Concrete Repair and Replacement Proposal in the amount of \$13,200.00 (5-0).

ii. Consideration of Specialty Surfaces Splash Pad Deck Area Proposal

The Board considered a proposal from Specialty Surfaces in the amount of \$20,762 for an overlay option or \$43,927 for the removal and replacement of the existing surface. Following discussion, the Board expressed a preference for full concrete replacement.

The item was tabled for further consideration at the August meeting.

iii. Consideration of YESCO LED Retrofit Pylon Sign Proposal

The Board considered the YESCO LED Retrofit Pylon Sign Proposal in the amount of \$4,555.15. Discussion ensued.

Following discussion, the Board determined not to move forward with the proposal.

Meadow Pointe CDD
May 21, 2026

76 **iv. Discussion Regarding Overtime Athletics/Tampa Summer Camp Program**
77 **Request**

78 The Board discussed the Overtime Athletics/Tampa Summer Camp Program request.
79 Discussion ensued.

80 Following discussion, the Board denied the request.

81 **v. Consideration of AZ Tree Service Tree Trimming and Removal Proposal**

82 Mr. Fisk noted that 2-Man Chainsaw submitted a proposal, under separate cover, for the
83 same scope of work in the amount of \$59,700. Discussion ensued.

84
85 On MOTION by Mr. Smith, seconded by Ms. Costa, with all in
86 favor, the Board approved the proposal submitted by 2-Man
87 Chainsaw for tree trimming and removal services in the amount of
88 \$59,700 (5-0).

89
90 **D. Community Counsel Update**

91 Mr. Costa reported that the summer pool events will be held on June 20, 2026, July 20, 2026,
92 and August 15, 2026.

93
94 **E. District Manager**

95 **i. District Manager Report**

96 Ms. Aninipot presented her report to the Board.
97 The Board reported no conflicts with the next scheduled meeting on June 18, 2026.

98 **ii. Consideration of Resolution 2026-01, Approving the Fiscal Year 2027**
99 **Proposed Budget and Setting a Public Hearing**

100 The Board considered Resolution 2026-01, approving the Fiscal Year 2027 Proposed
101 Budget and setting the Public Hearing for August 20, 2026. Discussion ensued regarding
102 the addition of \$70,000 to salaries for a new position to oversee deed restrictions.
103 Discussion also ensued regarding commercial corporations contributing to the District.

104
105 On MOTION by Ms. Willis, seconded by Mr. Kirkland, with all in
106 favor, the Board approved Resolution 2026-01, approving the
107 Fiscal Year 2027 Proposed Budget and setting the Public Hearing
108 for August 20, 2026 (5-0).

109
110 **iii. Announcing the Number of Qualified Registered Voters in the District**

111 Ms. Aninipot stated for the record that the number of qualified registered voters
112 within Meadow Pointe Community Development District is 2,624.

