



Meadow Pointe II CDD

April 3, 2024

Table of Contents

Agenda	17
10A – DRC log/DRVC Cases	18
11 - ARC log	19
14 - Operations Managers/Maintenance Report 4/03/24	20
Pond Maintenance Reports	21
April Newsletter.....	22
LMP Service Reports.....	23
Board Discussion/Approval	
FHP Report	24
Engineer’s Report	25

Tab 17

Meadow Pointe II
Community Development District
April 3, 2024
AGENDA PACKAGE

Communications Media Technology Via Zoom:
<https://us02web.zoom.us/j/87619698041?pwd=YzUvNEJKdnU4L3crVDY0bVBiWGRrZz09>
Meeting ID: 876-1969-8041 Passcode: 967165 Call In #: 1-929-205-6099

The Agenda Package may contain draft documents which are subject to change pending Board approval at the Meeting.

Meadow Pointe II Community Development District

Board of Supervisors

- John Picarelli, Chairperson
- Jamie Childers, Vice Chairperson
- Nicole Darner, Assistant Secretary
- Kyle Molder, Assistant Secretary
- Robert Signoretti, Assistant Secretary

- Robert Nanni, District Manager
- Andrew Cohen, District Counsel
- Jerry Whited, District Counsel
- Justin Wright, Operations Manager

Wednesday, April 3, 2024 – 6:30 p.m.
Meeting Agenda

Communications Media Technology Via Zoom:

<https://us02web.zoom.us/j/87619698041?pwd=YzUvNEJKdnU4L3crVDY0bVBiWGRRZz09>

Meeting ID: 876 1969 8041

Passcode: 967165

Call In #: 1-929-205-6099

- 1. Call to Order**
- 2. Roll Call**
- 3. Pledge of Allegiance/Moment of Silence for our Fallen Service Members and First**
- 4. Responders**
- 5. Additions or Corrections to the Agenda**
- 6. Audience Comments (Comments will be limited to three minutes.)**
- 7. District Manager Report**
 - A. Insurance Increase for a Dog Park
- 8. District Engineer Report**
 - A. Engineer's Report
- 9. District Counsel Report**
- 10. Consent Agenda**
 - A. Deed Restrictions
- 11. Architectural Review Discussion Items**
- 12. Non-Staff Reports**
 - A. Government/Community Updates
 - i. No Stopping Signs for Wrencrest Drive
 - ii. Update on Internet Poll for Deer Run and Morningside
- 13. Event Planning Committee**
 - i. Update on the Bunny Hop Event
- 14. Operations Manager Report**

15. Approval/Disapproval/Discussion

16. Audience Comments (Comments will be limited to three minutes.)

17. Supervisor Comments

18. Adjourn the Regular Meeting and Proceed to a Workshop

**Board Workshop
Agenda Items for Board Discussion
(No Motions/ Votes Accepted. Board Discussions Only)**

1. Call to Order

2. Items for Discussion

- a. Discussion on Building a Dog Park on Iverson Drive

3. Adjournment

The next meeting is scheduled for Wednesday, April 17, 2024 at 6:30 p.m.

Tab 18

MPII DRC LOG				CDD Meeting 04.03.2024				
Case#	Village	Street #	Street Name	Violation	DR#	ARC DRC Delivery	Notes	Property Ownership
2024-059	Colehaven	30347	Colehaven Ct	#1 Homeowner is renting out his property and presently has it listed/rented on AirBNB. #18: Mailbox needs to be cleaned with a bleach/water solution and the MB post needs replaced with a PVC post. Post is cracking along the sides.	1	Resident	Verified through a listing on AirBNB. Code Enforcement went to the home to verify and will be sending a cease letter. I've sent a letter as well.	PI
2024-060	Wrencrest	30946	Burleigh Dr	#18 Mailbox needs to be cleaned with a bleach/water solution and the MB post replaced with a PVC post. The arms and post are cracking, and the top is rotted and filled in with a filler and painted. Looks unsightly. MPII Vendor Flyer enclosed with DR Notice letter.	18	ARC/DRC		
2024-061	Wrencrest	30631	Nickerson LP	Front Lawn has not been mowed, full of weeds and overgrown. Mailbox is dirty and post is filthy, rotted at the bottom.	14,18	Resident		
2024-062	Wrencrest	30923	Burleigh Dr	#14 The driveway is very dirty and needs to be pressure washed and any stains removed. #18 The mailbox post is cracking and the arm is separating from the post. The top of the post is rotting. Recommending a PVC post, MPII vendor flyer enclosed.	14, 18	ARC/DRC		
2024-063	Iverson	30741	Burleigh Dr	#10 The garbage containers in the driveway need to be stored out of sight, either in the garage or walled in on the side of the home. Amazon has good options for utility fences. #14 The driveway needs to be pressure washed and any stains present removed. All weeds in the expansion joints need to be treated. A good organic weed killer like Captain Jacks Deadbrew Weed Killer works well. The front landscape bed needs to be weeded and the border edged. The BB hoop assembly must be stored in a vertical position closer to the home. Filling the base with water or sand will prevent it from falling over.#18 The mailbox needs to be cleaned with a bleach/water solution or replaced. The MB post must be replaced with a PVC post, it is cracking up the sides and the top is starting to rot. An approved MPII vendor flyer is enclosed.	10,14,18	Resident		PI
2024-064	Wrencrest	30626	Nickerson LP	#10 The garbage Containers need to be stored in the garage or walled in on the side of the home. #14 The driveway needs to be pressure washed and any stains present removed. #14 The front of the home including the fascia and drip edge needs to be pressure washed to remove the dirt.#18 The mailbox needs to be cleaned with a bleach/water solution and the mailbox replaced with a PVC post. MPII Vendor info provided.	10,14,18	ARC/DRC		
2024-065	Wrencrest	30630	Nickerson LP	The garbage containers need to be stored out of sight, or walled in along the side of the home. #14 The weeds in the driveway expansion joints need to be treated with an organic weed killer (Captain Jacks Deadbrew weed killer works well) and the driveway needs pressure washed and any stains present removed. #18 The mailbox needs to be replaced as does the post. The mailbox has been painted and the post is cracking and the arms are rotting. MPII vendors information is enclosed.	10,14,18	ARC/DRC		

MPII - Deed Violation Form [#279]

MachForm <mailer@forms-db.com>

Thu 3/28/2024 10:59 AM

To:ARCDRC <arcdrc@mpiicdd.org>

Street Number 30347

Street Name Colehaven Ct

Violation

#1 This home is being rented out on a short term basis frequently. There is an advertisement on AirBNB for the property.

RECEIVED

MAR 27 2024

BY: *Kb*

Case# 2024-059

Parcel ID 33-26-20-0070-00100-0090 (Card: 1 of 1)

Classification 00100-Single Family

Mailing Address
ACERO ORLANDO & BRENDA
30347 COLEHAVEN CT
WESLEY CHAPEL, FL 33543

Just Value	\$602,460
Ag Land	\$0
Land	\$111,591
Building	\$476,061
Extra Features	\$14,808

Physical Address
30347 COLEHAVEN COURT, WESLEY
CHAPEL, FL 33543

Legal Description (First 200 characters)

[See Plat for this Subdivision](#)

MEADOW POINTE PARCEL 18 UNITS 1 & 3 PB 37
PGS 95-105 LOT 9 BLK 1

Jurisdiction
[PASCO COUNTY, BOARD OF COUNTY COMMISSIONERS](#)

Community Dev District
[Meadow Pointe II](#)

	Non-School	School
Assessed	\$473,200	\$602,460
Homestead Exemption	-\$0	-\$0
Additional Exemptions	-\$0	-\$0

Taxable Value \$473,200 \$602,460

Warning: A significant taxable value increase may occur when sold.
Click [here](#) for details and info. regarding the posting of exemptions.

Land Detail (Card: 1 of 1)

Line	Use	Description	Code	Zoning	Units	Type	Price	Condition	Value
1	0100R	SFR	CP9-1	OPUD	10000.000	SF	\$10.89	1.00	\$108,900
2	0100R	SFR	CP9-2	OPUD	3450.000	SF	\$0.78	1.00	\$2,691

Additional Land Information

Acres	Tax Area	FEMA Code	Subsidence Activity	Neighborhood Code(s)
0.31	UF	Multiple Zones	None Reported	MDPT

[View Sketch Building Information - Use 0100-Single Family Residential \(Card: 1 of 1\)](#)

Year Built	2002	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	3.0

Line	Code	Description	Sq. Feet	Value
1	BAS01	LIVING AREA	2,870	\$427,502
2	FGR01	FINISHED GARAGE	629	\$37,537
3	FOP01	FINISHED OPEN PORCH	296	\$11,023

Extra Features (Card: 1 of 1)

Line	Code	Description	Year	Units	Value
1	RDWSWC	DRVWAY/SIDEWALK CONC	2002	937	\$1,453
2	RSCRN-AF	SCREENED ENCL A FRM	2002	1,610	\$2,053
3	RPOOL-6	POOL 6 FOOT DEPTH	2002	364	\$6,770
4	RCOOLDK	COOL DECK	2002	476	\$1,276
5	RPVCF SF	PVC FENCING (SF)	2006	1,440	\$2,891
6	RSHED	SHED	2006	1	\$365

Sales History

Previous Owner: VESCHI ROBERT A

Month/Year	Book/Page	Type	DOR Code	Condition	Amount
12/2020	10251 / 1234	Warranty Deed	01	I	\$420,000
6/2020	10120 / 1018	Quit Claim Deed	11	I	\$0
1/2003	5214 / 1715	Warranty Deed		I	\$279,500
12/2002	5161 / 0229	Warranty Deed		V	\$0
6/2002	4994 / 0248	Warranty Deed		I	\$417,300
10/1997	3853 / 0425	Warranty Deed		V	\$0
10/1987	1666 / 0056	Fee Simple Deed		V	\$0

Wesley STR (30347 Colehaven Ct)

Share Save



Entire home in Wesley Chapel, Florida

6 guests · 2 bedrooms · 3 beds · 2 baths

★ 5.0 · [8 reviews](#)



Hosted by Orlando
8 months hosting

~~\$240~~ \$216 night

CHECK-IN 6/21/20...	CHECKOUT 6/28/2...
GUESTS 2 guests	

Reserve

You won't be charged yet

\$240 x 7 nights \$1,680

Weekly stay **-\$168**



Self check-in
Check yourself in with the keypad.



Great location
100% of recent guests gave the location a 5-star rating.



[Share](#) [Save](#)



MPII - Deed Violation Form [#277]

MachForm <mailer@forms-db.com>

Thu 3/28/2024 9:51 AM

To:ARCDRC <arcdrc@mpiicdd.org>

Name of person reporting violation	ARC/DRC
Street Number	30946
Street Name	Burleigh Dr

Violation

#18 Mailbox is dirty and the mailbox post arms are cracking, as well as the post. Also, the top is rotted, filled in and painted and looks unsightly.

RECEIVED

MAR 27 2024

BY: KB.

Case # 2024-060

MPII - Deed Violation Form [#280]

MachForm <mailer@forms-db.com>

Thu 3/28/2024 12:07 PM

To:ARCDRC <arcdrc@mpiicdd.org>

Street Number 30631

Street Name Nickerson Loop

Violation

Front lawn has not been mowed, full of weeds and overgrown. Mailbox is dirty and post is filthy, rotted down at the base.

RECEIVED

MAR 28 2024

BY: KS

2024-061

MPII - Deed Violation Form [#281]

MachForm <mailer@forms-db.com>

Thu 3/28/2024 1:39 PM

To:ARCDRC <arcdrc@mpiicdd.org>

Name of person reporting violation	ARC/DRC
Street Number	30923
Street Name	Burleigh Dr

Violation

#14 The driveway is very dirty and needs to be pressure washed and any stains removed. #18 The mailbox post is cracking and the arm is separating from the post. The top of the post is rotting. Recommending a PVC post, MPII vendor flyer enclosed.

RECEIVED

MAR 28 2024

BY: KA

Case # 2024-062

MPII - Deed Violation Form [#282]

MachForm <mailer@forms-db.com>

Fri 3/29/2024 9:49 AM

To:ARCDRC <arcdrc@mpiicdd.org>

Street Number 30741

Street Name Burleigh Dr

Violation

10) garbage containers are stored on the driveway, 14) driveway has weeds and is very dirty, 18) Mailbox needs cleaned and post painted, it's an eyesore

RECEIVED

MAR 29 2024

BY: KA

Case # 2024-063

MPII - Deed Violation Form [#283]

MachForm <mailer@forms-db.com>

Mon 4/1/2024 9:26 AM

To: ARCDRC <arcdrc@mpiicdd.org>

Name of person reporting violation	ARC/DRC
Street Number	30626
Street Name	Nickerson LP

Violation

#10 Garbage containers are stored on side of the home. #14 Driveway needs to be pressure washed is dirty. #14, Front of home needs to be pressure washed, as well as the fascia and drip edge. #18 Mailbox is dirty and needs cleaned and MB post needs to be painted or replaced.

RECEIVED

MAR 28 2024

BY: [Signature]

Case #2024-064

MPII - Deed Violation Form [#284]

MachForm <mailer@forms-db.com>

Mon 4/1/2024 11:32 AM

To:ARCDRC <arcdrc@mpiicdd.org>

Name of person reporting violation	ARC/DRC
Street Number	30630
Street Name	Nickerson Loop

Violation

#10 Garbage containers are stored on the driveway #14 Weeds are in the driveway joints and driveway is dirty, needs pressure cleaned. #18Mailbox is dirty and the post is cracking

RECEIVED

MAR 28 2024

BY: KB

Case # 2024-065

Tab 19

Tab 20

Justin Wright
Operations Manager/Maintenance Report
April 03, 2024



- Solitude Pond Maintenance Report/ attached.
- April Newsletter / attached.
- LMP Reports. / attached.
- Maintenance staff continue to clean storm drains and ponds throughout the district to keep the community clean.
- Maintenance staff have continued to clean, repair, and repaint the village walls throughout the district.
- Maintenance staff cleaned up the car accident on Beardsley Drive and roped off area. Waiting for the police report to file insurance claim.
- OLM April 2024 Landscape Inspection – LMP passed the inspection with a score of 94.5. The inspection was held on Monday, April 1, 2024.
- Four welcome letters sent out for March 2024 sales in MPII.
- Maintenance staff lifted sidewalk slab and removed roots at pedestrian gate for Charlesworth. Replaced slab back in place.
- Operations Manager and Engineer went out and inspected APLM warranty work. Also went out pond repairs and priority ponds.

Board Discussion / Approval

- FHP Report / attached.
- Engineer Report / attached.

Tab 21

SOLITUDE

LAKE MANAGEMENT

CUSTOMER LAKE MANAGEMENT REPORT

CALL 800.432.4302 FOR SERVICE

Customer: Meadow Lake II

Account Number: _____

Technician: Jason Dago

Date: 3/28/24 Time: 10:00

WORK PERFORMED																									
METHOD USED: B (Boat) BP (Backpack Sprayer) C (Gator) HG (Hand Cast)		SITE ID																							
		26	111	97	98	99	95	94	93	78	77	76	75	74	73	72	71	70	81	82	89	115	53	47	48
Method Used	G																								
Treated Algae					X	X	X														X				
Treated Cyanobacteria																									
Treated Submersed Weeds																									
Treated Grasses/Brush	X																								
Treated Floating Weeds									X									X							
Treated Mosquitoes and/or Midges																									
Lake Dye																									
Site Inspection																									
WETLAND/UPLAND																									
Spot Spraying																									
Physical weed removal																									
CARP PROGRAM																									
Carp Observed																									
Barriers Inspected																									
RESTRICTION TYPE(S) DO NOT: I (Irrigate) F (Fish) S (Swim) O (Other):																									
Restriction # of days		N/A																							
Restriction Type																									

GENERAL OBSERVATIONS OF THE WATER																									
WATER CLARITY <input checked="" type="checkbox"/> All																									
<1' 1' 2' 3' 4' >4'																									
WATER FLOW <input checked="" type="checkbox"/> All																									
None S (Slight) V (Visible)																									
WATER LEVEL <input checked="" type="checkbox"/> All																									
H (High) N (Normal) L (Low)																									

GENERAL BIODIVERSITY OBSERVATIONS																											
BENEFICIAL PLANTS													FISH/WILDLIFE										BIRDS				
<input checked="" type="checkbox"/> Arrowhead	<input type="checkbox"/> Chara	<input checked="" type="checkbox"/> Lily	<input type="checkbox"/> Bass	<input type="checkbox"/> Alligator	<input checked="" type="checkbox"/> Anhinga	<input checked="" type="checkbox"/> Gallinules	<input checked="" type="checkbox"/> Bacopa	<input type="checkbox"/> Cordgrass	<input type="checkbox"/> Nalad	<input checked="" type="checkbox"/> Bream	<input type="checkbox"/> Otter	<input checked="" type="checkbox"/> Coots	<input type="checkbox"/> Herons	<input type="checkbox"/> Blue Flag Iris	<input type="checkbox"/> Golden Canna	<input checked="" type="checkbox"/> Pickerelweed	<input type="checkbox"/> Catfish	<input type="checkbox"/> Snakes	<input type="checkbox"/> Cormorant	<input checked="" type="checkbox"/> Ibis	<input checked="" type="checkbox"/> Bulrush	<input checked="" type="checkbox"/> Gulf Spikerush	<input type="checkbox"/> Soft Rush	<input checked="" type="checkbox"/> Gambusia	<input checked="" type="checkbox"/> Turtles	<input type="checkbox"/> Egrets	<input type="checkbox"/> Osprey
<input type="checkbox"/> Other _____																											

CONCERNS TO FOLLOW UP																									
<input type="checkbox"/> Recurring or excessive algae	Lake # _____	<input type="checkbox"/> Water Quality Assessment Recommended																							
<input type="checkbox"/> Persistent invasive weeds	Lake # _____	Persistent problems may indicate an underlying water quality issue that current treatments will not correct. A laboratory assessment is recommended to determine the cause(s) and plan the best corrective actions. Please call 800-432-4302 for more information.																							
<input type="checkbox"/> Fish/wildlife issues	Lake # _____																								
<input type="checkbox"/> Low water clarity	Lake # _____																								
<input type="checkbox"/> Bad Odors	Lake # _____																								

Tab 22

Volume 9
Issue 4
April 1, 2024

THE MONTHLY
NEWSLETTER FOR
RESIDENTS OF THE
MPII CDD

MPII NEWS

Meadow Pointe II Clubhouse

30051 County Line Rd
Wesley Chapel, FL
33543
813-991-5016

clubhouse@mpicdd.org
www.meadowpointe2cdd.org
Facebook.com/MPIICDD

Operations Manager

Justin Wright
justinwright@mpicdd.org

Office Hours

Daily 8am—8:45pm

Fitness Center

M-F 7am—8:45pm

S/S 8am—8:45pm

Pool

Daily 9am—30 minutes
before dusk

Playground

Daily 9am—30 minutes
before dusk

Courts

Daily 8am—8:45pm



in this issue

Alligator Mating Season P.2

Crosswalk Safety P.3

Spring Garage Sale P.4

Tax Help P.6

Upcoming MPII EPC Events P.7



Sometimes we focus on the large examples of wildlife in our area—deer, alligators, and more. But if we look more closely, there are extraordinary examples of nature's beauty all around us here in MPII—as captured in this stunning photo of a Monarch butterfly.

Photo courtesy of Linda Free.

Alligator Mating Season

John Picarelli
Chairperson
johnpicarelli@mpiicdd.org

Jamie Childers
Vice Chairperson
jchilders@mpiicdd.org

Nicole Darner
Secretary
nicoledarner@mpiicdd.org

Rob Signoretti
Secretary
robertsignoretti@mpiicdd.org

Kyle Molder
Secretary
kyle.molder@mpiicdd.org

The CDD Board of Supervisors holds public meetings twice each month. These are held on the 1st and 3rd Wednesdays at 6:30 pm in the Clubhouse.

All MPII residents are welcomed and encouraged to attend. This is your CDD and attending meetings is the best way to stay informed and share your input.

Alligator mating season in Florida begins in April, as gators begin “courting” potential mates. The mating itself typically occurs in May and June, with nesting beginning in June and egg hatching occurring in late summer or early fall. While this is particularly relevant to biologists and zoologists, it would seem to be completely unimportant to most of us.



Perhaps surprisingly, this is not true. With over 100 ponds in Meadow Pointe II and lots of conservation areas, numerous alligators share land with MPII residents. So, alligator mating season means that we may well see our local alligators more often. They will be more mobile than normal, and they will stray out of the ponds and conservation area more frequently over the next few weeks and months.

So, this seems to be a good time to remind everyone that we do in fact *share* this land with the alligators, and quite a lot of other wildlife. If you see an alligator out where you usually don’t, be aware that although they were removed from the endangered species list in 1987, there are still numerous regulations

in place to protect alligators. Alligators, despite being considered an apex predator, do not naturally attack people. They don’t associate people with food, and they don’t consider humans to be potential food. However, alligators can learn, and quickly. If an alligator is fed by people, that alligator will associate people with food. It will then

be far more likely to approach people, potentially attacking them – especially smaller people, like children. Florida Statute 372.667 even makes it a misdemeanor criminal offense to feed alligators (it’s also illegal to feed black bears, raccoons, foxes, or sand hill cranes).

If an alligator does appear to be a threat, there is action that can be taken. To be considered a threat, an alligator must be at least 4’ long, and exhibit behavior that threatens people or pets. This would be an attack or charge at a person or pet or encroaching significantly onto homeowner’s property. If this occurs, the resident can contact the Alligator Hotline at 1-866-392-4286. This is...

Alligator Mating Season continues on page 4...

Crosswalk Safety

“There is nothing so stable as change”. This famous quote from Bob Dylan encapsulates so much about life. MPII has changed tremendously since it was first developed. So too has the Wesley Chapel community and area surrounding MPII. With this change, multiple new schools have been built, the population has grown immensely, and wildlife has seen its habitat shrink to accommodate all of us and our growing needs.

One direct way this affects all of us on a daily basis is road safety. *All of us*, when driving – especially when driving within our own community – need to do our best to ensure everyone’s safety.

Crosswalks, especially those on County Line Road and Mansfield Boulevard, MUST be respected. Drivers MUST slow down and stay cognizant of the use of these crosswalks. When someone on foot, or bicycle, is using a crosswalk drivers MUST stop and yield to them until they are safely through the area.

But also, when animals are in the street – especially protected animals – drivers must also slow, or even stop, to avoid injuring or killing them. Examples of animals that drivers might encounter

and should yield to include Sand Hill Cranes (those folks seem to *KNOW* they’re protected – don’t they!) and several species of turtles. Please, when driving, slow or stop to allow these animals to get out of the road safely. Also, if a fellow pedestrian pulls over to assist a turtle getting out of the road, please be courteous and patient.

Perhaps most importantly, school zones are far too often ignored by some drivers. This is outrageous and unacceptable. As a community it is our obligation to ensure the safety of our children. If you are driving and see that flashing yellow, it is critical that you slow way down (usually 15 unless otherwise posted) and remain vigilant throughout the area for children or other pedestrians. The drive time lost to slowing appropriately is very minor. And everyone knows the common school times so if you know you will be driving at those times you should plan your trip to allow the extra few minutes.

If we all spend a tiny amount of time slowing down and staying aware of our surroundings, MPII can be the wonderful, neighborly, and safe community that we all want it to be, regardless of past or future changes to our area.

MPII Management
Company

Inframark
Bob Nanni

bob.nanni@inframark.com
813-991-1116

CDD fee/Bond
Questions

Inframark
Accounting
Department
954-603-0033

The MPII
Clubhouse offers
MPII residents
Notary Services at
no cost.

We have a certified
Notary on staff,
please call ahead
for availability.

Monthly MPII Trivia

Trivia – What month brings us (Tampa) the most rain on average each year?

Answer on page 5.

Alligator Mating Season

Continued from page 3

a toll-free line set up by the Florida Fish and Wildlife Conservation Commission. They will come and capture the alligator. However, FWCC will NOT relocate the alligator, they will put it down. So, we ask all residents to *only* contact the hotline if the animal is a *threat*.

Hopefully having everyone on the same page and armed with some knowledge will avoid fear and confusion. If we are smart and never feed them, we should be able to peaceably coexist with alligators, even during their mating season, and still have a beautiful and safe community.

- <https://myfwc.com/wildlifehabitats/wildlife/alligator/facts/>
- <https://www.wtsp.com/article/life/animals/its-alligator-mating-season-heres-what-you-need-to-know/67-95e87efc-4614-4096-a922-96a98ff5b232>
- <https://myfwc.com/wildlifehabitats/wildlife/alligator/snap/>

Spring Garage Sale

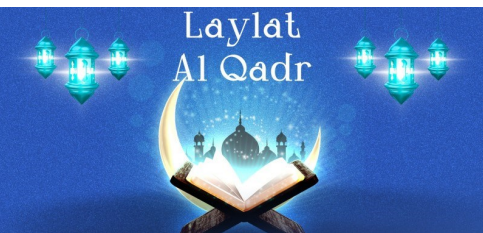
Don't forget the semi-annual Garage Sale – it is *fast* approaching! On Saturday, April 20th from 8am – 2pm all gates at gated villages will be open. It's the perfect time to clear out the clutter and make a little cash at the same time. Hopefully you utilized the tips we provided last month and are ready to go. If not, there is still a little time left to gather and organize all your sellable possessions. Don't forget to keep small bills and change on hand. This event generates a lot of traffic through the

neighborhoods so be set up and ready by 8am to take full advantage. The next community garage sale won't be until the fall, so don't let this opportunity pass you by. Also, if you have unsold

items or don't want to deal with selling, but *are* cleaning, there will be two Goodwill trucks at the Clubhouse parking lot accepting donations until they're full. Happy selling!



April Holidays



6th – **Laylat al-Qadr.** Laylat al-Qadr, or the Night of Power, is part of the end of Ramadan. It is the celebration of the first verses of the Quran being revealed to Muhammad. For all those that celebrate, have a happy and blessed Laylat al-Qadr!



10th – **Eid al-Fitr.** This is the day where Muslims celebrate the end of Ramadan and its fasting. It occurs tonight at sundown. To all those that celebrate: Eid Mubarak! (Have a blessed Eid).



15th – **Tax Day.** Tax day is April 15th, so this is the deadline to file your Federal Income Tax Returns. If you haven't gotten them done and to the post office by today, you had better file an extension!



22nd – **Passover.** Passover, the Jewish celebration of their ancestors' liberation from slavery, begins at sundown on the 22nd and lasts until sundown on April 30th. Shalom, Happy Passover!

22nd – **Earth Day.** Begun in 1970, Earth Day is now celebrated in at least 192 countries. Most Earth Day events are coordinated by Earth Day Network (www.earthday.org) and there are numerous ways for anyone to get involved and help preserve our planet for the generations to come. Happy Earth Day!



26th – **Arbor Day.** Arbor Day was created in Spain, but back in 1872, the first American Arbor Day celebration occurred. An estimated one million trees were planted in Nebraska on the commemoration of this holiday. Find out what you can do at www.arborday.org. Arbor Day!



Trivia Answer (from page 3): August!

August averages 7.6 inches of rain as the peak of our rainy season. Despite the phrase "April showers bring May flowers", April is our 2nd driest month and one of only two months where we average less than 2 inches of rain.

<https://rssweather.com/climate/Florida/Tampa/>

Tax Prep—Last Call

It's April, the tax deadline is the 15th, so this is your last opportunity to get help with your taxes. If you feel that you need help but can't find room in the budget for an accountant or even a tax preparation service, VITA (Volunteer Income Tax Assistance), an IRS and United Way Pasco collaboration, could help you.

A team of wonderful volunteers will be at the MPII Clubhouse on Thursdays between 9 am and 1 pm through April 11th. Appointments can be made by calling 727-845-3030 or visiting www.UnitedWayPasco.org. Additional sites around Pasco are also available, so if Thursdays are impossible for you or appointments fill up, please inquire about the other locations.

This is a phenomenal program, run by IRS certified volunteers and is a great benefit to those in our community who need a little help with their taxes at no cost. If you are able to help your community by volunteering, please call 727-359-8850 or go to www.unitedwaypasco.org/vita-tax-prep.

EPC's YotM Contest Winner

The second EPC (MPII Event Planning Committee) Yard of the Month contest is in the books. The EPC kicked off this new program last December focusing on yards with great holiday decorations. For February, they were evaluating the best overall landscaping.

There are lots of great looking yards in MPII, but there can only be one winner. The champion this time was Mayah in Longleaf! Congratulations Mayah! Check out some of the photos of the winning yard display!

Remember, whenever the EPC sponsors a

Yard-of-the-Month competition, you'll need to register for it! You can email the EPC at mpiiepc@gmail.com.



Upcoming MPII EPC Events

The EPC has been very busy! They kicked off March with a volunteer cleanup as part of The Great American Cleanup. They also hosted a complementary yoga class for families on March 16th (keep an eye out for future free yoga classes!). They wrapped up March with the Bunny Hop where tons of families from our community got to meet and get pictures with the Easter Bunny.

April will be exciting as well with the Health Fair on the 6th which will include the One Blood bus, offering \$20 gift cards for donations. There will also be on-site mammography services (for mammography services please email the

EPC to fill out paperwork ahead of time, most insurance is accepted for this).



Also, the EPC continued to host local vendors – purveyors

of a variety of delicious foods – at the weekly Food Truck event. These occur every Thursday from 4-7 pm at the Clubhouse parking lot. This will happen all four Thursdays in April as well!

On the horizon is another event slated for May – a Summer Festival! This is scheduled for May 25th from 10 am – 2 pm. This event will include a variety of local food vendors and lots of great activities for kids and families. Follow the [EPC Facebook page](#) for more details as the event approaches! Also, the EPC is *always* looking for people to volunteer to work their events. So, if you can spare a few hours once a month or so, please email

the EPC at MPIIEPC@gmail.com.

MPII Clubs

EC TENNIS ACADEMY offers tennis lessons to people aged 4 through adult. Contact Coach Edgardo Chavez at 813-328-0841.



 **TEACH LEAF** is now enrolling for the 2024-2025 school year! Kindergarten Reading and Writing Pod (ages 5-6) and Reading and Writing Pod (ages 6-8). For more details or to enroll in either of these Pods please contact Melissa Goebel at teacher.melissa827@gmail.com.

YARN CLUB meets every Thursday night from 6 – 8 pm. Open to all adults who knit or crochet – all skill levels welcome.





MPII NEWS

Meadow Pointe II CDD
30051 County Line Road
Wesley Chapel, FL 33543
813-991-5016
www.facebook.com/MPIICDD
newsletter@mpicdd.org

MPII NEWS
Volume 9, Issue 4
April 1, 2024

MPII News Needs Your Photos!

If you have taken a photo within MPII that you think would make a nice cover shot on a future issue, please email it to newsletter@mpicdd.org. Submitting a photo gives us permission to use it in the newsletter. If there are people in the photo, please ensure that we have their permission to publish their photo.

Also, remember that the Clubhouse has an opt-in email list for receiving the newsletter as a PDF each month! To opt-in, just email newsletter@mpicdd.org and tell us what email address or addresses you'd like us to include. As of now, the Clubhouse only uses this list for the newsletter, but we may include other time-sensitive announcements in the future.



Tab 23



Landscape Maintenance Professionals, Inc.

SERVICE COMMUNICATION REPORT

Property Name: MP2

Service Date: 03/20/2024

The following property maintenance services were performed on the property today. If you have any questions about the service performed please call or fax us your concerns.

TURF		BED MAINT.		FERTILIZATION		IRRIGATION	
Mowing	<input type="checkbox"/>	Pruning	<input checked="" type="checkbox"/>	Turf	<input type="checkbox"/>	Inspection	<input type="checkbox"/>
Edging Curbs	<input type="checkbox"/>	Hedging	<input checked="" type="checkbox"/>	Trees	<input type="checkbox"/>	Adjustments	<input type="checkbox"/>
Edging Beds	<input type="checkbox"/>	Weeding	<input checked="" type="checkbox"/>	Shrubs	<input type="checkbox"/>	Repairs	<input type="checkbox"/>
Weedeating	<input type="checkbox"/>	Tree Pruning	<input type="checkbox"/>	Annuals	<input type="checkbox"/>	Other	<input type="checkbox"/>
		Palm Pruning	<input type="checkbox"/>	12-0-0			
PLANTING		CLEANUP		PEST CONTROL			
Annuals	<input type="checkbox"/>	Trash	<input checked="" type="checkbox"/>	TURF		TREES	
Shrubs	<input type="checkbox"/>	Blowing Off	<input checked="" type="checkbox"/>	Insects	<input type="checkbox"/>	Insects	<input type="checkbox"/>
Mulch	<input type="checkbox"/>	Leaves	<input checked="" type="checkbox"/>	Disease	<input type="checkbox"/>	Disease	<input type="checkbox"/>
Other	<input type="checkbox"/>	Debris	<input checked="" type="checkbox"/>	Weeds	<input type="checkbox"/>		
		Other	<input type="checkbox"/>	SHRUBS		OTHER	
				Insects	<input type="checkbox"/>	Fire Ants	<input checked="" type="checkbox"/>
				Disease	<input type="checkbox"/>	Weed Beds	<input checked="" type="checkbox"/>

COMMENTS, AREA WHICH REQUIRE SPECIAL ATTENTION OR WORK:

Trimming County Line Rd. Detail work. Long leaf woodlines on ponds. Removal of spanish moss up to 15 ft. Manor Isle common area removal of leaves and clean up. Sprayed bed weeds and treated ants with ADVION granular ant bait.

SERVICE PROVIDED BY: LMP

RECEIVED BY:

DATE



Landscape Maintenance Professionals, Inc.

SERVICE COMMUNICATION REPORT

Property Name: MP2

Service Date: 03/21/2024

The following property maintenance services were performed on the property today. If you have any questions about the service performed please call or fax us your concerns.

TURF	BED MAINT.	FERTILIZATION	IRRIGATION
Mowing <input type="checkbox"/>	Pruning <input checked="" type="checkbox"/>	Turf <input type="checkbox"/>	Inspection <input type="checkbox"/>
Edging Curbs <input type="checkbox"/>	Hedging <input checked="" type="checkbox"/>	Trees <input type="checkbox"/>	Adjustments <input type="checkbox"/>
Edging Beds <input type="checkbox"/>	Weeding <input checked="" type="checkbox"/>	Shrubs <input type="checkbox"/>	Repairs <input type="checkbox"/>
Weedeating <input type="checkbox"/>	Tree Pruning <input type="checkbox"/>	Annuals <input type="checkbox"/>	Other <input type="checkbox"/>
	Palm Pruning <input type="checkbox"/>	12-0-0 <input type="checkbox"/>	
PLANTING	CLEANUP	PEST CONTROL	
Annuals <input type="checkbox"/>	Trash <input checked="" type="checkbox"/>	TURF	TREES
Shrubs <input type="checkbox"/>	Blowing Off <input checked="" type="checkbox"/>	Insects <input type="checkbox"/>	Insects <input type="checkbox"/>
Mulch <input type="checkbox"/>	Leaves <input checked="" type="checkbox"/>	Disease <input type="checkbox"/>	Disease <input type="checkbox"/>
Other <input type="checkbox"/>	Debris <input checked="" type="checkbox"/>	Weeds <input type="checkbox"/>	
	Other <input type="checkbox"/>	SHRUBS	OTHER
		Insects <input type="checkbox"/>	Fire Ants <input checked="" type="checkbox"/>
		Disease <input type="checkbox"/>	Weed Beds <input checked="" type="checkbox"/>

COMMENTS, AREA WHICH REQUIRE SPECIAL ATTENTION OR WORK:

Continued Pond woodline cutbacks. Long leaf cutbacks, Morning side cutbacks. Sidewalks crack weeds sprayed. Treatment ants with ADVION granular ant bait. Removal of Spanish moss. Sprayed Covine Key and Charles worth/Tullamore entrances.

SERVICE PROVIDED BY: LMP

RECEIVED BY:

DATE



Landscape Maintenance Professionals, Inc.

SERVICE COMMUNICATION REPORT

Property Name: MP2

Service Date: 03/27/2024

The following property maintenance services were performed on the property today. If you have any questions about the service performed please call or fax us your concerns.

TURF		BED MAINT.		FERTILIZATION		IRRIGATION	
Mowing	<input checked="" type="checkbox"/>	Pruning	<input checked="" type="checkbox"/>	Turf	<input type="checkbox"/>	Inspection	<input type="checkbox"/>
Edging Curbs	<input checked="" type="checkbox"/>	Hedging	<input checked="" type="checkbox"/>	Trees	<input type="checkbox"/>	Adjustments	<input type="checkbox"/>
Edging Beds	<input checked="" type="checkbox"/>	Weeding	<input checked="" type="checkbox"/>	Shrubs	<input type="checkbox"/>	Repairs	<input type="checkbox"/>
Weedeating	<input checked="" type="checkbox"/>	Tree Pruning	<input type="checkbox"/>	Annuals	<input type="checkbox"/>	Other	<input type="checkbox"/>
		Palm Pruning	<input type="checkbox"/>	12-0-0			
PLANTING		CLEANUP		PEST CONTROL			
Annuals	<input type="checkbox"/>	Trash	<input checked="" type="checkbox"/>	TURF		TREES	
Shrubs	<input type="checkbox"/>	Blowing Off	<input checked="" type="checkbox"/>	Insects	<input type="checkbox"/>	Insects	<input type="checkbox"/>
Mulch	<input type="checkbox"/>	Leaves	<input checked="" type="checkbox"/>	Disease	<input type="checkbox"/>	Disease	<input type="checkbox"/>
Other	<input type="checkbox"/>	Debris	<input checked="" type="checkbox"/>	Weeds	<input type="checkbox"/>		
		Other	<input type="checkbox"/>	SHRUBS		OTHER	
				Insects	<input type="checkbox"/>	Fire Ants	<input checked="" type="checkbox"/>
				Disease	<input type="checkbox"/>	Weed Beds	<input checked="" type="checkbox"/>

COMMENTS, AREA WHICH REQUIRE SPECIAL ATTENTION OR WORK:

Mowed, edged, weedeated Clubhouse, Mainfield blud, Beardsley Dr and County Line Rd. All common areas were also serviced. County Line Rd. completed trimming and grasses cutbacks. Mainfield Blvd. trimmed and detailed. Removed spanish moss and treat Ants were seen with ADVION granular ant bait. Dead tree in clubhouse area flush cut and it will be stump grinded this comin Friday the 5th.

SERVICE PROVIDED BY: LMP

RECEIVED BY:

DATE



Landscape Maintenance Professionals, Inc.

SERVICE COMMUNICATION REPORT

Property Name: MP2

Service Date: 03/29/2024

The following property maintenance services were performed on the property today. If you have any questions about the service performed please call or fax us your concerns.

TURF	BED MAINT.	FERTILIZATION	IRRIGATION
Mowing <input type="checkbox"/>	Pruning <input checked="" type="checkbox"/>	Turf <input type="checkbox"/>	Inspection <input type="checkbox"/>
Edging Curbs <input type="checkbox"/>	Hedging <input checked="" type="checkbox"/>	Trees <input type="checkbox"/>	Adjustments <input type="checkbox"/>
Edging Beds <input type="checkbox"/>	Weeding <input checked="" type="checkbox"/>	Shrubs <input type="checkbox"/>	Repairs <input type="checkbox"/>
Weedeating <input type="checkbox"/>	Tree Pruning <input checked="" type="checkbox"/>	Annuals <input type="checkbox"/>	Other <input type="checkbox"/>
	Palm Pruning <input type="checkbox"/>	12-0-0 <input type="checkbox"/>	
PLANTING	CLEANUP	PEST CONTROL	
Annuals <input type="checkbox"/>	Trash <input checked="" type="checkbox"/>	TURF	TREES
Shrubs <input type="checkbox"/>	Blowing Off <input checked="" type="checkbox"/>	Insects <input type="checkbox"/>	Insects <input type="checkbox"/>
Mulch <input type="checkbox"/>	Leaves <input checked="" type="checkbox"/>	Disease <input type="checkbox"/>	Disease <input type="checkbox"/>
Other <input type="checkbox"/>	Debris <input checked="" type="checkbox"/>	Weeds <input type="checkbox"/>	
	Other <input type="checkbox"/>	SHRUBS	OTHER
		Insects <input type="checkbox"/>	Fire Ants <input checked="" type="checkbox"/>
		Disease <input type="checkbox"/>	Weed Beds <input checked="" type="checkbox"/>

COMMENTS, AREA WHICH REQUIRE SPECIAL ATTENTION OR WORK:

Completed trimming and detailed work on Mainfield Blvd. and trimmed and detailed Beardstey Dr. Removing Spanish moss and treating ants as seen with ant baits. Leave and debris removal from turf and entrances. Club house was trimmed and detailed.

SERVICE PROVIDED BY: LMP

RECEIVED BY:

DATE



Landscape Maintenance Professionals, Inc.

SERVICE COMMUNICATION REPORT

Property Name: MP2

Service Date: 04/02/2024

The following property maintenance services were performed on the property today. If you have any questions about the service performed please call or fax us your concerns.

TURF	BED MAINT.	FERTILIZATION	IRRIGATION
Mowing <input checked="" type="checkbox"/>	Pruning <input type="checkbox"/>	Turf <input type="checkbox"/>	Inspection <input type="checkbox"/>
Edging Curbs <input checked="" type="checkbox"/>	Hedging <input type="checkbox"/>	Trees <input type="checkbox"/>	Adjustments <input type="checkbox"/>
Edging Beds <input checked="" type="checkbox"/>	Weeding <input type="checkbox"/>	Shrubs <input type="checkbox"/>	Repairs <input type="checkbox"/>
Weedeating <input checked="" type="checkbox"/>	Tree Pruning <input type="checkbox"/>	Annuals <input type="checkbox"/>	Other <input type="checkbox"/>
	Palm Pruning <input type="checkbox"/>	12-0-0 <input type="checkbox"/>	
PLANTING	CLEANUP	PEST CONTROL	
Annuals <input type="checkbox"/>	Trash <input checked="" type="checkbox"/>	TURF	TREES
Shrubs <input type="checkbox"/>	Blowing Off <input checked="" type="checkbox"/>	Insects <input type="checkbox"/>	Insects <input type="checkbox"/>
Mulch <input type="checkbox"/>	Leaves <input checked="" type="checkbox"/>	Disease <input type="checkbox"/>	Disease <input type="checkbox"/>
Other <input type="checkbox"/>	Debris <input checked="" type="checkbox"/>	Weeds <input type="checkbox"/>	
	Other <input type="checkbox"/>	SHRUBS	OTHER
		Insects <input type="checkbox"/>	Fire Ants <input checked="" type="checkbox"/>
		Disease <input type="checkbox"/>	Weed Beds <input checked="" type="checkbox"/>

COMMENTS, AREA WHICH REQUIRE SPECIAL ATTENTION OR WORK:

Mowed, edged, weedeated Clubhouse, Mainfield Blvd, Beardsley Dr. and County line. Mowed commons areas. Treated Ants as seen with ADVION granular ant bait. Clubhouse sprayed with Round up to control weeds. Soccer field treated with ant bait.

SERVICE PROVIDED BY: LMP

RECEIVED BY:

DATE

Tab 24

YTD FHP Off Duty Activity Report

YTD	SPEED WARNINGS	SPEED CITATIONS	ARRESTS	STOP SIGN	SEAT BELT	OTHER	STREET PARKING
As of 3/28/2024	142	66	0	5	8	73	24

FHP OFF DUTY ACTIVITY REPORT									
DATE	SHIFT	LOCATION	SPEED WARNINGS	SPEED CITATIONS	ARRESTS	STOP SIGN	SEAT BELT	OTHER	STREET PARKING
1/4/2024	4am-8am		10	0	0	0	0	5 2 insurance violations; 1 tag/reg violation; 2 headlights	0
1/10/2024	4am-8am		0	9	0	0	0	4 1 insurance violation; 1 DL violation; 1 red light violation; 1 driving the wrong way	0
1/11/2024	4pm-8pm		6	5	0	0	1	5 2 insurance; 2 DL ; 1 tag/reg	0
1/16/2024	4am-8am		7	1	0	0	0	3 1 insurance violation; 1 move over law violation; 1 tag/reg violation	0
1/17/2024	4pm-8pm		8	4	0	0	2	4 2 insurance violations; 1 texting and driving violation; 1 tag/reg violation	0
1/24/2024	4pm-8pm		8	2	0	0	0	4 2 insurance violations; 1 suspended DL w/o knowledge; 1 tag/reg violation	0
1/30/2024	4am-8am		4	3	0	0	1	1 insurance violation	0
1/31/2024	12:30 - 4:30pm		8	2	0	0	3	3 2 insurance violation; 1 tag/reg violation	0
2/5/2024	4am-8am		5	0	0	0	0	2 1 insurance violation; 1 tag/reg violation	6 warnings 0 citations
2/7/2024	4pm-8pm		8	0	0	0	0	2 1 insurance; 1 expired tag	0
2/8/2024	4pm-8pm		7	3	0	0	0	4 2 insurance violations; 1 expired tag violation; 1 window tint violation	0

2/14/2024	4am-8am		4	0	0	0	0	1 tag/reg violation	0
2/19/2024	4am-8am		7	3	0	1	0	4 1 insurance violation; 2 DL violations; 1 expired tag violation	0
2/21/2024	4pm-8pm		6	4	0	1	0	4 3 insurance violations; 1 DL violation	0
2/27/2024	4am-8am		4	3	0	1	0	2 Insurance violations	6 warnings 0 citations
2/29/2024	10am-2pm		5	0	0	2	0	1 insurance violation	0
3/5/2024	4am-8am		7	4	0	0	0	5 2 insurance violations; 2 tag/reg violations; 1 stopping in the roadway	0
3/6/2024	2pm-6pm		4	5	0	0	0	3 2 insurance violations; 1 expired tag	0
3/13/2024	4am-8am		3	3	0	0	0	2 1 DL violation; 1 tag/reg violation	9 warnings 3 citations
3/18/2024	4am-8am		5	6	0	0	0	4 2 insurance violations; 1 DL violation; 1 tag/reg violation	0
3/19/2024	4am-8am		6	2	0	0	0	3 2 insurance violations; 1 DL violation	0
3/20/2024	2:30pm-6:30pm		6	4	0	0	0	4 3 insurance violations; 1 pedestrian violation	0
3/26/2024	1pm-5pm		8	0	0	0	1	1 insurance violation	0
3/28/2024	4am-8am		6	3	0	0	0	2 2 insurance violations	0

Tab 25

MEADOW POINTE II CDD

ENGINEER'S REPORT FOR APRIL 3RD, 2024 BOARD MEETING

Discussion items:

- **SWFWMD (South West Florida Water Management District) Permit Work:**
 - Permit # 3010.053 – The field work for this permit recertification was completed.
 - Permit # 3010.044 – Statement of Inspection due 5/15/2024.
 - Permit # 3010.054 – Statement of Inspection due 5/15/2024.
- **Pond Repairs:** A site visit was conducted to discuss the details of the shoreline restoration efforts in multiple locations.
- **Roadway Depression in Sedgewick:** A roadway depression has been identified on Lyonshire in Sedgewick and a site visit was conducted. Multiple vendors have been engaged and will provide proposals for remediation which should include excavation and asphalt repair to build up the area along the curb to get water moving toward the inlet grate and away from the two parking stalls where the issue is.
- **Building Construction on County Line Rd & Mansfield Blvd:** We have requested the AIA document from Renker Eich Parks Architects and will work with them and District Counsel to get an agreement in place for architectural services.
- **Warning Gate @ Wrencrest Drive:** Following recent communication with the County, Supervisor Signoretti is working with the District Counsel to contact the Counsel for the County for additional feedback.
- **Lap Pool:** The RFQ for architect services has been prepared. Interested applicants must submit qualification statements to the District by 11:00am on Wednesday, April 3rd, 2024. The Board will consider RFQ submissions at the regular Board of Supervisors meeting on April 17th, 2024.
- **Roadway Cost Analysis Assessments:** Roadway cost analysis assessments for estimated construction costs to mill and resurface all District roadways separated by village have been completed and are ready for review.