

# Meadow Pointe II CDD – Bond Project Summaries

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The Meadow Pointe II Community Development District (CDD) issued the Series 2018 Bonds to finance a variety of infrastructure and amenity improvements. Below is a summary of both completed and ongoing projects funded through these bonds, including project descriptions, budgets, final costs, and progress updates.

## Additional Information

All projects were reviewed and approved by the Board of Supervisors. Final construction costs may vary due to inflation, contractor pricing, and material costs. Savings from under-budget projects are being reallocated to open bond-funded improvements.

Please check this page regularly for updates on project progress and new developments impacting the Meadow Pointe II community.

## Completed Projects

### Announcement Board

Completion Date: 9/1/2019

Budget: \$55,000.00

Final Cost: \$25,098.76

Savings: \$29,901.24 under budget

Details: A digital message board was installed to keep residents informed of activities and upcoming events. Designed by Stewart Signs and installed by Davidson Sign Services Inc.

### Awnings

Completion Date: 10/25/2019

Budget: \$20,000.00

Final Cost: \$22,690.00

Over Budget: \$2,690.00 over budget

Details: Sun-damaged awnings around the pool area were replaced by Creative Shade Solutions.

### **Hurricane Shutters**

Completion Date: 5/8/2019

Budget: \$60,000.00

Final Cost: \$57,343.24

Savings: \$2,656.76 under budget

Details: Roll-down hurricane shutters installed at the clubhouse to streamline storm prep and eliminate the need for plywood boards. Installed by Roll Shield LLC.

### **Metal Roof (Clubhouse)**

Completion Date: 3/15/2020

Budget: \$120,000.00

Final Cost: \$69,554.00

Savings: \$50,446.00 under budget

Details: A new steel roof with a 50-year lifespan was installed on the clubhouse by Affordable Roofing Systems using a Standing Seam Roof System.

### **Roadway Improvements**

Completion Date: 6/8/2019

Budget: \$2,977,142.00

Final Cost: \$2,399,483.80

Savings: \$577,658.20 under budget

Details: Contractor: Ajax Paving – \$2,196,751.90

Engineering/Project Management: Lighthouse Engineering – \$112,726.30

Legal: Persson, Cohen & Moody P.A. – \$5,005.60

\$85,000 reimbursed for Lettingwell village emergency apron/sidewalk work.

### **Replacing Gates**

Completion Date: 3/25/2020

Budget: \$500,000.00

Final Cost: \$420,539.35

Savings: \$79,460.65 under budget

Details: Old gate systems were replaced by Wit Fence. Project included engineering by Lighthouse Engineering (\$17,726.30) and legal services by Persson, Cohen & Moody P.A.

(\$5,594.90). A one-year service contract was included. Metro Gates currently maintains the system. Communities contribute \$1,500 annually per gate for reserves.

### **Cameras at Gates/Entrances**

Completion Date: 1/10/2021

Budget: \$240,625.00

Final Cost: \$238,085.00

Savings: \$2,540.00 under budget

Details: Veteran Security installed cameras at all entrances to enhance safety and monitor activity. Alliance currently services the system. Communities contribute \$1,000 annually per camera system for reserves.

### **Splash Pad**

Completion Date: 5/5/2021

Budget: \$200,000.00

Final Cost: \$206,625.70

Over Budget: \$6,625.70 over budget

Details: Constructed by The Pool Works of Florida with electrical by Himes Electrical (\$232.50) and irrigation work by Main Scapes (\$2,303.93). Legal services by Persson, Cohen & Moody P.A. (\$1,205.20). Project completed over budget and past schedule due to COVID and weather delays.

### **Tree Removal**

Completion Date: 5/2/2024

Budget: \$398,400.00

Final Cost: \$419,150.89

Over Budget: \$20,750.89 over budget

Details: Oak trees damaging sidewalks and curbs were removed. Buccaneer Landscape completed removal (\$374,405.59). Additional replanting by Mainscapes (\$10,569.00). Engineering by Lighthouse Engineering (\$27,726.40), Legal by Persson, Cohen & Moody P.A. (\$6,449.90). Project completed over budget and well past schedule.

### **Purchase of Land**

Completion Date: 2017

Budget: \$1,000,000.00

Final Cost: \$847,256.95

Savings: \$152,743.05 under budget

Details: Land acquired across from the clubhouse for future expansion of facilities and to prevent inappropriate development near a school zone.

## In-Progress Projects

### **New Clubhouse Building & Maintenance Facility**

Initial Budget: \$900,000.00 (part of Series 2018 Bond)

Status: In Progress

Details:

A new building is under development on land acquired at the corner of County Line Road and Mansfield Boulevard.

Purpose: To include a large conference/party room for up to 100 people, and a maintenance facility to relocate work operations away from the main clubhouse.

Updates:

- Land has been surveyed and GEO technical work completed.
- Architectural firm Renker Eich Parks Architects is finalizing floor plans.
- The project has evolved into two separate buildings to avoid the cost and complexity of a fire wall.

Features will include:

- Steel-framed maintenance building with bays, storage, restrooms, and office
- Conference room building matching the clubhouse style with restrooms, storage, kitchenette, and rental space
- Future plans involve a centralized clubhouse entrance and a badging system for resident access.

### **Lap Pool**

Status: In Progress

Budget: Not specified (multiple service contracts listed)

Details:

- 50m x 25m lap pool for fitness and health
- Design: Martin Aquatic Design (\$174,450.00)
- Legal: Persson, Cohen & Moody P.A. (\$1,048.00)
- Engineering: GAI (\$7,852.50), Mortensen (\$9,580.00), JMT (\$7,102.50), BDi (\$1,500.00), Geo Data (\$3,650.00)

- Site plan updates required due to SWFWMD concerns
- Construction road relocated; new plan submitted by BDI Engineering and Stephen Brletic

### **Generators at Clubhouse**

Status: In Progress

Budget: \$275,000.00

Details:

A backup generator is planned for the clubhouse to ensure uninterrupted operation during power outages. Project on hold until building and lap pool sizes are finalized to determine proper generator capacity.