



Meadow Pointe II CDD

August 6, 2025

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Agenda

Meadow Pointe II
Community Development District
August 6, 2025
AGENDA PACKAGE

Communications Media Technology Via Zoom:

<https://us02web.zoom.us/j/4527478885?pwd=SWJycEJVU1VjSmVvSWRVeDJlcWlrZz09&omn=87393916259>

Meeting ID: 452 747 8885 Passcode: 6DfetC 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
- ☐ Robert Signoretti, Vice Chairperson
- ☐ Chris Kluender, Assistant Secretary
- ☐ Kyle Molder, Assistant Secretary
- ☐ Jamie Childers, Assistant Secretary

- ☐ Jayna Cooper, District Manager
- ☐ Andy Cohen, District Counsel
- ☐ Jerry Whited, District Counsel
- ☐ Justin Wright, Operations Manager

Wednesday, August 6, 2025 – 6:30 p.m.

Regular Meeting Agenda

Communications Media Technology Via Zoom:

<https://us02web.zoom.us/j/4527478885?pwd=SWJycEVVU1VjSmVvSWRVeDJlcWlrZz09&omn=87393916259>

Meeting ID: 452 747 8885 Passcode: 6DfetC

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 Responders**
- 4. Additions or Corrections to the Agenda**
- 5. Audience Comments (Comments will be limited to three minutes.)**
- 6. District Manager Report**
 - A. Council Rates from Kilinski
 - B. Discussion on Speed Devices for Longleaf
- 7. District Engineer Report**
 - A. Engineers Report
 - B. All Outstanding Permits
 - C. Update on Construction Road/ 6th Lane for Lap Pool
- 8. District Counsel Report**
 - A. Andy Cohen will be Calling in
 - B. Update on any Ongoing Litigation
 - C. Special Council updates- Wrencrest Gate
 - i. Requirements for the Appeal to Planning Commission
 - D. Update on DRVC Violation, Mediation Daniel Fernandez
- 9. Consent Agenda**
- 10. Architectural Review Discussion Items**
- 11. Non-Staff Reports**
 - A. Government/Community Updates
 - i. Wrencrest Gate
 - ii. Speed, Traffic, and Caution Signs
 - iii. Joint use Agreement for LEO between MPI and MPPI
 - B. Event Planning Committee Update on Next Event
 - i. Updates
- 12. Operations Manager Report**
 - A. Covina Key Broken Sewer Line
 - B. Discussion of Non-Residents Fees
- 13. Approval/Disapproval/Discussion**
- 14. Audience Comments (Comments will be limited to three minutes.)**
- 15. Supervisor Comments**
- 16. Adjournment**

Meadow Pointe II CDD
August 6, 2025 Agenda
Page 2

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

- 1. Call to Order**
- 2. Items for Discussion**
 - A. 2026 FY Budget Finalization
- 3. Adjournment**

The next CDD Meeting is scheduled for Wednesday, August 20, 2025 at 6:30 p.m.

Management

Inframark Management Services
11555 Heron Bay, Suite 204
Coral Springs, Florida 33076
(954)-603-0055

Meeting Location

Meadow Pointe II Clubhouse
30051 County Line Road
Wesley Chapel, FL 33543
(813)-991-5016

Tab 2

MEADOW POINTE II CDD

ENGINEERS REPORT FOR AUGUST 6th, 2025 BOARD MEETING

Discussion items:

- **Environmental Resource Permits Update:** The field work for the inspections of permits 032 & 048 has been completed. Additional plans we're needed for 057 & 074 for which we made a records request and received the plans. We will continue to work on the recertifications, and they will be completed before the SWFWMD deadline. Any stormwater maintenance required will be conveyed to the Board of Supervisors and staff for action and SWFWMD statement of inspection reports will be completed for the 4 permits.

Permit#	District	Inspections	Project Name	Last O&M	Next O&M
493010.032	Meadowpointe II CDD	Yes	Meadow Pointe - Parcel 9, Units 1, 2 & 3	9/11/2020	9/11/2025
493010.048	Meadowpointe II CDD	Yes	Meadow Pointe - Parcel 15	9/11/2020	9/11/2025
493010.057	Meadowpointe II CDD	Yes	Meadow Pointe - Mansfield Boulevard - Phase DE	9/11/2020	9/11/2025
493010.074	Meadowpointe II CDD	Yes	Meadow Pointe - Parcel 16, Unit 3B	9/11/2020	9/11/2025

- **Building Construction on County Line Rd & Mansfield Blvd:** The preliminary conceptual Architectural Site Plan has been completed and presented. Renker Eich Parks Architects will follow up in a few weeks with final conceptual sketches, including building elevations. The next phases will be Schematic Design, Design Development, and Construction Documents. Structural, Mechanical, Plumbing, and Electrical Engineering will be introduced into the project in that next phase.
- **Warning Gate at Wrencrest Drive:** We received a denial letter from the County in response to our application for the Wrencrest Gate. Our council is currently working on the appeal that would be made in front of the Planning Commission.



- **Lap Pool:** SWFWMD has responded with a request for some clarification on the design plans as it relates to our request for permit modification and we have drafted the responses letter for their comments and submitted for approval. At the last BOS meeting the Board approved the Borrelli Group Architects contract and they will begin programming the project.
- **Deer Run & Morningside County Conveyances:** As of 06/30/2025 the Sr. Assistant County Attorney Nicki Spirtos replied that she is working to get us a copy of the proposed interlocal agreement “this week”. We have sent Ms. Spirtos all requested plats as well as the street parking resolution (2024-04) for the District. As of this writing on 8/5/2025 we have not received the documents promised from the County and there has been no reply to my latest request for an update.
- **Dog Park at Iverson:** The design plan including parking has been submitted to the County and they have confirmed they have reviewed the new plans for the dog park and have scheduled an exploratory meeting with us for August 25th at 4:15pm which I was told was their first available appointment.

Tab 3

MPII DRC LOG				CDD Meeting 08.06.2025				
Case#	Village	Street #	Street Name	Violation(s)	DR#	ARC_DRC Delivery	Notes	Property Ownership
2025-242	Morningside	29952	Morningmist Dr	#10: The garbage containers need to be stored in the garage or walled in on two sides on the side of the home. #14: The weeds in the driveway expansion joints need treated and the driveway pressure washed. #14: The sidewalks and tree lawn curbs need to be edged. #18: the mailbox needs cleaned with a bleach/water solution and the mailbox post must be replaced, the top is rotted out and there is a large hole.	18	ARC_DRC Delivery		
2025-243	Morningside	29955	Morningmist Dr	#14: The driveway needs the weeds treated in the expansion joints and pressure washed making sure all stains are removed. #14: The front landscape bed needs weeded and the border trimmed. #18: The mailbox needs cleaned with a bleach/water solution and the mailbox post must be replaced with a PVC post. The support arms are cracking near the topo and the arms are deteriorating and cannot be repaired properly.	14,18	ARC_DRC Delivery		
2025-244	Morningside	29956	Morningmist Dr	#10: All containers must be stored out of sight, hidden in the garage or on the side of the home walled in on two sides. #14: The front landscape bed needs the weeds treated or removed and the border trimmed/edged. #14: The pavers need the weeds treated with an organic weed killer. #14: The driveway needs to be pressure washed and all stains present removed. #18: The mailbox needs to be cleaned with a bleach/water solution and the mailbox post replaced with a PVC post. The support arms are cracked on the sides and tops of the arms and rot on the edge.	10,14,18	ARC_DRC Delivery		
2025-245	Morningside	29959	Morningmist Dr	#14: The front and side of the home need to be pressure washed. #14: The front landscape bed needs the weeds treated or removed and the two large shrubs need to be trimmed down even to the roof. #14: The small bed next to the entryway/driveway needs the weeds treated with an organic weed killer. #14: The Robellini palm in the front yard needs trimmed to a 9:00-3:00 position and the bed around it needs weeded and the border edged. #14: The driveway needs the weeds treated with an organic weed killer and the driveway needs to be pressure washed and all stains removed. #14: The driveway, sidewalk, apron, and tree lawn curb needs to be edged. #14: The sides of the home, as well as the fence need to be trimmed with a string trimmer. #14: The mailbox needs to be cleaned with a bleach/water solution.	14	ARC_DRC Delivery		
2025-246	Morningside	30000	Morningmist Dr	#14: The front landscape bed needs the weeds treated with an organic weed killer or removed, then the border edged/trimmed. #14: The small bed near the entryway needs weeded. #14: The weeds in the driveway expansion joints need to be treated with an organic weed killer and the driveway pressure washed. #14: The driveway, sidewalk, apron and tree lawn curb need to be edged. #18: The mailbox needs to be cleaned with a bleach/water solution and the mailbox post must be replaced. The post base is deteriorating due to age/lawn equipment use and the support arms are deteriorating and cracking. The edges on the front are beginning to rot as well.	14,18	ARC_DRC Delivery		
2025-247	Morningside	30001	Morningmist Dr	#14: The weeds in the driveway joints need treated with an organic weed killer and the driveway needs to be pressure washed and all stains removed. #14: The front landscape bed needs weeded, mulched and the border trimmed/edged. # 14: The beds around the large shrubs next to the garage needs weeded and the borders edged. and the side of the home needs to be trimmed with a string trimmer.	14	ARC_DRC Delivery		
2025-248	Wrencrest	30445	Tremont Dr	#18: The post is non compliant, the paint isn't MPII colors. The post is cracked on all sides and the support arm on the West side is separated from the post, actually falling off causing the mailbox to hang. The arms are deteriorating and cracking and the fasteners are rusting. The bottom is deteriorating as well. The post must be replaced with a PVC post.	18	ARC_DRC Delivery		
2025-249	Wrencrest	30543	Tremont Dr	#18: The mailbox needs cleaned with a bleach/water solution. The mailbox post must be replaced with a PVC post, the base is deteriorating due to lawn equipment and age, and the support arms are cracking and deteriorating and cannot be repaired properly.	18	ARC_DRC Delivery		

2025-250	Morningside	30006	Morningmist Dr	#14: The tree lawn curb and the grass on the side of the home is matted down from being driven on. This cannot continue as the tree lawn grass will need to be replaced once destroyed.#18: The mailbox needs cleaned with a bleach/water solution. The mailbox post must be replaced with a PVC post, the base is deteriorating due to lawn equipment and age, and the support arms are cracking and deteriorating. There are multiple cracks along the post.	14,18	ARC_DRC Delivery		
2025-251	Morningside	30005	Morningmist Dr	#14: The driveway needs to be pressure washed and all stains removed.	14	ARC_DRC Delivery		
2025-252	Morningside	30009	Morningmist Dr	#14: The weeds in the driveway expansion joints need weeded and the driveway pressure washed. #14: The small beds along the entryway needs to be weeded and cleaned out. #14: The front landscape bed needs weeded and the border edged/trimmed. #18: The mailbox needs to be cleaned with a bleach/water solution, and the mailbox post replaced with PVC. The mailbox post base is deteriorating approx. 25% due to lawn equipment and age. The post has multiple cracks and the top is beginning to deteriorate, as well as the support arms. The support arms are cracking as well.	18	ARC_DRC Delivery		
2025-253	Morningside	30012	Morningmist Dr	#14: The sidewalk needs edged. #14: The Robellini palms in the landscape bed need trimmed to a 9:00-3:00 Position.#14: The front landscape bed needs to have the weeds/grass removed. #18: The mailbox needs to be cleaned with a bleach/water solution and the cracks in the post need to be repaired and the post painted with MPII colors.	14,18	ARC_DRC Delivery		
2025-254	Morningside	30013	Morningmist Dr	#14: The Robellini palms in front of the home need trimmed to a 9-3 position. #18: The mailbox needs to be cleaned with a bleach/water solution and the mailbox post replaced with a PVC post. The base of the post has 2 larger cracks forming and is deteriorating due to age. One of the support arms is deteriorating and cracking at the front, and the top of the post has multiple cracks and a hole is forming due to inner rot.	14,18	ARC_DRC Delivery		
2025-255	Morningside	30024	Morningmist Dr	#18: The mailbox needs cleaned with a bleach/water solution and the mailbox post must be replaced. The support arms are deteriorated and cracking. Both the top is deteriorated and cracked as well as the base.	18	ARC_DRC Delivery		
2025-256	Morningside	30036	Morningmist Dr	#18: The mailbox needs cleaned with a bleach/water solution and the mailbox post must be replaced with a PVC post. The support arms are cracking and the post is deteriorating, as well as cracking. The base of the post is deteriorating due to the use of lawn equipment and age.	18	ARC_DRC Delivery		
2025-257	Morningside	30035	Morningmist Dr	#14: The large shrubs in the front of the home need trimmed down approx 6", as well as the front trimmed. #14: The front landscape bed needs to be weeded. #18: The mailbox needs cleaned with a bleach/water solution and the mailbox post replaced with a PVC post. The post is non-compliant with the medallions attached and the top of the post as well. The support arm on the numbered side is cracked through.	18	ARC_DRC Delivery		
2025-258	Morningside	30051	Morningmist Dr	#14: The small bed next to the garage needs to be weeded and mulched, and the driveway edged.#14: The front landscape bed needs the weeds/grass removed and weeded. #14: The pavers next to the driveway need to be edged. #18: The mailbox needs cleaned with a bleach/water solution, and the cracks in the post filled, sanded and the post painted to MPII colors.	18	ARC_DRC Delivery		
2025-259	Morningside	30048	Morningmist Dr	#18: The mailbox needs to be cleaned with a bleach/water solution and the mailbox post must be replaced. The support arm on the numbered side is rotted on the edge and cracking, and the base is deteriorating from lawn equipment.	18	ARC_DRC Delivery		
2025-260	Morningside	30055	Morningmist Dr	#14: The driveway needs to be pressure washed and all stains removed. #18: The mailbox needs to be cleaned with a bleach/water solution and the mailbox post replaced with a PVC post. The base is deteriorating due to both age and lawn equipment use. The support arm on the number side is deteriorating and the fasteners are rusting, this is causing the arm to separate from the post and not support the mailbox..	14,18	ARC_DRC Delivery		
2025-261	Morningside	30059	Morningmist Dr	#14: The driveway needs to be pressure washed and then restored to concrete or painted. Driveway is showing the wear over time.#18: The mailbox needs to be cleaned with a bleach/water solution and the mailbox post replaced with a PVC post. The support arms are deteriorating and separating, as well as the top of the post is deteriorating and cannot be repaired properly.	14,18	ARC_DRC Delivery		

2025-262	Morningside	30060	Morningmist Dr	#14: The driveway needs to be pressure washed and restored to concrete or painted. The driveway is showing wear over time and the paint has come off.#18: The mailbox needs to be cleaned with a bleach/water solution and the mailbox post replaced with a PVC post. Both support arms are deteriorating,cracking and sparating from the post.	14,18	ARC_DRC Delivery		
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Tab 4

MPII ARCHITECTURE REVIEW APPLICATIONS LOG						As of	08.06.2025					
CASE #	VILLAGE	ST. #	ST. NAME	TYPE OF REQUEST (Brief Description)	Scheme #	Primary	Trim	Door	Garage	ARC RECOMMENDATION	NOTES	ARC App Submit Date
2025-048	Morningside	30035	Morningmist Dr	New Roof Replacement						Approve	Tamko Heritage Series Black Walnut shingles, approved already in Iverson. Added to approved sheet.	07.30.2025
2025-049	Morningside	29700	Fog Hollow Dr	New Roof Replacement						Approve	Certainteed Landmark Series Mojave Tan Shingles - approved in Morningside	08.01.2025
2025-050	Glenham	30313	Glenham Ct	New Roof Replacement						Approve	GAF - Mission Brown - Approved in Wrencrest, added to Glenham.	07.25.2025

Tab 5

Justin Wright
Operations Manager/Maintenance Report
August 06, 2025



- August Newsletter / 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 rebuilt dog waste stations throughout the community.
- Maintenance staff fixed street signs in multiple villages.
- Maintenance staff replaced push bar on breezeway gate.
- Maintenance staff repaired French drain on Beardsley Dr. between Colehaven and Iverson.
- Maintenance staff repaired and repainted garbage cans in playground area.
- Covina Key is still working on parking lot, will notify engineer to inspect when complete.
- Non-resident membership MP1 \$2,200 , MP3 \$1,800 , MP4 \$2,400.
- OLM August 2025 Landscape Inspection – LMP passed the inspection with a score of 91. The inspection was held on Monday, August 06, 2025.

Board Discussion / Approval

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

Tab 6

Volume 10
Issue 8
August 1, 2025

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@mpiicdd.org
www.meadowpointe2cdd.org
Facebook.com/MPIICDD

Operations Manager

Justin Wright
justinwright@mpiicdd.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

Back to School **P.2**

Driving Safety **P.3**

HCSO Cruise Lights **P.6**

Tampa Bay Comic Con **P.6**

Upcoming EPC Events **P.7**



A red-shouldered hawk perches in Tullamore. These native birds are wonderful at controlling mouse, frog, and snake populations as they hunt and feed on all three. They very rarely affect pets or humans. Another great example of the beauty of nature in and around Meadow Pointe II.

Photo courtesy of Justina Perkins.

John Picarelli
Chairperson
johnpicarelli@mpiicdd.org

Rob Signoretti
Vice Chairperson
robertsignoretti@mpiicdd.org

Jamie Childers
Secretary
jchilders@mpiicdd.org

Chris Kluender
Secretary
chriskluender@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.

Back to School

For all MPII residents, whether you're a daily commuter with no school age children, a parent of school age kids, or retired and living the good life, you surely feel like the school year *just* ended. This is especially true if you're one of the MPII residents who attend school somewhere in our community. However – summer is officially over for Pasco (and Hillsborough) County students!

Both Pasco and Hillsborough public schools have their first day of the 2025-2026 school year on Monday, August 11th. Teachers will obviously be back a bit before that, and bus drivers will be making practice/test runs to master the timing of their scheduled routes before that date as well. So, for all intents and purposes, school is *back*. On top of public schools, PHSC (8/18), USF (8/25), St. Leo (8/25) and UT (8/25) all begin fall classes during this month.

If you're a commuter, NOW is the time to adjust your morning schedule and departure time to avoid incurring the

boss's wrath for being late. It's also a great way to reduce stress! Leaving a bit early and not being in a rush to be on time will make you a safer driver, less stressed, and happier!



If you're a student, be very careful getting to school in the mornings! For kids aged 5-19, unintentional pedestrian injuries are the 5th leading cause of injury

related death in the U.S. Do your part to be as safe as possible. If you walk, stay alert, stay on sidewalks, and cross using crosswalks. If you bike or board to school, wear protective gear – especially a helmet! Obey the rules for bicycles and pedestrians.

If you're a parent who drives your child or a carpool, leave extra early the first week. Many families of kids who will ultimately be walkers or riders will drive their kids the first few days, so the drop off/pick up lines will typically be their longest of the month. Also, critically, please do not...

Back to School continues on page 4...

Monthly MPII Trivia

Trivia – What famous event rocked the art world on August 21, 1911?

Answer on page 5.

Driving Safety

For the last several months, MPII residents have noticed a marked uptick in car accidents on I-75 in our immediate area (typically within a few miles north or south of SR 56). With the rapid and consistent growth our area has undergone over the last two decades, there are more drivers in our area and the added traffic can make our roads more dangerous.

Doubtless nearly every MPII resident has been impacted by one of these accidents. But driving safety is not limited to interstates. It's vital that we all drive responsibly

everywhere, but perhaps it's even more critical that we drive safely within our own community. The safety of our neighbors depends on it.

Toward that end, residents are reminded that we must drive the speed limit on all the roads throughout our community. It's also important to remember that with over 100 ponds and lots of acreage dedicated to conservation land, we *share* our community with lots of animals – many of which are legally protected species.

So, if you're driving and see an animal in the road, or other vehicles

stopped to permit them to safely cross out of the street, just be patient and wait for the animal to safely get out of the road. Many species of turtles, several birds (especially sandhill cranes), and occasionally an

alligator will be on or near our roadways.

To help ensure their safety, new signs were recently erected on County Line Road (see photo) to remind drivers.

Another factor that will affect area drivers is the increasing volume of vehicles on the road this time of year. With schools starting up throughout August, and

September and October being the peak months for snowbird arrivals, there will simply be a larger volume of traffic on the roadways in our area. We must prepare for this and allocate more time for our commutes.

Also, perhaps the most essential reason to drive safely within the community is that our neighbors are often pedestrians. Our MPII area is blessed to have countless sidewalks and bike lanes, as well as a full range of levels of community schools. And, at the center of MPII is the...

Driving Safety continues on page 4...



MPII Management
Company

Inframark
Jayna Cooper

Jayna.Cooper@inframark.com
813-608-8242

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.

Back to School

Continued from page 2

park along streets for drop off or pick up. This is illegal in Pasco County, and it exacerbates school time traffic.

Additionally, *ALL* MPIO residents need to be vigilant about school bus safety. Keep a very safe distance behind them, *NEVER* pass a bus once its flashing lights come on, wait patiently for all the students to board or exit the bus and get to the sidewalk. Please do not become impatient or irritated if it appears a bus is sitting there for no obvious (to you) reason. The bus driver may see and be waiting for a child who is running a few seconds late, or has special needs, or who simply dropped something. Also please remember that Mansfield Boulevard and Beardsley Drive within MPIO have no medians, so drivers on both sides of the street must stop for all buses. However, County Line Road *IS* divided, so opposite direction drivers may proceed normally. However, opposite direction drivers should remain very vigilant and be prepared to yield to

pedestrians crossing the street. Perhaps most importantly, all drivers *must always* yield to pedestrians in crosswalks.

Another important reminder for anyone commuting on Mansfield Boulevard – the relatively new businesses that have already opened as well as continuing construction have the potential to further complicate traffic flow. Please take that into account if you're headed to any of the four schools in that area (Wiregrass Ranch High, Pasco Hernando State College - Porter Campus, John Long Middle, or Wiregrass Elementary) or your commute takes you out Mansfield to SR56 as drive times will be a little longer than last school year.

With common sense, a little patience, and a little preparation, the transition back to the school year will be smooth, easy, and most importantly – safe for all MPIO residents.

<https://www.nsc.org/home-safety/seasonal-safety/back-to-school>

Driving Safety

Continued from page 3

Clubhouse, complete with sports courts, pools, a playground, and a fitness center. So, please drive safely within Meadow Pointe. Stay on the lookout for children (OR adults) on bicycles or other wheeled vehicles, and pedestrians. To help with pedestrian safety, there are two flashing crosswalk lighted signs on County Line Road (see photo) and one on Mansfield Boulevard (aside from red light intersections). If



you are driving on our roads and see this light flashing yellow, you *MUST* yield to any pedestrian attempting to cross.

Meadow Pointe II is a wonderful and safe community. Let's all remember to be courteous to our neighbors when we drive within our residential areas and continue to be great neighbors who ensure the safety of our friends, our animals, and ourselves.

August Holidays



August 1st – Lughnasadh. This is a Gaelic festival, still celebrated in parts of the U.K. as well as by Wiccans and Pagans. It celebrates and marks the beginning of harvest season and is celebrated in the U.K. often with pilgrimages, but most modern celebrations involve fairs, festivals, and similar happy community gatherings. Happy Lughnasadh!

August 3rd – Tisha B'Av. Beginning at sundown on the 2nd, the Jewish community

worldwide honors a 25 hour fast and several other sacrifices to commemorate their “saddest day”, a day in their calendar where five different calamities occurred on this same date on their calendar. For those that participate, have a blessed fast on this solemn day.

Tisha B'Av A Day of Mourning



August 11th – Back to School. This of course is not a holiday, though many parents give it reverence as such. However, it is a noteworthy date since this affects all the students, the teachers, numerous other school employees, and most daily

commuters. Be careful out there!



August 15th – The Assumption of Mary. This holiday is honored by several Christian groups, most notably the Catholics. It is a major feast day that commemorates and celebrates Mary's transition to Heaven. For those that celebrate: Happy Assumption Day!



Trivia Answer (from page 2): The Mona Lisa was stolen from the Louvre!

The iconic painting, completed in 1507, was lost for over two years. It was recovered in December of 1913 when one of the thieves tried to sell it. While the Mona Lisa was unheralded until the 1860's, the notoriety of the painting exploded due to the theft and subsequent recovery.

<https://www.npr.org/2011/07/30/138800110/the-theft-that-made-the-mona-lisa-a-masterpiece>



HCSO Cruise Lights

For the safety of all first responders, we all know that when we see the flashing lights of an emergency vehicle we are supposed to slow down and/or pull over to let the first responder vehicle through to respond to whatever emergency they are hurrying toward.

Drivers from Meadow Pointe, which is just north of the county line with Hillsborough County, frequently drive into or through Hillsborough on a nearly daily basis. So, even though this applies only to Hillsborough County Sheriff Office vehicles, MPII residents have surely noticed this recent change: HCSO vehicles have started

using cruise lights. Cruise lights are non-flashing red and blue lights on their vehicles (not accompanied by sirens) that stay on nearly all the time.

To many drivers, this can be confusing. At the sight of red and blue lights on a sheriff office vehicle, drivers tend to react as if it's a first responder hurrying to an emergency. However, this is not the case with cruise lights. Cruise lights are being used simply to raise awareness of the presence of the HCSO and as a crime (traffic crimes or otherwise) deterrent.

So, if you are driving in or through Hillsborough County and spot the solid, non-flashing red and blue

lights, continue driving *normally* (though safely of course) and do not react as you would when you see the flashing lights and/or sirens. As of the time of this writing, cruise lights are only a policy for Hillsborough, not Pasco, Pinellas, Tampa, Clearwater, or state troopers.

Hopefully raising this awareness will help drivers maintain safety. Drivers overreacting to seeing the cruise lights could, theoretically, create dangerous driving conditions unnecessarily. Let's all stay safe out on the roads. For more information, our local ABC news affiliate did a [story](#) on this as well.

Tampa Bay Comic Con

Festivals are wonderful events, and the Tampa Bay area has *lots* of great festivals that MPII residents can attend. The Tampa Bay Comic and Pop Culture Convention (TBCC) is here once again. It's being held at the Tampa Bay Convention Center and is expected to host over 50,000 people over the three days from August 1st – August 3rd.

Don't be fooled into thinking that only the nerdiest among us would enjoy the TBCC. This festival has events that nearly everyone will enjoy. Numerous celebrities from multiple genres (film, TV, comics, and more) will be in attendance, with most offering the opportunity to meet them or get an autograph or photo (most will have fees). There are also cosplay contests, vendors, artists, and many authors will be there as well. If this sounds fun to you or someone in your family, more information is available at

www.tampabaycomicconvention.com.

There's a lot more good news though. Our area is teeming with festivals, conventions, and all sorts of similar events all year long. We are quite fortunate to live in the Tampa Bay area. Other great events held close by include Gasparilla (parades, a film festival, a car show, a music festival, an arts festival, and multiple running races), the Florida State Fair (February), the Strawberry Festival each March, the Greek Festival every November, a Blues Festival, a Margarita Festival, and countless other great activities! To find out more about events that *you* might enjoy, go to www.visittampabay.com, or www.tampa.gov/calendar.

We live in a phenomenal area, so get out there and enjoy what Tampa Bay has to offer so close to home!

Upcoming EPC Events

The MPIO Events Planning Committee (EPC) is essentially on a brief hiatus during the peak heat of the summer. However, they will have more events resuming in October, which will of course include the amazing Halloween FunFest!

And, they do have another community clean-up scheduled for September! This event will take place on Saturday, September 20th. Volunteers should meet up at the Clubhouse parking lot (east end) by 8am. This is a great opportunity to work with your fellow community members to achieve a real improvement for the appearance of our neighborhood as well as minimize adverse effects on our ecosystem and

Volunteer opportunities



environment. It's also a fantastic way for high school students to rack up a few community service hours right here close to home!

As a reminder, the EPC presents numerous fantastic events that appeal to residents of all ages. Some are festival-type events, some are yard competitions, some are community clean-ups, and they even hosted a shred event this year as well.

Not only that, but the EPC offers tons of great volunteer opportunities throughout the year. They frequently need volunteers to assist with setting

up events, cleaning up after events, and working during events. These are volunteer opportunities that do not require any special skills or training and are done right here in your own community. They are phenomenal opportunities for residents of all ages, but especially for high schoolers who need community service hours for scholarships! And families can volunteer together!

Stay tuned for more awesome upcoming EPC community events! If you want to know about upcoming events before you even read about them in our newsletter, email the EPC and ask to be included in their email blasts about events and volunteer opportunities! They can be reached at mpiiepc@gmail.com and they have their own [Facebook page](#).

MPIO Clubs & Opportunities



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 2025-2026 school year! The KLP, or Kindergarten Learning Pod, will meet on Mondays and Wednesdays at the MPIO Clubhouse. This is a great opportunity for the children in our community! For more details or to enroll in the camp 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

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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 7

YTD FHP Off Duty Activity Report

YTD as of 1/1/25	SPEED WARNINGS	SPEED CITATIONS	ARRESTS	STOP SIGN	SEAT BELT	OTHER	STREET PARKING
6/30/2025	335	101	1	6	14	204	67
8/4/2025	60	24	1	0	2	37	0

		FHP OFF DUTY ACTIVITY REPORT						
DATE	SHIFT	SPEED WARNINGS	SPEED CITATIONS	ARRESTS	STOP SIGN	SEAT BELT	OTHER	STREET PARKING
1/7/2025	4am-8am	7	3	0	0	0	5 1 tag/reg ; 1 driving w/o headlights; 3 ins	0
1/14/2025	1pm-5pm	9	3	0	0	0	6 4 tag/reg vio; 1 texting while driving; 1 insurance	0
1/15/2025	2pm-6pm	9	1	0	0	0	5 1 tag/reg vio; 1 window tint; 1 ins; 1 DL vio; 1 careless driving	0
1/16/2025	4am-8am	7	3	0	0	0	6 1 tag/reg; 3 faulty equip; 2 ins	5 warnings
1/21/2025	4am-8am	5	0	0	0	0	2 Insurance violations	0
1/22/2025	4pm-8pm	8	0	0	0	0	3 1 ins; 2 tag/reg	0
1/28/2025	4am-8am	6	4	0	0	0	5 1 ins; 1 tag/reg; 2 DL; 1 following to close	0
1/29/2025	3pm-7pm	6	5	0	1	0	6 3 ins; 1 tag/reg; 1 texting while driving; 1 move over law	0
2/3/2025	4am-8am	8	2	0	0	0	5 2 ins; 1 tag/reg; 1 driving w/o headlights; 1 driving while suspended	0
2/12/2025	4pm-8pm	10	5	0	1	0	7 3 ins; 1 tag/reg; 1 DL vio; 2 window tint	0

2/13/2025	4am-8am	8	4	0	0	0	7 1 ins; 1 tag/reg; 1 DL vio; 3 driving w/o headlights; 1 faulty equip	0
2/18/2025	4am-8am	9	0	0	1	0	4 1 ins; 1 tag/reg; 1 DL vio; 1 faulty equip	0
2/19/2025	4pm-8pm	6	0	0	0	0	4 1 tag/reg; 1 window tint; 2 driving w/o headlights	0
2/20/2025	2pm-6pm	4	0	0	0	0	0	1 warning
2/25/2025	4am-8am	0	0	0	0	0	0	18 warnings 4 DR/14MS
2/26/2025	4pm-8pm	8	4	0	0	0	5 2 ins; 2 tag/reg; 1 DL	0
3/5/2025	4pm-8pm	9	4	0	0	2	4 3 ins; 1 tag/reg	0
3/10/2025	4am-8am	5	0	0	0	0	3 1 ins; 1 DL; 1 driving w/o lights	8 warnings 1 citation
3/12/2025	1:30p- 5:30p	7	4	0	0	0	5 2 ins; 1 DL; 1 equipment; 1 stopping on roadway	0
3/19/2025	2pm-6pm	9	1	0	0	0	5 1 ins; 1 DL; 1 exhaust; 2 tag	0
3/24/2025	4am-8am	7	3	0	0	0	3 2 ins; 1 DL vio	0
3/25/2025	4am-8am	5	2	0	0	0	4 1 ins; 2 DL vios; 1 tag/reg	6 warnings 1 citation Deer Run
3/26/2025	2pm-6pm	6	0	0	0	0	2 traffic enforcement	0
3/31/2025	4am-8am	5	2	0	0	0	5 1 ins; 1 DL; 1 tag/reg; 1 stopping inb roadway; 1 driving while suspended	0
4/2/2025	4pm-8pm	8	3	0	0	1	5 2 ins; 1 faulty equip; 1 tag/reg; 1 driving while suspended	0

4/3/2025	4am-8am	8	0	0	0	0	4 1 ins; 1 equip; 1 tag/reg; 1 DL	5 warnings 1 citation Morningside
4/9/2025	4pm-8pm	8	4	0	0	0	3 ins; 1 window tint; 1 tag/reg; 1 DL	0
4/14/2025	4am-8am	6	2	0	1	0	4 1 driving w/o lights; 1 equip vio; 1 tag/reg vio; 1 DL vio	0
4/16/2025	4pm-8pm	7	4	0	0	0	6	0
4/22/2025	4am-8am	7	2	0	0	0	5 1 texting while driving; 1 tag/reg; 2 ins; 1 DL	4 warnings 1 citation
4/23/2025	4pm-8pm	5	0	0	0	0	3 2 tag/reg; 1 DL presence at public meeting	0
4/29/2025	4am-8am	4	3	1	0	0	4	Morningside 4 warnings
5/7/2025	4pm-8pm	7	3	0	0	2	2	0
5/8/2025	4am-8am	9	0	0	1	0	3	Deer Run 2 citations
5/13/2025	4am-8am	7	2	0	0	2	2	0
5/14/2025	4pm-8pm	5	4	0	0	0	4	0
5/20/2025	1:30-5:30pm	9	1	0	0	1	4	0
5/21/2025	4am-8am	7	5	0	0	0	6	0
5/27/2025	4am-8am	7	3	0	0	0	7 3 driving w/o headlights; 1 window tint; 1 reg vio; 2 DL vio	0
5/29/2025	7a-11am	8	5	0	0	0	7 2 window tint; 1 reg vio; 2 DL vio; 2 ins	0
6/4/2025	4pm-8pm	11	3	0	0	0	8 1 following too close; 1 reg vio; 2 DL vio; 4 ins	0
6/9/2025	4am-8am	10	0	0	0	1	4 1 reg; 1 DL vio; 2 ins	0
6/10/2025	4am-8am	5	3	0	1	1	2 1 driving w/o head lights; 1 ins	0
6/11/2025	4pm-8pm	10	2	0	0	3	6 1 move over law; 2 ins; 1 DL; 1 tag/reg; 1 Learners DL	0

6/18/2025	4pm-8pm	9	2	0	0	1	6 1 move over law; 1 ins; 1 DL vio; 1 tag/reg; 2 window tint	0
6/19/2025	12:30pm-4:30pm	3	0	0	0	0	1	0
6/23/2025	4am-8am	4	0	0	0	0	2 1 ins; 1 stopped in roadway	MS & DR 9 warnings 1 citation
6/24/2025	4am-8am	8	0	0	0	0	3 insurance violations	0
7/9/2025	4pm-8pm	6	2	0	0	1	3 2 insurance; 1 window tint	0
7/10/2025	4am-8am	7	4	0	0	0	5 3 insurance; 2 DL vios	0
7/16/2025	4:30pm-8:30pm	3	3	0	0	0	2 Insurance violations	0
7/17/2025	1-5pm	6	0	0	0	0	1	0
7/23/2025	4pm-8pm	6	0	0	0	0	3 2 insurance; 1 DL	0
7/24/2025	4am-8am	7	5	0	0	1	6 3 ins; 1 tag/reg; 1 driving w/o headlights; 1 texting while driving	0
7/29/2025	4am-8am	8	3	0	0	0	4 1 ins; 1 tag/reg; 2 window tint	0
7/31/2025	4am-8am	13	3	1	0	0	10	0
8/4/2025	4am-8am	4	4	0	0	0	3	0