



Meadow Pointe II CDD

September 3, 2025

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Agenda

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
- ☐ Jennifer Kilinski, District Counsel
- ☐ Jerry Whited, District Counsel
- ☐ Justin Wright, Operations Manager

Wednesday, September 3, 2025 – 6:30 p.m.
Regular Meeting Agenda

Communications Media Technology Via Zoom:

<https://us02web.zoom.us/j/4527478885?pwd=SWJycEJVU1VjSmVvSWRVeDJlcWlrcz09&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. Calling in for Legal Counsel Transition
 - B. Discussion on Board Members' Jurisdiction
- 7. District Engineer Report**
 - A. Discussion on Dog Park Conference Call
 - B. Discussion on Appeal Process for Wrencrest Gate
 - C. Discussion on the Engineer's Report
 - D. Update on Information Transferred to New Legal Council
- 8. District Counsel Report**
 - A. Introduction of New District Counsel to the District
 - B. Board Guideline of Who Will Speak to Counsel After Meetings
 - C. Discussion on Transferring Legal District Representation
 - D. Update on District Counsels Meeting Requirements
- 9. Government/Community Updates**
 - A. Update on Wrencrest Gate Appeal
 - B. Update on Contract to Use Off-Duty Office Hourly
 - C. **Event Planning Committee Update on Next Event**
 - i. Next Event Update
 - ii. Update from Supervisor Childers on Volunteer Request from Schools
- 10. Architectural Review Discussion Items**
- 11. Non-Staff Reports**
- 12. Operations Manager Report**
 - A. Update on Road Paving in Covina Key
 - B. Update on Providing a Sign for Location on Appeal
- 13. Approval/Disapproval/Discussion**
 - A. Board Members' Request to the DM
 - B. Question Sent to Supervisor Mulder on DRVC Under Inframark
 - C. Discussion on Board Members' Requesting Records Request
- 14. Workshop**
 - A. Deed Restrictions Discussion
 - B. Hurricane Preparation
 - C. Availability of Rules Availability
- 15. Audience Comments (Comments will be limited to three minutes.)**
- 16. Supervisor Comments**
- 17. Adjournment**

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 SEPTEMBER 3rd, 2025 BOARD MEETING

Discussion items:

- **Environmental Resource Permits Update:** The field work for the inspections of permits 032, 057, 074 & 048 has been completed. The suggested maintenance opportunities have been communicated to staff for resolution. We have completed the reporting and documentation for the SOL's and will recertify the 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. The Planning Commission Appeal Meeting has been scheduled for October 2nd at 1:30pm.



- **Lap Pool:** We completed a programming call on 8/27/2025 with Martin Aquatics and the Borelli Group to discuss next steps and responsibilities and to exchange documents. The Borelli Group has begun working on design plans.
- **Deer Run & Morningside County Conveyances:** We received a draft interlocal agreement from the County that includes language about maintaining the ROW including the landscaping, sidewalks and driveway aprons. The County did not include the referenced exhibit 1 in the agreement that outlines the infrastructure to be maintained and there was no inclusion of the language from our street parking resolutions in the draft agreement. We have requested that District Counsel add the street parking language as a 2nd exhibit to the draft contract and to work on a redlined version to send the County for their review. We will also need the County to provide the exhibit 1 they reference in the agreement as well as the agreement termination language that they left out in the draft they sent the District.
- **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 completed an exploration meeting on August 25th at 4:15pm. They provided comments on the updated plans which we are working on to update the plans. Once we update the plans we will provide to the BOS at the meeting for 9/17/25 for approval and to get direction to submit the application.



Technical Memorandum

Date: 9/2/2025

To: Meadow Pointe II CDD

Project Name: Covina Key Asphalt Repair

From: BDi Engineering

Subject: Site Visit – Inspection

The purpose of this memorandum is to document findings from the field inspection conducted on 08/28/2025 regarding the recently completed asphalt repair at Covina Key on Alta Vista Lane. The inspection assessed the quality, workmanship, and performance of the repair area in relation to standard paving practices and project specifications.

Observed Deficiencies:

1. Immediate Raveling – The newly placed asphalt surface exhibited signs of raveling (loose aggregate dislodging from the mix) shortly after installation. This could be due to improper compaction, insufficient binder content, or placement of material at suboptimal temperature. The impact can be accelerated pavement deterioration and potential safety hazards.
2. Localized Depression - A depression approximately 2 feet in width was observed within the repair area. This could be due to inadequate base preparation or compaction prior to asphalt placement; possible segregation of mix during laydown.
3. Poor Transitions to Existing Pavement – The interface between the new asphalt and existing roadway exhibited abrupt elevation differences and irregular feathering. This could be due to a lack of proper milling or tapering before the placement of the new lift. This can result in additional drainage concerns, premature edge failures and tripping hazards for pedestrians and cyclists.

More pictures and videos from the inspection are available on request.

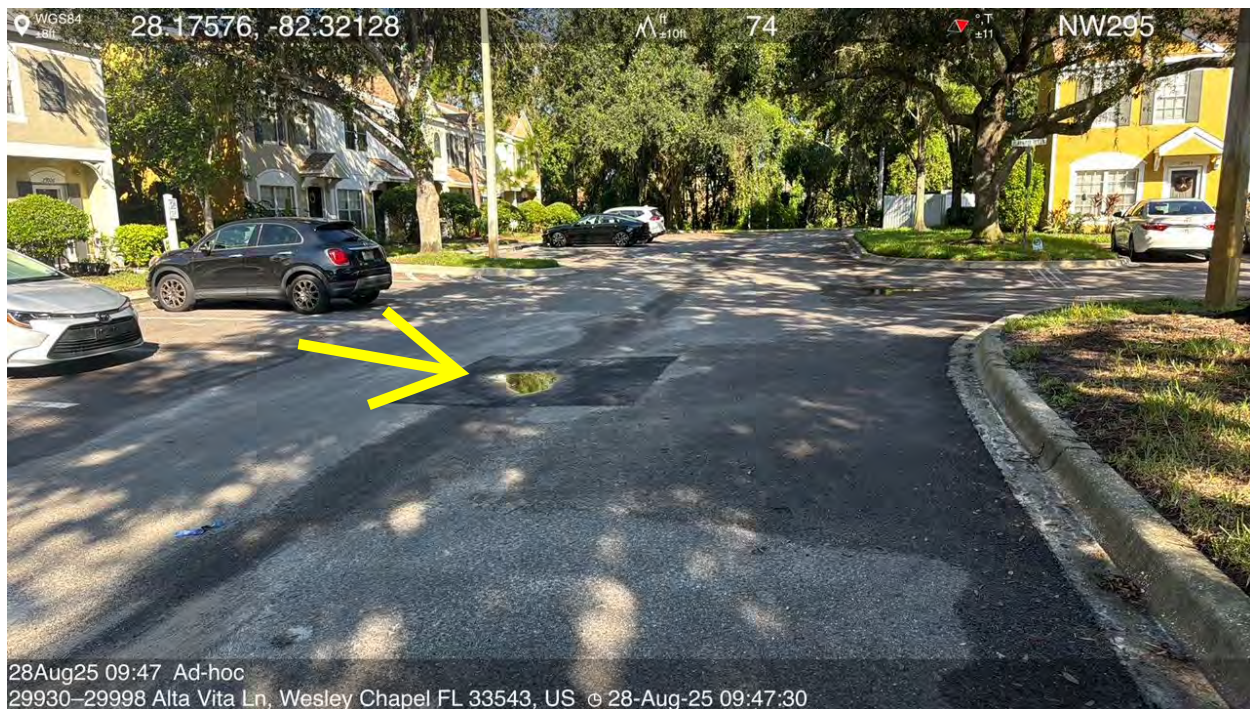












Tab 3

MPII DRC LOG				CDD Meeting 09.03.2025		
Case#	Village	Street #	Street Name	Violation(s)	DR#	ARC_DRC Delivery
2025-280	Colehaven	30524	Treyburn Loop	#20: The mailbox needs to be cleaned with a bleach/water solution, and the mailbox post needs the small cracks on the sides, front and back repaired properly and then painted with MPII colors. The bottom of the post is deteriorating, but not at 25%.	20	ARC_DRC Delivery
2025-281	Colehaven	30536	Treyburn Loop	#20: The mailbox needs to be cleaned with a bleach/water solution, and the mailbox post must be replaced with a PVC post. The post has small cracks on all sides, but the top, as well as the support arms and base are deteriorating. The bottom of the post is deteriorating around 25%, due to age and lawn equipment use. An MPII approved vendor flyer is enclosed.	20	ARC_DRC Delivery
2025-282	Colehaven	30512	Colehaven Ct	#20: The mailbox needs cleaned with a bleach/water solution and the mailbox post replaced with a PVC post. Both of the support arms are deteriorating and cracking. There are small cracks on the back and sides of the post as well.	20	ARC_DRC Delivery

2025-283	Colehaven	30518	Colehaven Ct	#20 : The mailbox needs cleaned with a bleach/water solution and the mailbox post must be replaced with a PVC post. There is a crack/hole on the top of the post, and the support arms are cracking and deteriorating, The fasteners are rusting and one of the arms is separating from the post.	20	ARC_DRC Delivery
2025-284	Colehaven	30451	Colehaven Ct	#20: The mailbox needs to be cleaned with a bleach/water solution and the mailbox post must be replaced with a PVC post. The support arm on the west side is cracked on the back side and the top of the post is deteriorated and cracked and collapsed in.	20	ARC_DRC Delivery
2025-285	Colehaven	30445	Colehaven Ct	#16: The driveway needs to be pressure washed and all stains removed.#20: The mailbox needs to be cleaned with a bleach/water solution. The mailbox post has small cracks on the upper portion near the top on the front and near the bottom on two sides. The back of the post is starting to deteriorate as well as well as the support arms. If the post can be repaired, sanded and painted properly then replacing the wooden post with a PVC post isn't necessary.	16,20	ARC_DRC Delivery

2025-286	Colehaven	30437	Colehaven Ct	#20: The mailbox needs to be cleaned with a bleacn/water solution. The small cracks along the front, side and rear need to be repaired, sanded and the entire post painted MPII colors. The MPII clubhouse sells the paint for \$3.50 each.	20	ARC_DRC Delivery
2025-287	Colehaven	30438	Colehaven Ct	#16: The driveway needs to be pressure washed and all stains removed. #20: The mailbox needs to be cleaned with a bleach/water solution, and the mailbox post must be replaced with a PVC post. The top of the post is deteriorating and rotting and cannot be repaired properly. An approved MPII vendor flyer is enclosed.	16,20	ARC_DRC Delivery
2025-288	Colehaven	30423	Colehaven Ct	#16: The Bouganvilla's need to be trimmed down beneath the support arms so the numbers can be seen. #20: The mailbox needs to be cleaned with a bleach/water solution, and the mailbox post must be repaired properly, the support arms fastened securely, sanded and painted MPII colors.	16,20	ARC_DRC Delivery

2025-289	Colehaven	30413	Colehaven Ct	#16: The weeds in the driveway expansion joints need treated with an organic weed killer and the driveway pressure washed. #20: 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 from the post.	16,20	ARC_DRC Delivery
2025-290	Glenham	30101	Glenham Ct	#10: Recycling container must be stored out of sight, either in the garage or walled in on two sides on the side of the home. #14: The small bed on the tree lawn needsa weeded and cleaned out. #18: The mailbox needs cleaned with a bleach/water solution and the post must be replaced with a PVC post. There are large crack(s) along the side of the post and the support arms are deteriorating and cracking.	10,14,18	ARC_DRC Delivery

Tab 4

MPII ARCHITECTURE REVIEW APPLICATIONS LOG						As of	09.03.2025					
CASE #	VILLAGE	ST. #	ST. NAME	TYPE OF REQUEST (Brief Description)	Scheme #	Primary	Trim	Door	Garage	ARC RECOMMENDATION	NOTES	ARC App Submit Date
2025-055	Deer Run	29623	Forest Glen Dr	Exterior Paint	78	SW7045	SW7006	SW7062	SW7045	Approve	Painting to Scheme	08.21.2025
2025-056	Iverson	30816	Iverson Dr	Exterior Window Replacement						Approve	Replacing 5 windows, 3 double-hung, 2 gliding. High Impact, Same form, fit & function.	08.27.2025

Tab 5

Justin Wright
Operations Manager/Maintenance Report
September 03, 2025



- Solitude Pond Maintenance Report/ attached.
- September 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 cleaned up graffiti in Wrencrest Village.
- Maintenance staff repaired gate on basketball court.
- Assisted State Police with videos of hit and run on County Line Road.
- OLM September 2025 Landscape Inspection to be held on Monday, September 08, 2025.

Board Discussion / Approval

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

Tab 6

SOLITUDE

LAKE MANAGEMENT

CUSTOMER LAKE MANAGEMENT REPORT

Customer: Meadow Point 17

Account Number: _____

Technician: Kenny

Date: 08/26/25 Time: _____

WORK PERFORMED

METHOD USED: **B** (Boat) **BP** (Backpack Sprayer) **G** (Gator) **HC** (Hand Cast)

SITE ID	14	15	16	17	18	19	20	21	22	23	24	25	26	27	108	29	28
Method Used																	
Treated Algae																	
Treated Cyanobacteria																	
Treated Submersed Weeds																	
Treated Grasses/Brush	X																
Treated Floating Weeds	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																	
Restriction Type																	

GENERAL OBSERVATIONS OF THE WATER

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

GENERAL FIELD OBSERVATIONS

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

CONCERNS FOR FOLLOW-UP

<input type="checkbox"/> Recurring or excessive algae	Lake # _____	<input type="checkbox"/> Water Quality Assessment Recommended 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.
<input type="checkbox"/> Persistent invasive weeds	Lake # _____	
<input type="checkbox"/> Fish/wildlife issues	Lake # _____	
<input type="checkbox"/> Low water clarity	Lake # _____	
<input type="checkbox"/> Bad Odors	Lake # _____	

Tab 7

Volume 10
Issue 9
September 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

- PCSO Deputy **P.2**
- Fall Community Garage Sale **P.3**
- Holiday Decorating **P.4**
- Hurricane Season **P.6**
- Upcoming EPC Events **P.7**



A group of female American Black Ducks enjoy the shade while a male (yellow bill) swims nearby. There is so much natural beauty all around us here in Meadow Pointe II. It's important that we take the time to appreciate it.

Photo courtesy of Krissy-Marie Meleshko.

MPII CDD Board of Supervisors

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.

PCSO Deputy

Longtime residents may remember that years ago, for a time, MPII contracted with Pasco County Sheriff Office to have a PCSO Deputy based in Meadow Pointe for 40 hours a week. This was part of a joint agreement with other Meadow Pointe subdivisions. Shortly after that contract was not renewed, many residents lamented the lack of law enforcement presence in our community. Many felt that it led to increased speeding, less safe streets, and slower response times in emergencies, among other concerns.

In April of 2023 the MPII CDD Board contracted with Florida Highway Patrol to have FHP Troopers work overtime shifts here in MPII. This was less consistent than the 40 hours per week and seemed to most residents to be less effective than when we had a Deputy here regularly.

For that reason, the MPII CDD Board will once again be contracting with PCSO to have a Deputy here 40 hours per week. As of the time of this writing, our CDD

Board is trying to work with MPI to split the cost and have the deputy cover both communities. If that works out – wonderful. If it doesn't, MPII will move forward by ourselves with the Deputy.



With Pasco's growth over the last 10-20 years, PCSO has done their best to keep up, but without contracting for a Deputy to be in our community, there is typically very limited law enforcement presence in our area. This contract will

remedy that situation. Plus, our Board has confirmed that the cost of the Deputy will have a negligible impact on our CDD fees, while providing incredible value by increasing safety, decreasing response times, and deterring crime in our communities.

If any residents have further questions or concerns, they can bring them up at any upcoming CDD meeting, held on the first and third Wednesdays of each month. When our new Deputy is assigned, we hope to introduce and feature them in an upcoming newsletter. Stay safe out there MPII!

Monthly MPII Trivia

Trivia – Who was the first ever draft pick for the Tampa Bay Buccaneers?

Answer on page 6.

Community Garage Sale

The Meadow Pointe II Fall Community Garage Sale will be here before you know it! MPII will be doing it on Saturday, October 11th, from 8am – 2pm. As a reminder, this is one of only two opportunities per year for those in the gated villages to have the gates open for a garage sale. Plus, with dozens of sales throughout the community, we generate a lot of traffic through our villages. This sale is a fantastic way to clear some clutter and make a little extra cash while doing it.

- Involve the kids! – A sale is a great opportunity to get rid of their old stuff too. Let them have some of the money for their items and put them to work.
- Bundle – Retailers do it, you should too. Put things together and price them as a group. You can always split them up later if necessary.
- Clean a little – No one wants to buy dirty, dusty, old things. Wipe everything down and clean things up



Since it's never too early to prepare, here are a few tips you can start working on now to be ready for 10/11:

- Organize and prepare – in the weeks leading up, gather your “inventory” and place it together
- Price as many items as possible – use stickers, tape, tags – something. Pricing helps!
- Haggle! Many garage sale customers haggle. Remember your goal is to purge.

a little before
they go on
display for
sale.

- Have change ready
 - Small bills and quarters are especially helpful.

Have a lot
out! – If you

don't have a lot, partner up with a neighbor or two and display together. Browsers often drive slowly through a village but only stop for "bigger" sales.

Also, Goodwill will have a truck standing by in the Clubhouse parking lot for any unsold items you'd like to donate. The truck will be here from 10 am – 2 pm. This is a great opportunity to have fun, clean house, make some donations, and make some cash!

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.

Holiday Decorating

While it may *seem* early to be bringing up holiday decorations, it really isn't that early. You – the phenomenal and fun residents of MPII – often do fantastic holiday decorations. The two biggest holidays for decorating are Halloween and Christmas. And lots of homes in MPII do amazing, festive displays on their property for one or both of these forthcoming events. Keep it up!

However, we do need to remember to be good neighbors. And not everyone in our community celebrates these holidays. Plus, even among residents that DO celebrate, they might not want to see decorations up and on display in your yard for what can feel like “half the year”.

It was with this in mind that the CDD Board of Supervisors passed Resolution 2025-05. It was passed and adopted

to the CDD deed restrictions on December 18th of 2024. This resolution applies to all villages within MPII except those that have an HOA.

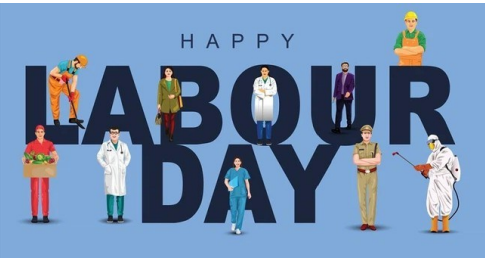


If you live in an HOA village, check their protocols. But for non-HOA villages in MPII, we can decorate for holidays up to 30 days prior to the holiday, and all

decorations must be removed by 30 days after any given holiday. There are also rules about decoration being restricted to private property and not being on CDD or community property.

So, Halloween decorations can't go up until October 1st (much to the chagrin of the editor of this newsletter!) and Christmas décor can go up on November 26th. Readers should note – you might see MPII staff beginning to put up Christmas decorations on the village entrances a tad early due to the volume of decorations and limited time to get them all up, but they will not begin lighting them up until after Thanksgiving. Having stated this, all residents are welcome, and encouraged, to decorate for these (or other) holidays. Our community always looks fantastic near holidays! Happy decorating MPII!

September Holidays



1st – Labor Day. Today is Labor Day, a holiday to celebrate the American worker. It's the unofficial end to summer, but here in the Tampa Bay area we will enjoy summer weather until Thanksgiving. MPII encourages all residents to have a safe and fun Labor Day weekend!



5th Milad Un Nabi (Mawlid). At sundown on the 4th Milad Un Nabi (lasting until sundown on 9/5), the Muslim celebration of the birth of the prophet Muhammad begins. To all MPII residents who celebrate this

festive holiday: Eid Milad Un Nabi Mubarak!



11th – Patriot Day. Today is the 24th anniversary of the September 11th attacks. While it is not a federal holiday (schools and most businesses will be open), flags will be at half-staff. A moment of silence will be observed at 8:46am and the day is designated as a National Day of Service and Remembrance.



22nd – Autumnal Equinox (Mabon). Today is the autumnal equinox (2:19 pm specifically), which marks the day where daylight and darkness are closest

to equal (also occurs in March). The equinoxes and solstices have been sources of holidays and significant calendar days for humans dating back thousands of years. Wiccans celebrate Mabon at the Autumnal Equinox. Happy Fall!



22nd – 24th – Rosh Hashanah. Sunset of the 22nd is the start of Rosh Hashanah, the first of the High Holy Days in the Jewish religion. The holiday lasts until sunset on September 24th. Rosh Hashanah starts the New Year in the Jewish calendar and commemorates the traditional anniversary of the creation of Adam and Eve. Happy Rosh Hashanah!



National Hispanic Heritage Month is Sept. 15-Oct. 15

The 31 days from mid-September to mid-October commemorate the histories and contributions of the Hispanic American community, so MPII is choosing to honor Martín Gramatica. Gramatica was born in Argentina, but his family moved to the U.S. when he was 9. He was the kicker for the Tampa Bay Buccaneers for several seasons and was part of the Super Bowl XXXVII Championship team. He now coaches the Tampa Bay Strikers soccer team, and his son is a student (and kicker for the Bulls!) at USF. He and his family created the Gramatica Family Foundation, which builds mortgage-free homes for wounded veterans. Tampa Hispanic Heritage, Inc. will honor him as Hispanic Man of the Year on October 25th at the Hilton Tampa Downtown.

<https://gramaticafamilyfoundation.org/> <https://www.tamphispanic.org/>



Hurricane Season

Fortunately, the 2025 hurricane season is off to a slow start. However, with the high heat we've had for months, the waters in the Atlantic and the Gulf are quite warm, which is conducive to hurricane development. This season was predicted to be quite a bit more active than it has been so far. It is vital that MP11 residents don't let the slow

start of hurricane season fool us into thinking it's over early.

In fact, the typical peak of

hurricane season is late August through the month of September. So, we could still see a lot of potentially dangerous

All MP11 residents are strongly encouraged to stay vigilant, stay prepared, and stay cognizant of the tropics for the next few months.

Most major local news sources will keep you aware of conditions in the tropics with at least several days' notice. However, if your hurricane kit is not current or complete, please ensure that it is so that you aren't in a

position to struggle to obtain what you need if a storm approaches. Let's be prepared and safe MP11.

HURRICANE PREPAREDNESS



MAKE A PLAN



BUILD A KIT



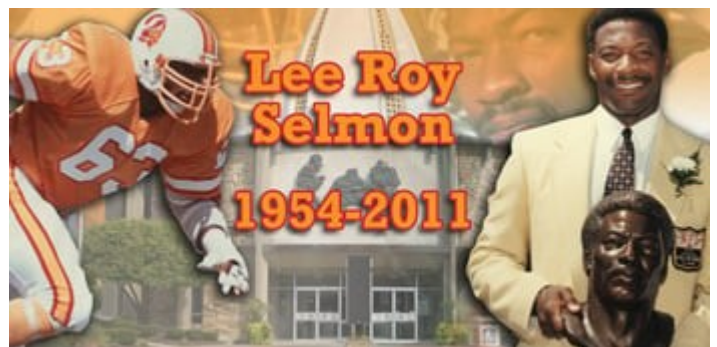
STAY INFORMED

tropical activity this month and for the duration of the season (which runs until November 30th).

Trivia Answer (from page 2): Lee Roy Selmon of Oklahoma!

The Bucs, who are currently playing and celebrating their 50th season, drafted local legend Lee Roy Selmon with their first ever draft pick in 1976. Unfortunately, the team had a rough start but has since won 2 Super Bowls and are optimistic for a deep playoff run this season!

<https://www.buccaneers.com/team/ring-of-honor/lee-roy-selmon>
<https://50seasons.buccaneers.com/>



Upcoming EPC Events

The MPII Events Planning Committee (EPC) has started ramping up for a busy few months ahead! The next two events are this month and next – with a community cleanup on Saturday, September 20th and in October... the amazing Halloween FunFest!

This month's cleanup 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

environment. It's also a fantastic way for high school students to rack up a few



community service hours right here close to home!

This October, the EPC will be hosting the annual Halloween FunFest! It's a phenomenal event for all ages and includes a haunted maze, treats for the children, a costume parade, and much more. Come in costume, or get your face painted at the event! Also, the EPC is in need of LOTS of volunteers for this event.

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](#).

MPII Clubs & Opportunities



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



Teach Leaf

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 MPII Clubhouse. This is a great opportunity for the children in our community! For more details or to enroll in the pod 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 8

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
8/28/2025	92	39	1	1	2	59	4

		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
8/6/2025	4pm-8pm	7	3	0	0	0	4	0
8/7/2025	4am-8am	9	4	0	1	0	7	0
8/12/2025	4am-8am	8	3	0	0	0	6	0
8/15/2025	4am-8am	2	5	0	0	0	3 2 ins; 1 driving w/o headlights	DR & MS 2 warnings 2 citations
8/28/2025	9am-1pm	6	0	0	0	0	2	0