

**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

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**Wednesday, September 17, 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. Discussion of Liaison Assignments
  - B. Discussion on a Resolution for Guidelines for Supervisors Calling Counsel
- 7. District Engineer Report**
  - A. Report on Engineers
  - B. All Outstanding Permits
  - C. Update on Construction Road/6<sup>th</sup> Lane for Lap Pool
- 8. District Counsel Report**
  - A. Update on Any Ongoing Litigation
  - B. Special Counsel Updates- Wrencrest Gate Appeal Process
  - C. Answer on Use of a Lawyer in Place of a DRVC Committee
- 9. Consent Agenda**
  - A. Approval of Minutes of the August 20, 2025 Meeting.....Page 2
- 10. Government/Community Updates**
  - A. Community Representative Update
    - i. Wrencrest Gate
    - ii. Agreement for Off-Duty LEO for MPII Only
  - B. **Event Planning Committee Update on Next Event**
    - i. Next Event Update
    - ii. Update from Supervisor Childers on Volunteers from Schools
- 11. Architectural Review Discussion Items**
- 12. Non-Staff Reports**
- 13. Operations Manager Report**
  - A. Covina Key Broken Sewer Line, Road Repair Update
- 14. Approval/Disapproval/Discussion**
- 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

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

The regular meeting of the Board of Supervisors of the Meadow Pointe II Community Development District was held on Wednesday, August 20, 2025, at 6:30 p.m. at the Meadow Pointe II Clubhouse, located at 30051 County Line Road, Wesley Chapel, Florida 33543.

Present and constituting a quorum were:

John Picarelli	Chairperson
Robert Signoretti	Vice Chairperson
Kyle Molder	Assistant Secretary
Jamie Childers	Assistant Secretary
Chris Kluender	Assistant Secretary

Also present were:

Jayna Cooper	District Manager
Jerry Whited	District Engineer
Justin Wright	Operations Manager
Kevin Ginsberg	ARC/DRC

Residents

*Following is a summary of the discussions and actions taken.*

**FIRST ORDER OF BUSINESS** **Call to Order**

Mr. Picarelli called the meeting to order.

**SECOND ORDER OF BUSINESS** **Roll Call**

Supervisors and staff introduced themselves, and a quorum was established.

**THIRD ORDER OF BUSINESS** **Pledge of Allegiance**

The Pledge of Allegiance was recited, and a moment of silence was observed.

**FOURTH ORDER OF BUSINESS** **Additions or Corrections to the Agenda**

There were no additions or corrections to the agenda.

**FIFTH ORDER OF BUSINESS** **Audience Comments**

The Board received comments on the following items: Captain Olds provided a review of the options for utilizing either a contract deputy or an off-duty deputy. Additional comments were received from a security representative, regarding school drop-off procedures, and concerning a request for the installation of a playground shade cover.

**SIXTH ORDER OF BUSINESS** **District Managers' Report**

**A. Public Hearing on the Final Budget and Levying the O&M Assessment**

On MOTION by Mr. Signoretti, seconded by Mr. Molder, with all in favor, the Board Opened the Public Hearing on the Final Budget and Levying the O&M Assessment.

The Board received questions about Lettingwell & Deer Run.

**i. Consideration of Resolution 2025-07, Adopting the Fiscal Year 2025-2026 Final Budget**

On MOTION by Mr. Signoretti, seconded by Ms. Childers, with all in favor, the Board Adopted Resolution 2025-07, Adopting the Fiscal Year 2025-2026 Final Budget.

**ii. Consideration of Resolution 2025-08, Levying the O&M Assessment**

On MOTION by Ms. Childers, seconded by Mr. Signoretti, with all in favor, the Board Adopted Resolution 2025-08, Levying the O&M Assessment.

On MOTION by Mr. Kluender, seconded by Mr. Signoretti, with all in favor, the Board Closed the Public Hearing on the Final Budget and Levying the O&M Assessment.

**B. Consideration of Resolution 2025-09, Adopting the Fiscal Year 2025-2026 Meeting Schedule**

On MOTION by Ms. Childers, seconded by Mr. Signoretti, with all in favor, the Board Adopted Resolution 2025-09, Adopted the Fiscal Year 2025-2026 Meeting.

**C. Counsel Rates from Possible Applicants**

A discussion ensued regarding District Counsel proposals.

**D. Discussion on Legal Counsel**

On MOTION by Mr. Signoretti, seconded by Ms. Childers, with all in favor, the Board agreed to enter into an agreement for District Counsel Services with Kilinski Van Wyk.

**E. Supervisors Guidelines**

Ms. Cooper provided a review of the procedures regarding staff direction, the preparation of agenda items, and DRVC enforcement.

**SEVENTH ORDER OF BUSINESS****District Engineers' Report****A. Engineers' Report****B. All Outstanding Permits****C. Update on Construction Road/6<sup>th</sup> Lane for Lap Pool**

Mr. Whited reviewed the engineer's report

**EIGHTH ORDER OF BUSINESS****District Counsels' Report****A. Update on Any Ongoing Litigation****B. Special Council Updates- Wrencrest Gate****i. Requirements for the Appeal to the Planning Committee****C. Update on DRVC Violation Mediation**

There were no further updates.

**NINTH ORDER OF BUSINESS****Consent Agenda****A. Approval of Minutes of the July 16, 2025 Meeting**

On MOTION by Ms. Childers seconded by Mr. Signoretti, with all in favor, the Consent Agenda, as presented, was approved. 5-0

**TENTH ORDER OF BUSINESS****Architectural Review Discussion Items****A. Government/Community Updates****i. Wrencrest Gate**

No further updates.

**ii. Speed, Traffic, and Caution Signs**

No further discussion.

**iii. Joint Use Agreement for LEO Between MPI and MPII**

No further discussion.

**B. Event Planning Committee Update on Next Event**

The Board was informed about the Halloween festival and neighborhood clean-up event.

**ELEVENTH ORDER OF BUSINESS****Architectural Review Discussion Items**

No discussion.

**TWELFTH ORDER OF BUSINESS****Non-Staff Reports**

Mr. Wright reviewed the Ops report.

**THIRTEENTH ORDER OF BUSINESS**

**Operations Managers' Report**

**A. Covina Key Broken Sewer Line**

There was no discussion.

**FOURTEENTH ORDER OF BUSINESS**

**Approval/Disapproval/Discussion**

**A. Deer Run/Morning Side Sidewalk Repairs Owed**

The Board received a comment concerning the upcoming pool construction and a question regarding parking enforcement.

**FIFTEENTH ORDER OF BUSINESS**

**Audience Comments**

All Supervisors thanked fellow Board members for their hard work, collaboration, and thanked the audience members for coming.

**SIXTEENTH ORDER OF BUSINESS**

**Supervisor Comments**

There were no supervisor comments.

**SEVENTEENTH ORDER OF BUSINESS**

**Adjournment**

There being no further business, the meeting was adjourned.

On MOTION by Ms. Childers seconded by Mr. Molder, with all in favor,  
the meeting was adjourned at 8:22 p.m. 5-0

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John Picarelli  
Chairperson