



Meadow Pointe II CDD

September 17, 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 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/6th 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

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.

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

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

Following is a summary of the discussions and actions taken.

SECOND ORDER OF BUSINESS **Roll Call**
Supervisors and staff introduced themselves, and a quorum was established.

FOURTH ORDER OF BUSINESS **Additions or Corrections to the Agenda**
There were no additions or corrections to the agenda.

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/6th 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
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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

John Picarelli
Chairperson

Tab 2

MPH Supervisor Areas of Specialization 1.5.23 CDD Meeting

Area	Sub Area	Responsibility Description	Supervisor
Architectural Review & Deed Restrictions		Responsible for drafting, documenting and periodic review of and revision to policies and procedures for architectural review & deed restriction enforcement.	Kyle
		Oversee ARC & Deed Restriction committee	
Network/Systems		Escalation point for Operations Manager regarding issues related to ongoing systems maintenance. Systems defined as: Computer, Gate Control, Access Surveillance, Alarm(s), Communications, Website, etc	Rob
		Responsible for assisting the Operations Manager in making budget recommendations	
		Responsible for drafting, documenting and maintaining policy and procedures as it relates to: software updates, upgrades, installation/uninstallation; access credentials; Network troubleshooting Website Maintenance Responsible for vendor relationship between MPH & Webmaster Service Provider	

Financials	Account Payable /Receivable	Escalation point for Operations Manager for issues related to Accounts Payable / Receivable Responsible for drafting, documenting and periodic review & revision to accounts payable process(s) Responsible for drafting, documenting and periodic review & revision to accounts receivable process(s)	Jamie & John
	Audit	Escalation point for Operations Manager for issues related to audit Responsible for compliance with audit requirements of the district Interface with Inframark regarding financial audits and records	Jamie & John
Policy, Procedures & Rules		Responsible for the maintenance of the overall district rules/policy and procedures handbooks (librarian not author)	John
Public Relations	Community Committee Participation	Interface with committees to provide information/clarification at committee meetings (i.e: resident's council)	Jamie
	Community Event Coordinator	Develop & direct community activities	Jamie
	Media/Press Releases	Press Releases/Media Liaison under the direction of the board and under the direction of the Chair	Kyle
	Newsletter	Escalation point from Operations Manager, interface with newsletter vendor committee Responsible for drafting, documenting and period review of newsletter policy and procedures to be included in a District Operations Guide	All Supervisors
Government Liaison		Interface with government officials & public offices regarding district business	Rob
	School Liaison	Interface with school personnel regarding issues within the community	Rob

	Sheriff Program Liaison	Distribute sheriff's reports to all Supervisors, and report on issues and law enforcement activities in the district	Kyle
	Utilities	Interface with offices providing utility services to the district. These offices include but may not be limited to water, reclaimed water, street lighting, etc. Solicit rate increase information as needed for the purposes of the District budget	John
HOA Liaison		Interface with the HOA board(s). Assist with clarification between HOA & District business	John
Other MP District Liaison		Establish & maintain relationship with other Meadow Pointe CDD's; report as necessary to Board on areas of mutual interest	Nicole
Personnel		Escalation point for Operations Manager regarding personnel issues. Responsible for drafting, documenting, periodic review of, personnel policy including and not limited to an employee handbook, safety manual, hiring practices and policies; new employee orientation; and benefits	Rob
Maintenance of District Owned Property and Facilities		Escalation point for Operations Manager regarding issues related to maintenance of and access to any District owned property, including and not limited to ponds/lakes, storm water drainage systems, mitigation/conservation areas, district owned roads & sidewalks, clubhouse and surrounding facilities, fences, walls, monuments and gates. Responsible for assisting the Operations Manager in making budget recommendations	John
Landscape Monthly Inspections			Kyle

Tab 3

MEADOW POINTE II CDD

ENGINEERS REPORT FOR SEPTEMBER 17th, 2025 BOARD MEETING

Discussion items:

- **Building Construction on County Line Rd & Mansfield Blvd:** Renker Eich Parks has provided us with the final preliminary concepts including site plans, floor plans, renderings, facilities listed and space planning sketches for Board review and discussion. You can find the documents attached to this report.
- **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 will 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. The SWFWMD permit modification application is listed in the pending review status. We have contacted SWFWMD to discuss and are expecting feedback from their engineer Brandy Alexander who is handling the modification. We have received feedback that a resident in Longleaf has been calling the District regularly to voice their opposition to the lap pool.
- **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:** We have completed an exploration meeting on August 25th with the County. They provided comments during the meeting and over the following days on the updated plans. We are working to update the plans and gather supporting specification sheets requested prior to Board direction and formal submission.

NEW COMMUNITY BUILDING AND FACILITIES MAINTENCE AND STORAGE BUILDING

MEADOW POINTE II COMMUNITY BLDG.

MANSFIELD BLVD & COUNTY LINE RD - SE CORNER, WESLEY CHAPEL, PASCO
COUNTY, FLORIDA 33543



MEADOW POINTE II COMMUNITY DEVELOPMENT DISTRICT

WESLEY CHAPEL, PASCO COUNTY, FLORIDA 33543



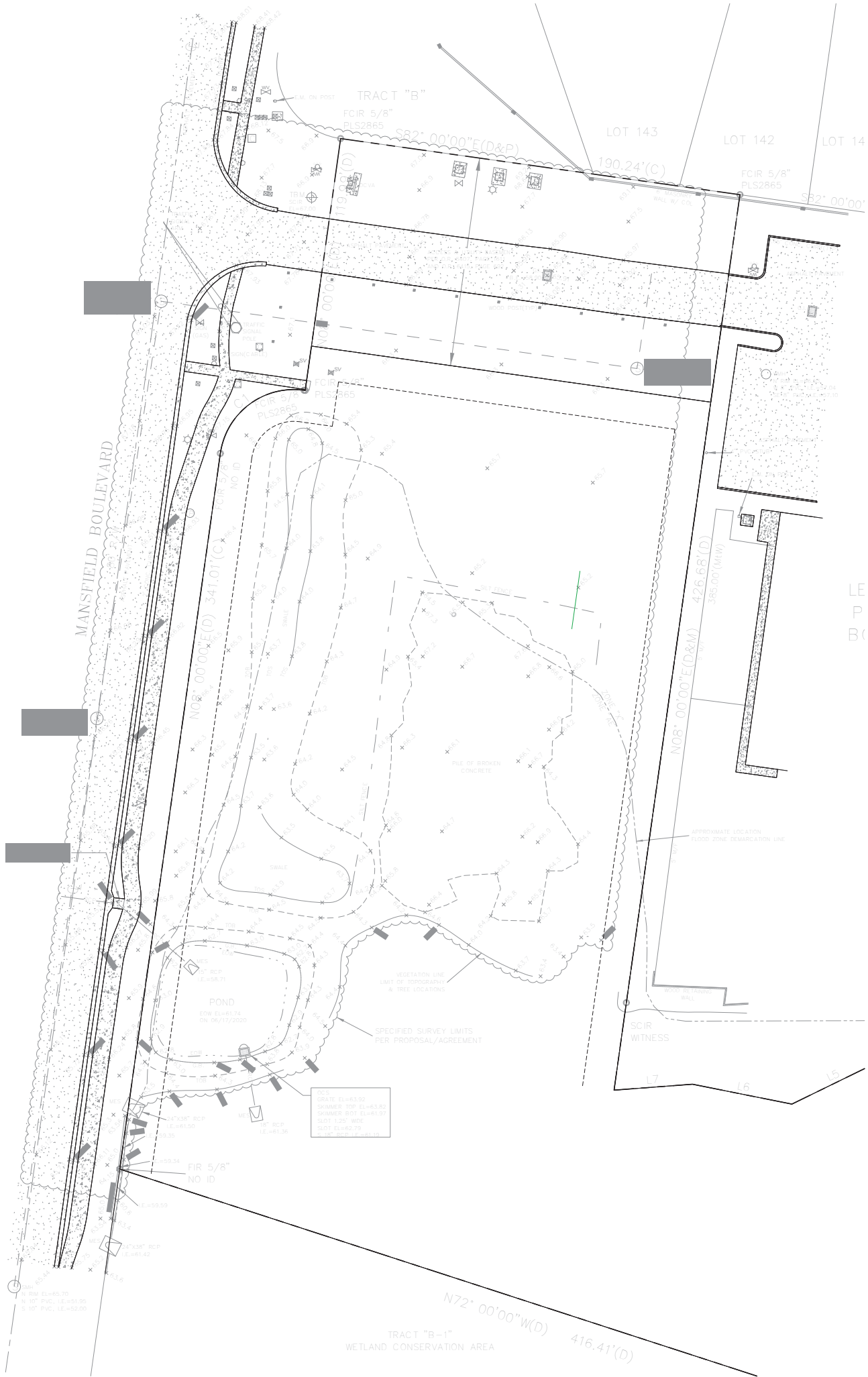
ARCHITECT
RENKER EICH PARKS ARCHITECTS INC.
1609 Dr. Martin Luther King Jr. Street North
St. Petersburg, Florida 33704
(t) 727.821.2986
www.reparch.com

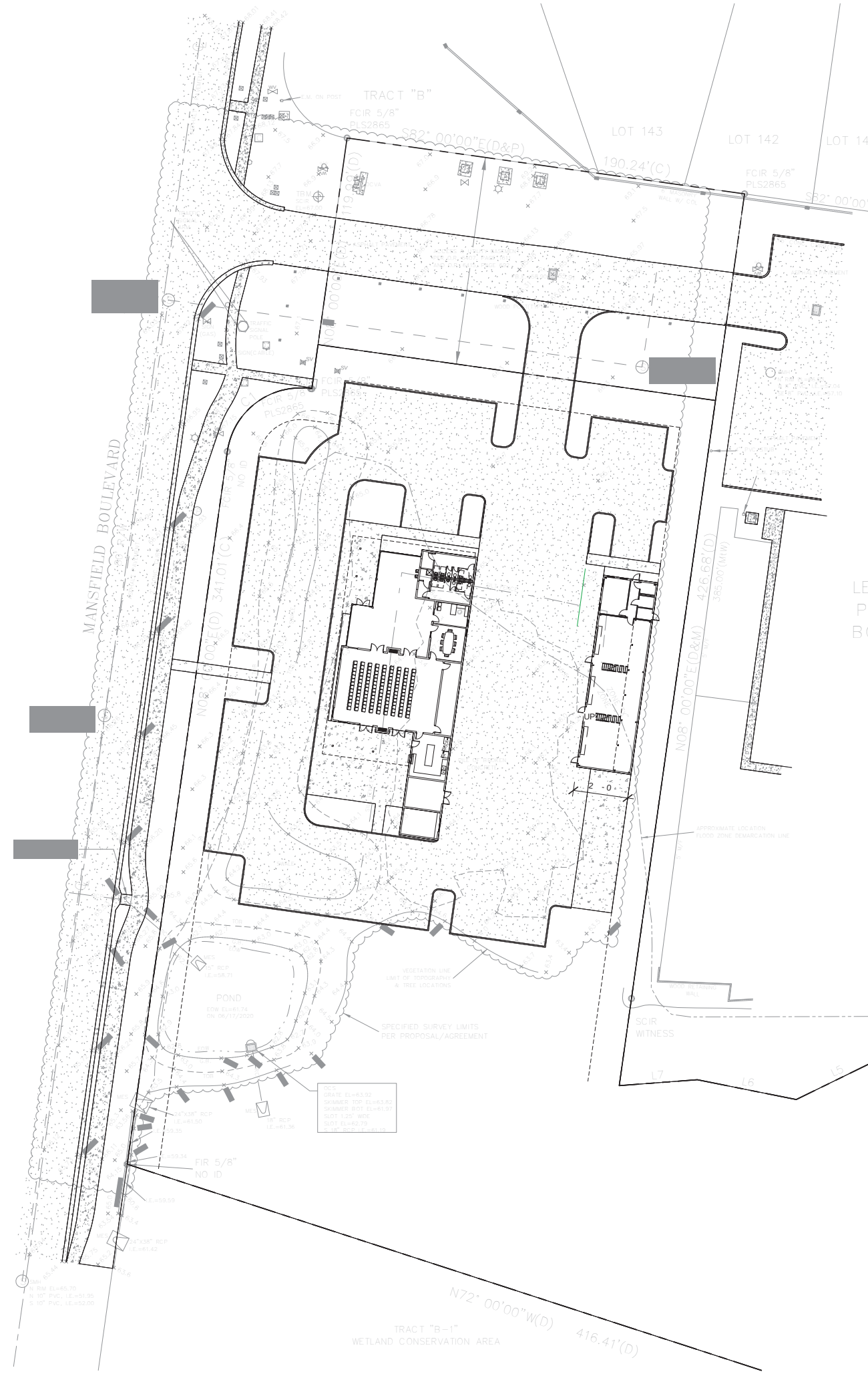
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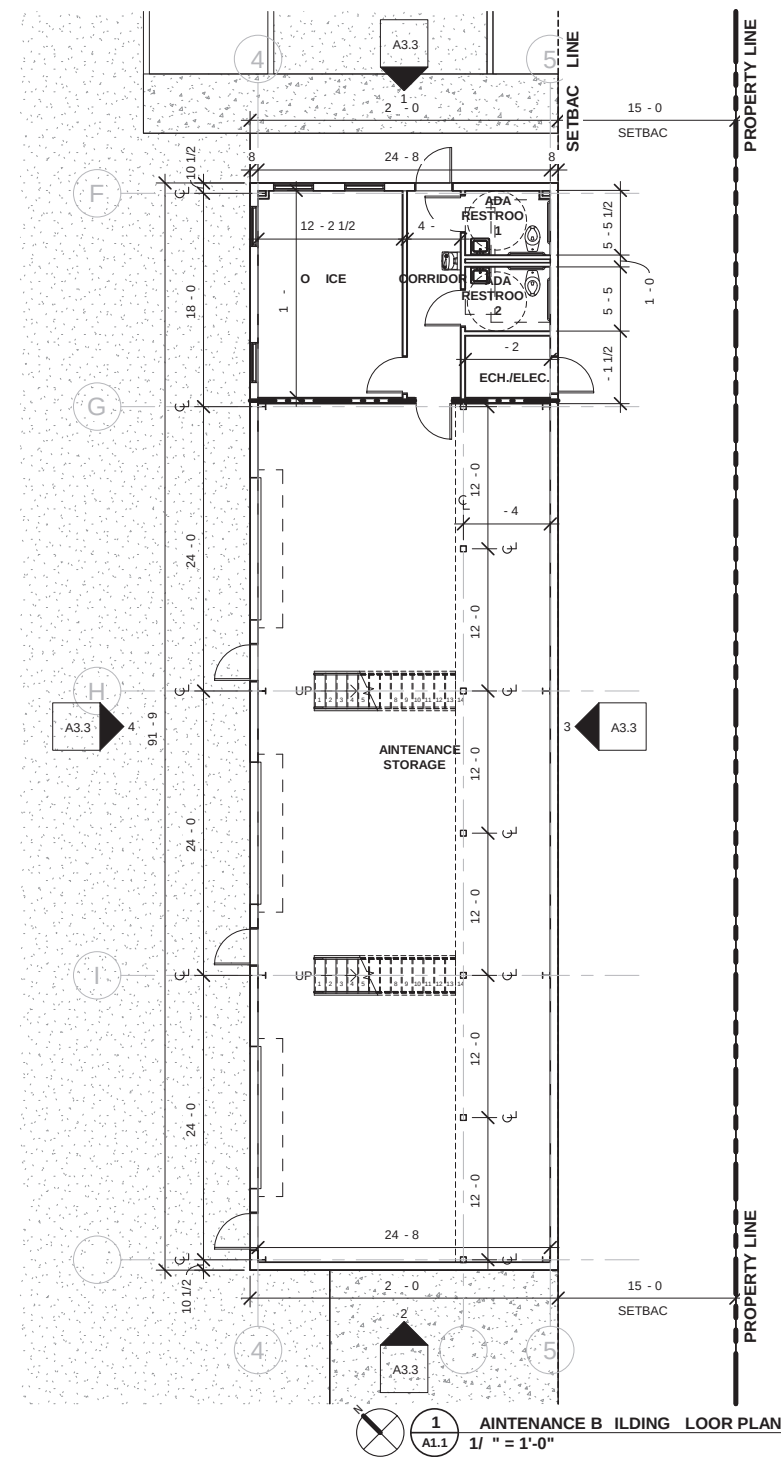
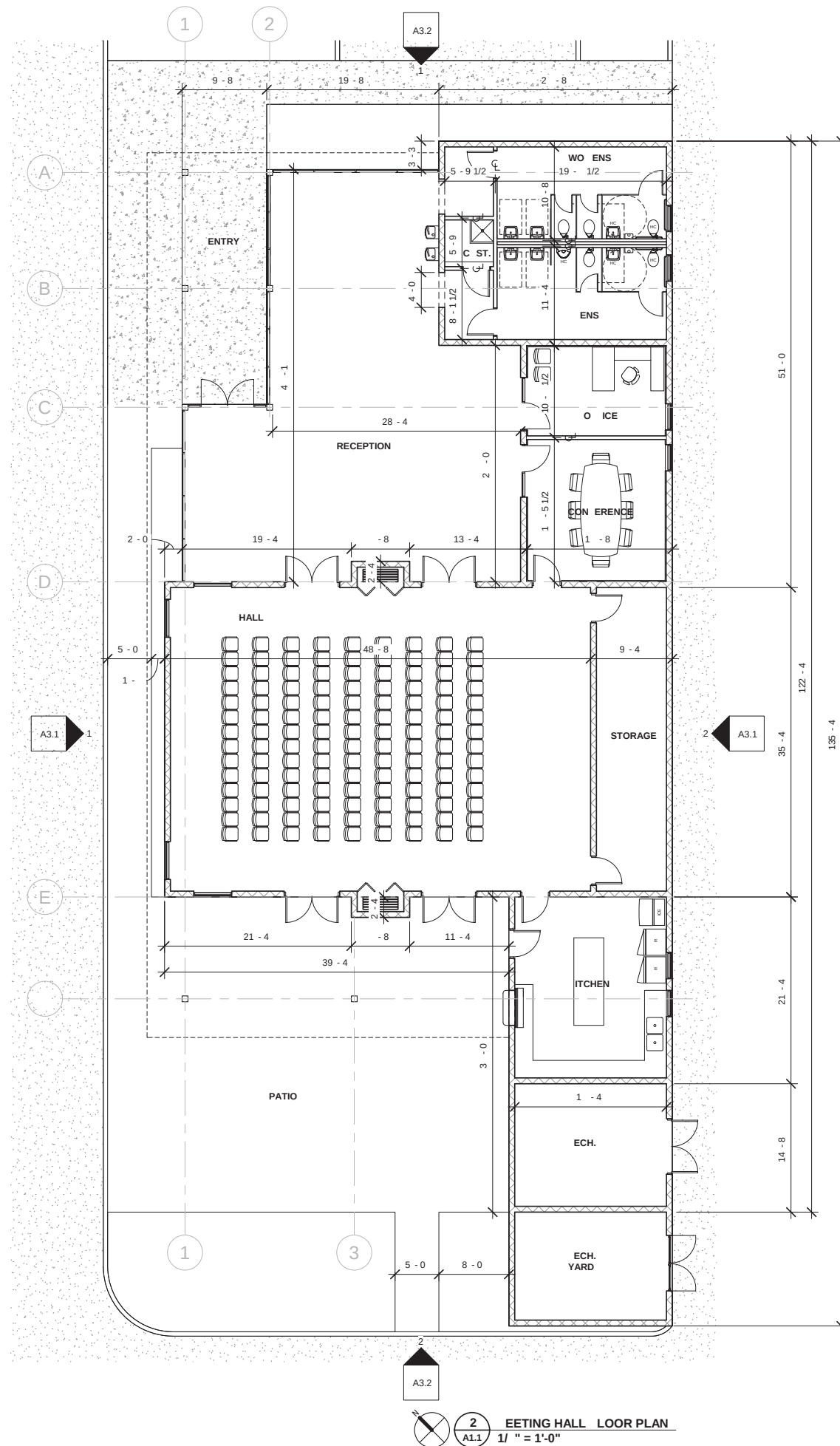
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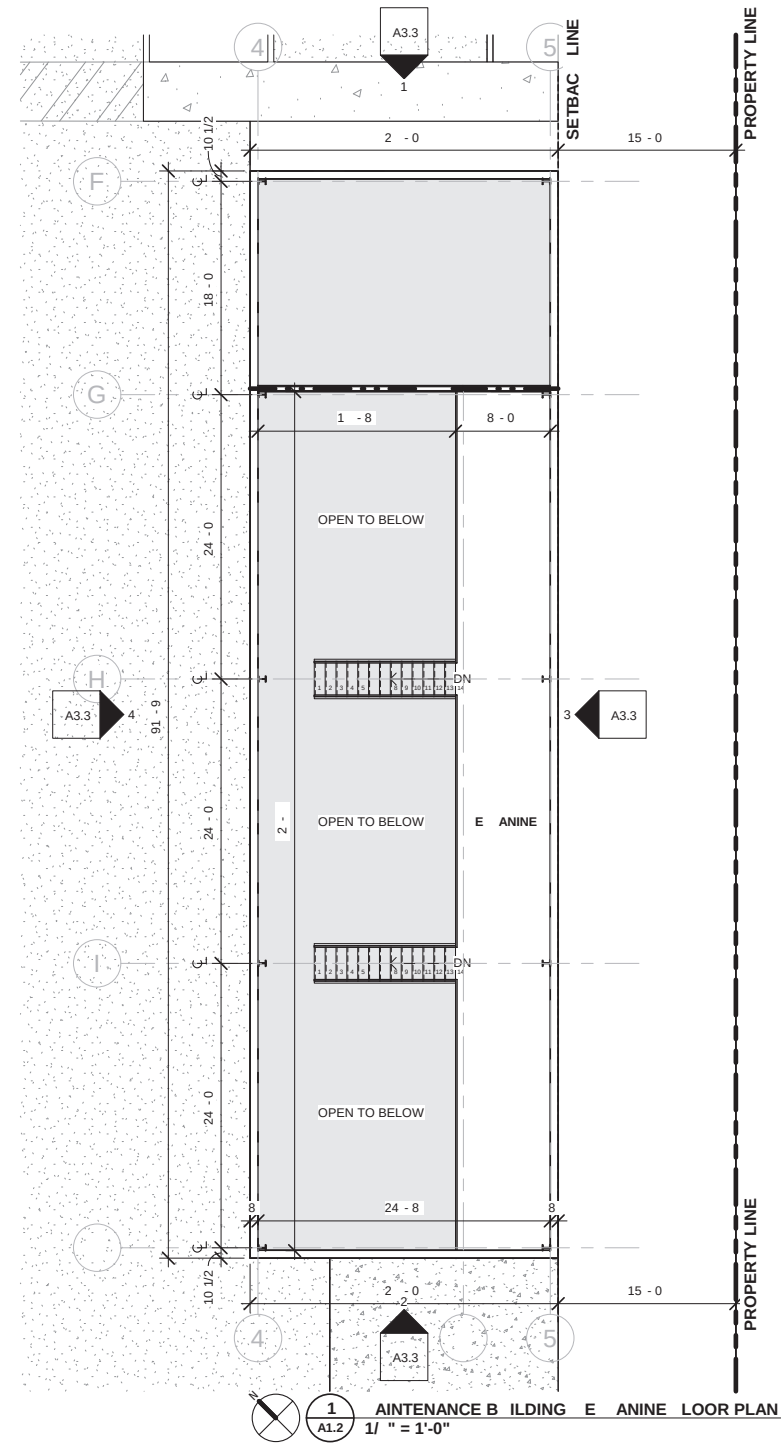
- I GENERAL
 - COVER
- II ARCHITECTURAL
 - EXISTING SITE PLAN
 - SITE PLAN
 - FIRST FLOOR PLANS
 - MAINTENANCE BLDG. MEZZANINE FLOOR PLAN
 - ROOF PLANS
 - COMMUNITY HALL EXTERIOR ELEVATIONS
 - COMMUNITY HALL EXTERIOR ELEVATIONS
 - MAINTENANCE BUILDING EXTERIOR ELEVATIONS
 - MEETING HALL REFLECTED CEILING PLANS
 - MAINTENANCE BLDG. REFLECTED CEILING PLANS

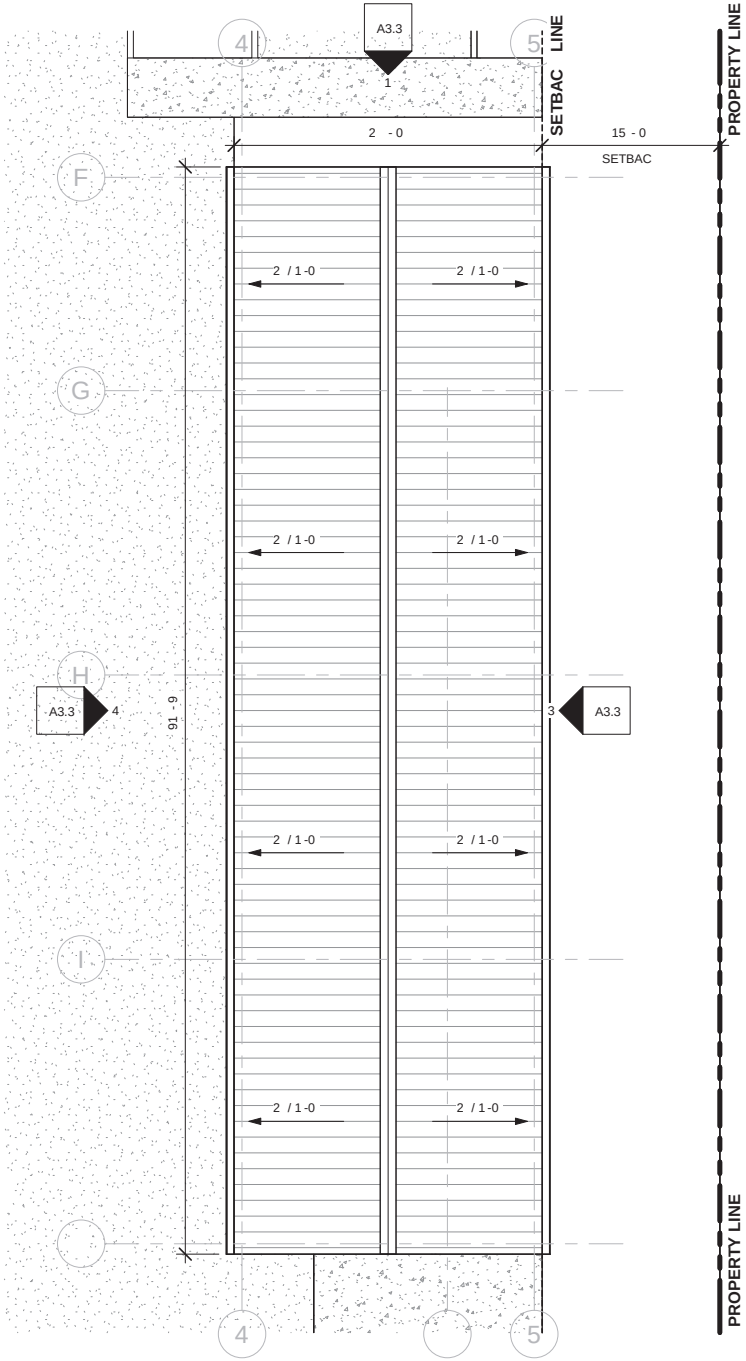
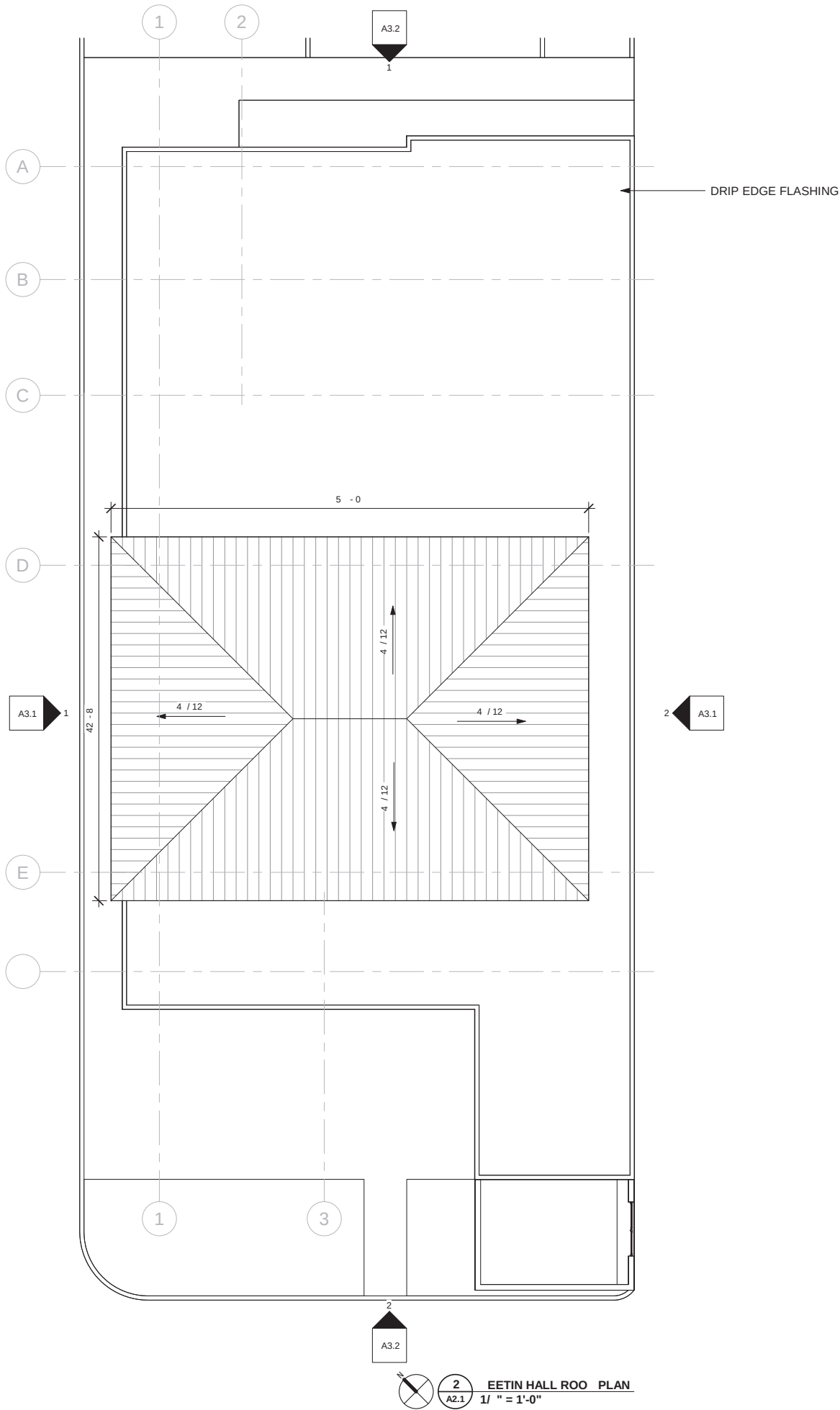
DATE: 09/09/2025
PRELIMINARY CONCEPT DESIGN





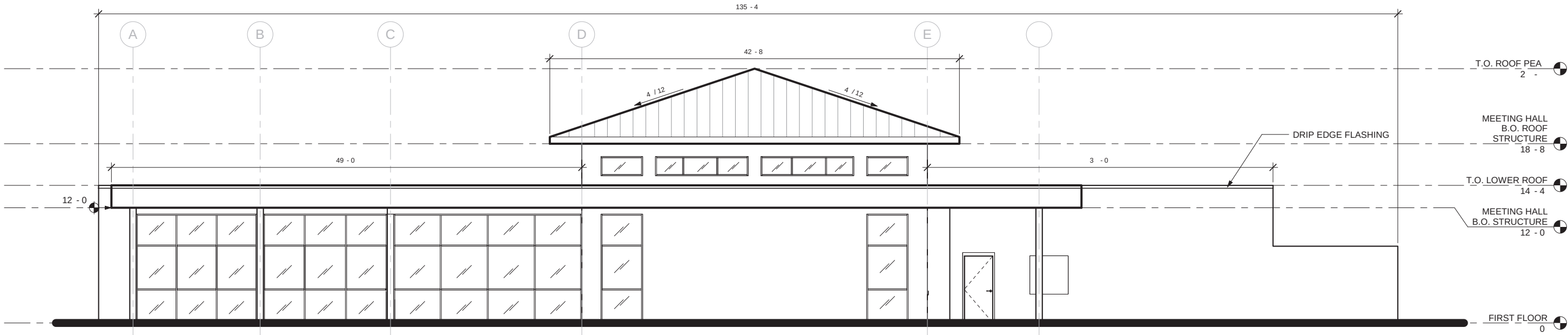




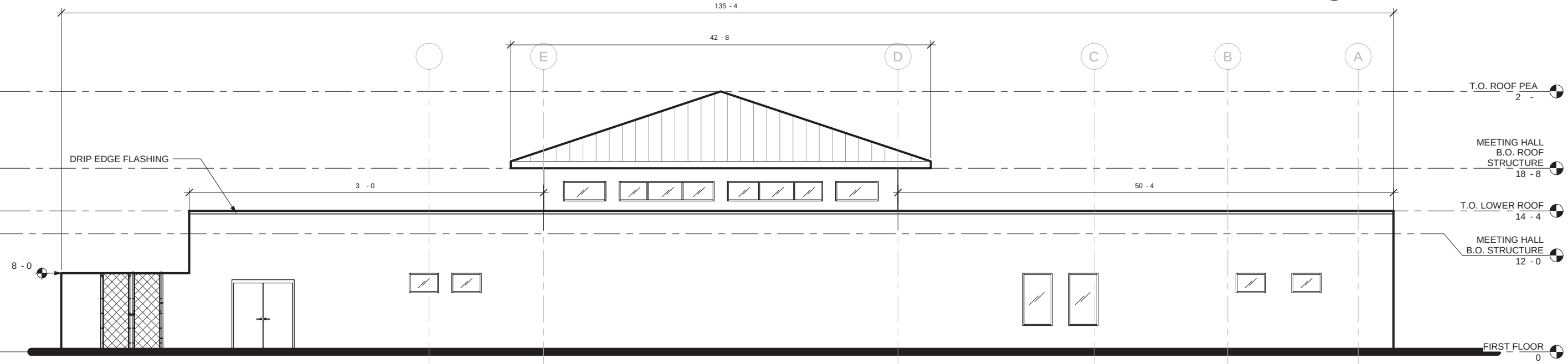


1 MAINTENANCE BUILDING ROOF PLAN
1/8" = 1'-0"

2 EETIN HALL ROOF PLAN
1/8" = 1'-0"



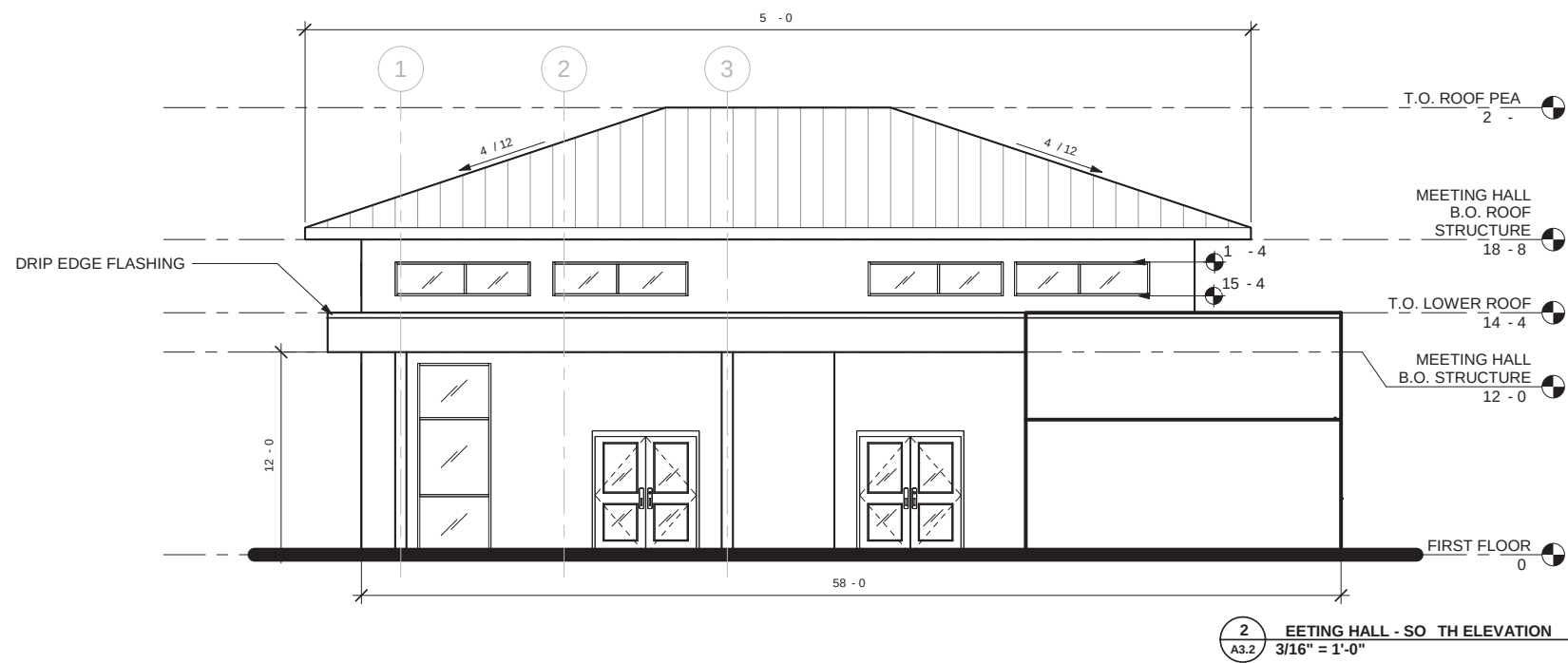
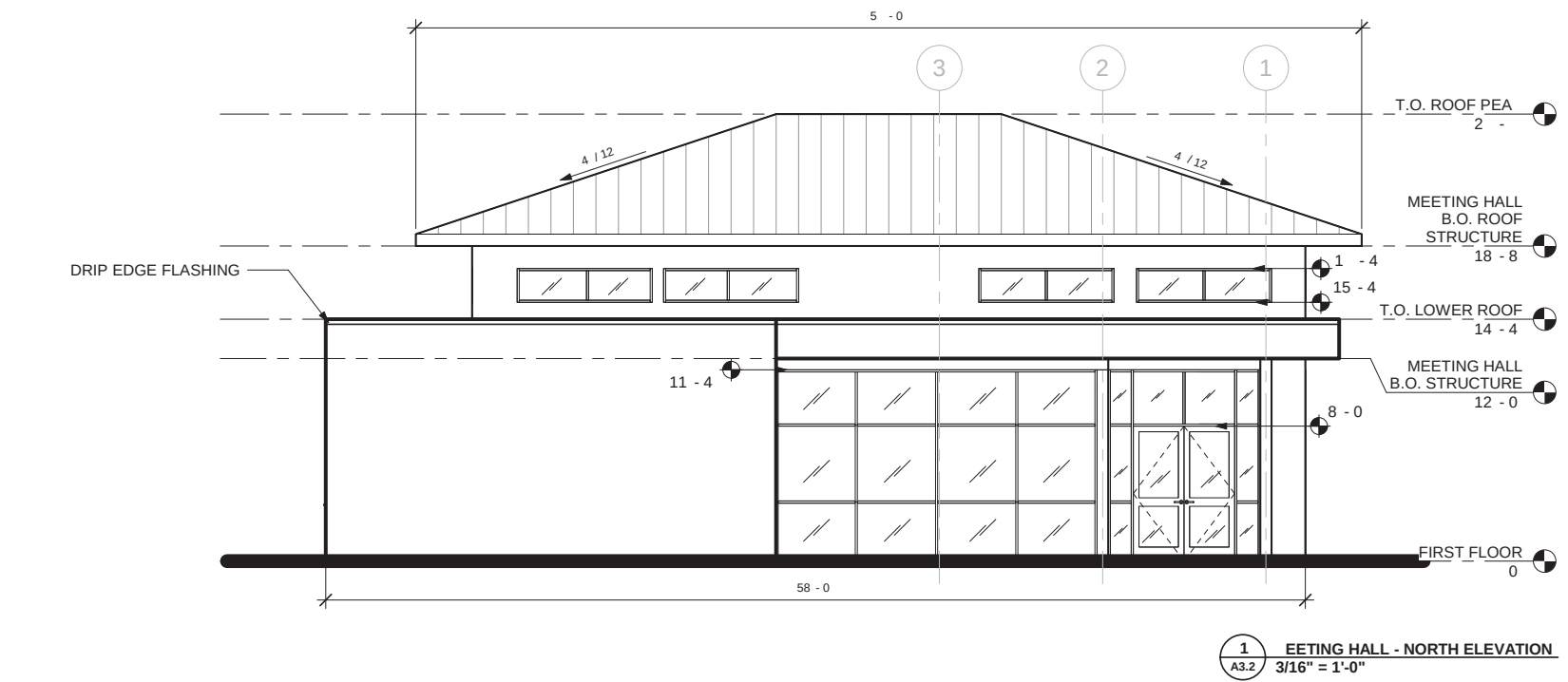
1 MEETING HALL - WEST ELEVATION
A3.1 3/16" = 1'-0"

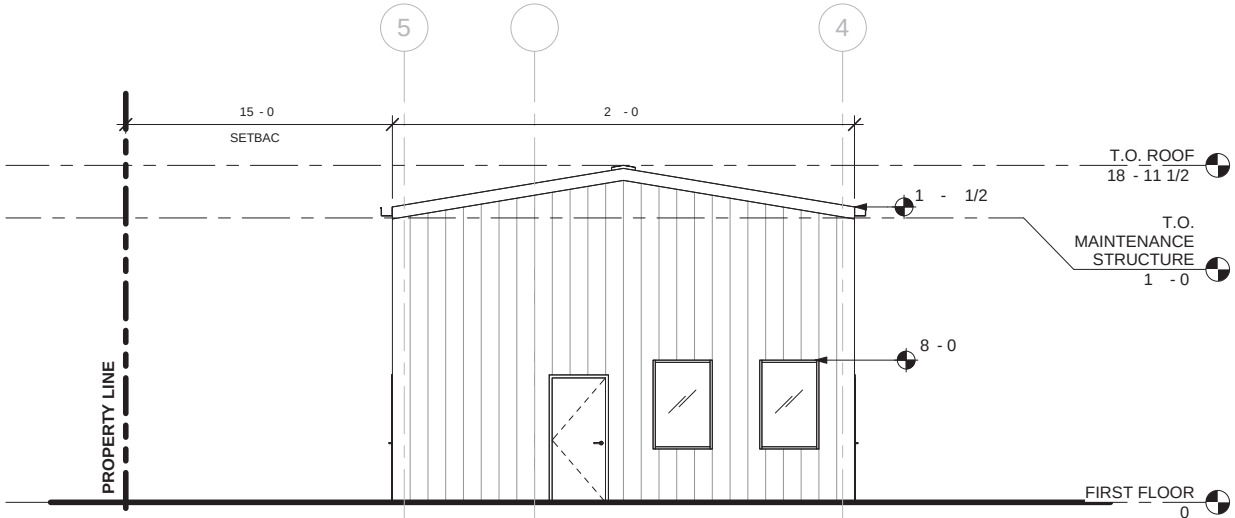


2 MEETING HALL - EAST ELEVATION
A3.1 3/16" = 1'-0"

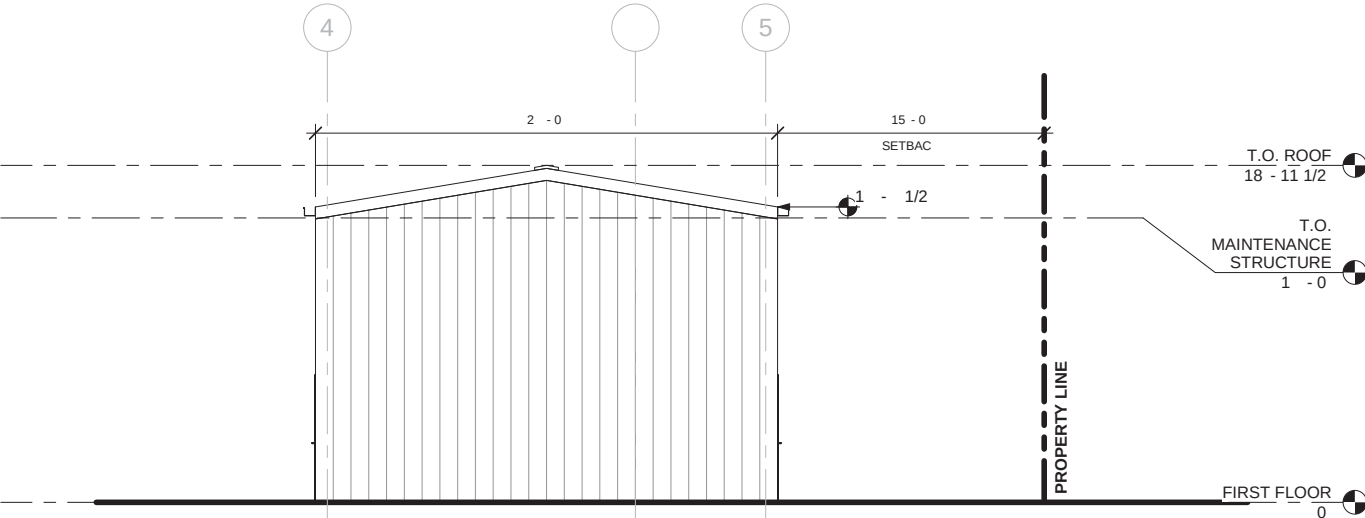
SPECIFIC NOTES

SPECIFIC NOTES



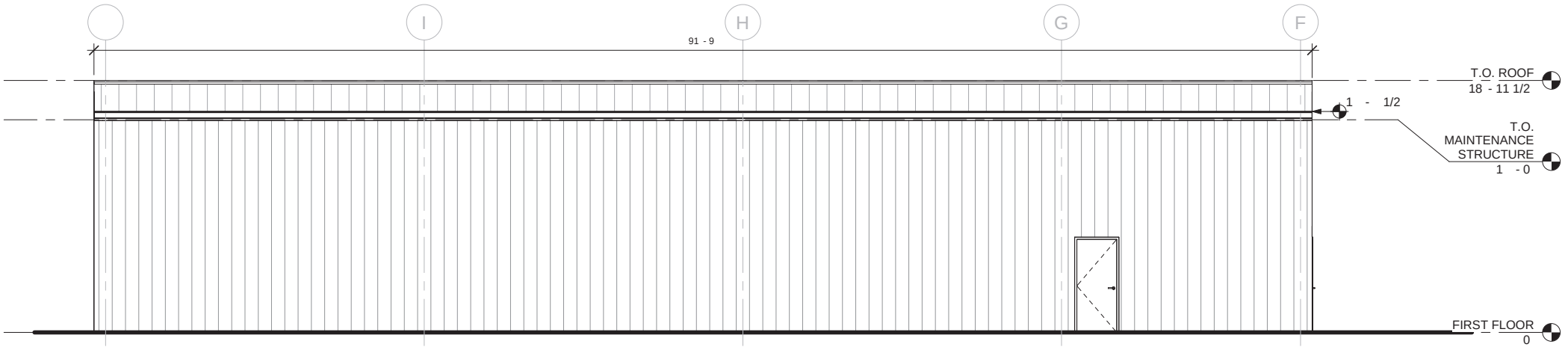


1 MAINTENANCE BUILDING - NORTH ELEVATION
3/16" = 1'-0"

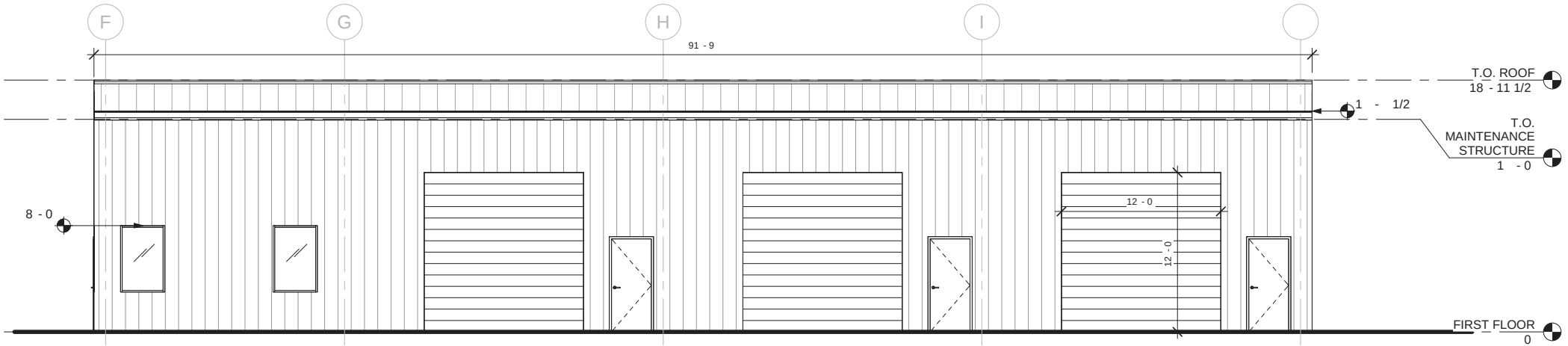


2 MAINTENANCE BUILDING - SOUTH ELEVATION
3/16" = 1'-0"

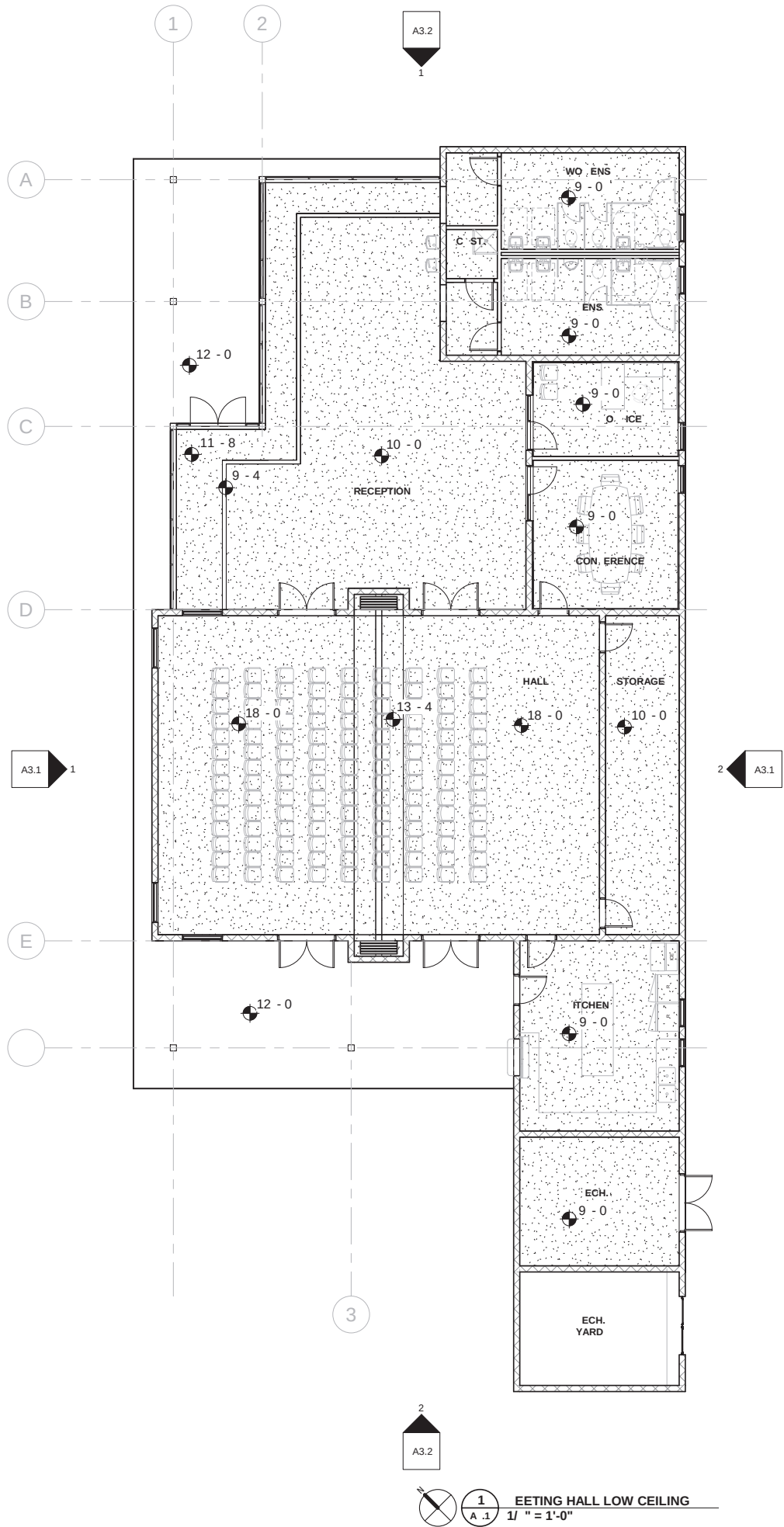
SPECIFIC NOTES



3 MAINTENANCE BUILDING - EAST ELEVATION
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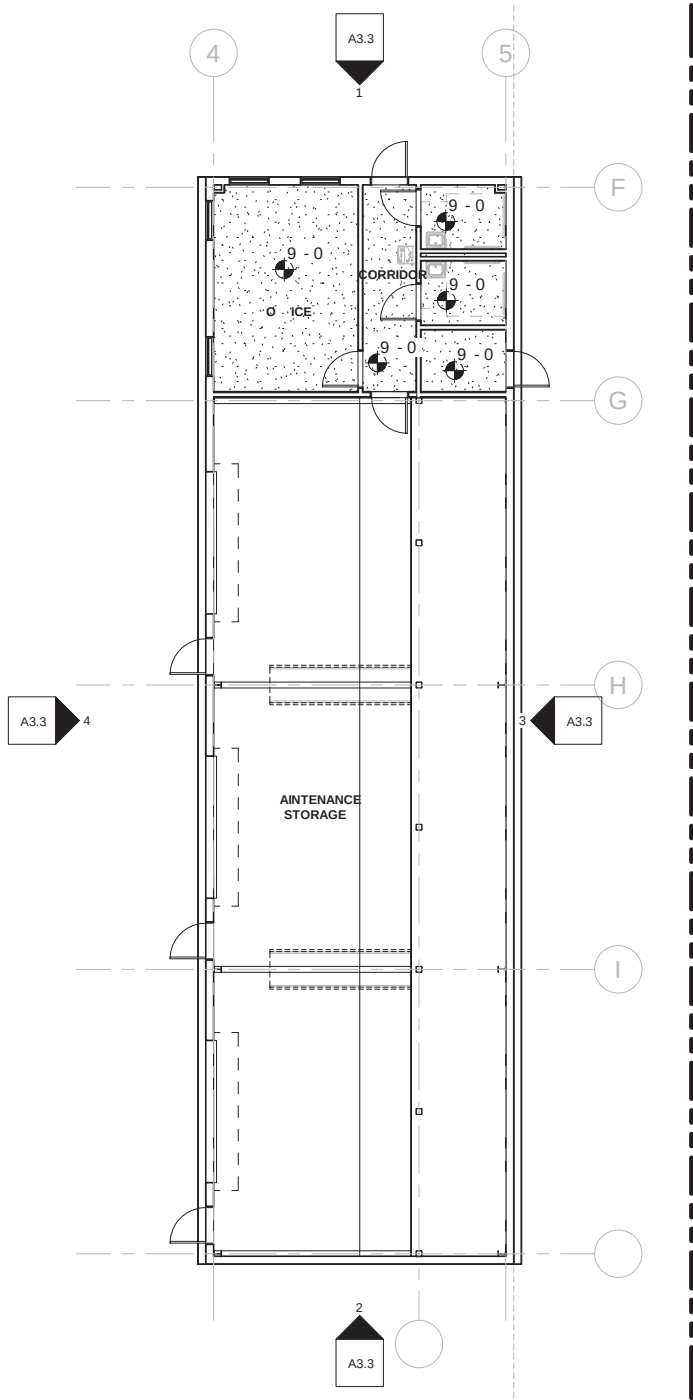


4 MAINTENANCE BUILDING - WEST ELEVATION
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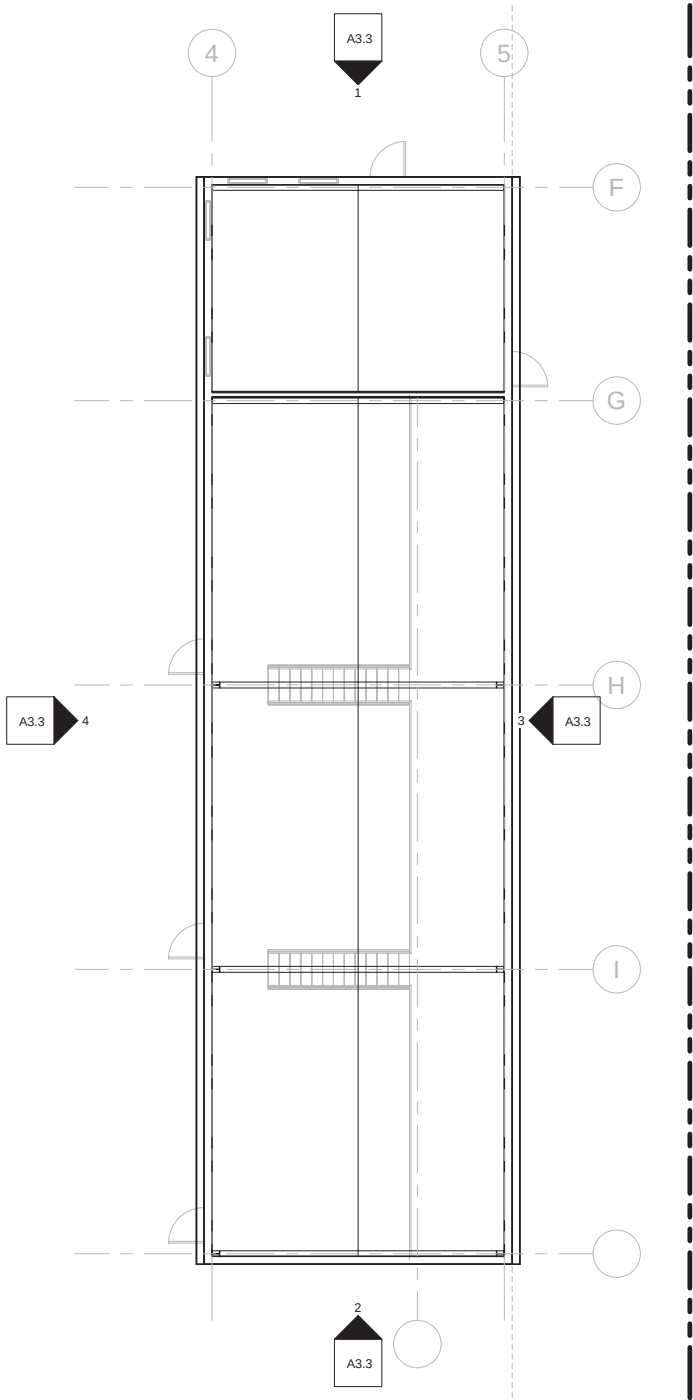


RCP LEGEND

- 2X2 LED FIXTURE
- 1X4 LINEAR LED FIXTURE
- LED UTILITY STRIP LIGHT
- LED CAN LIGHT
- ACOUSTIC PANEL CEILING SYSTEM
- GWB CEILING
- STUCCO CEILING
- METAL CANOPY
- SPEAKER
- SOFFIT VENT
- SPRINKLER



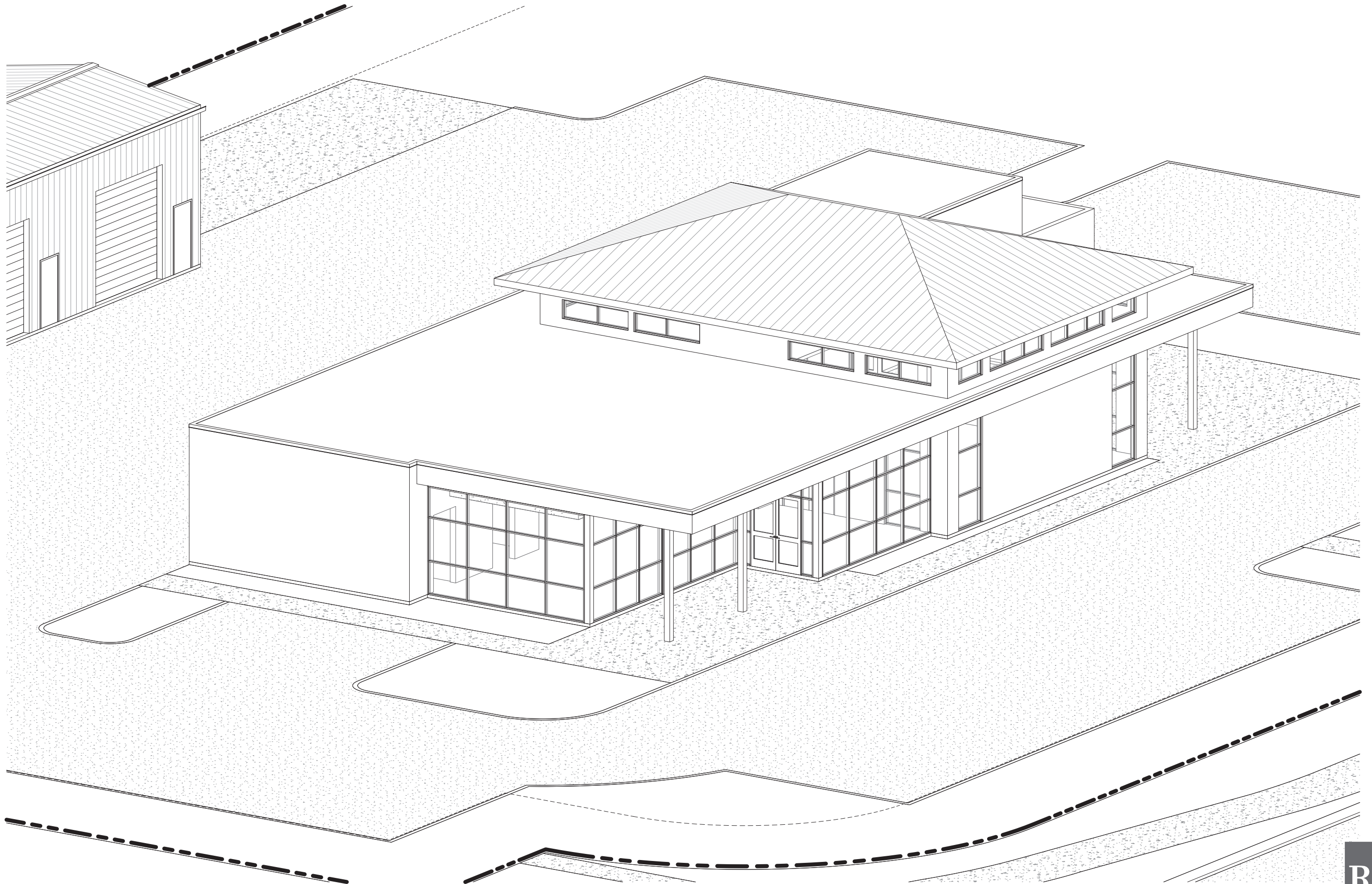
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A.2 MAINTENANCE BUILDING FIRST FLOOR REFLECTED CEILING PLAN
1/1" = 1'-0"

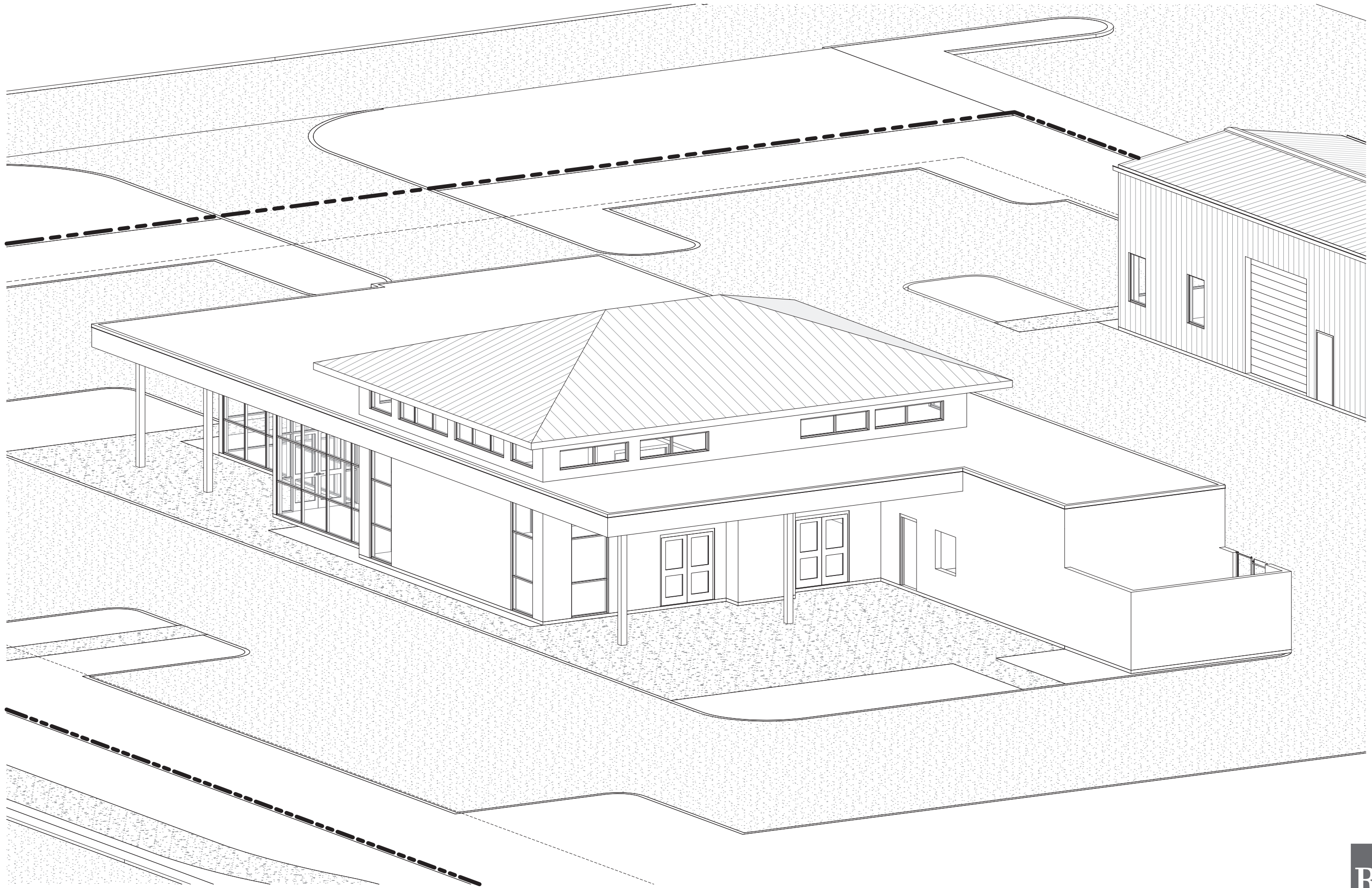


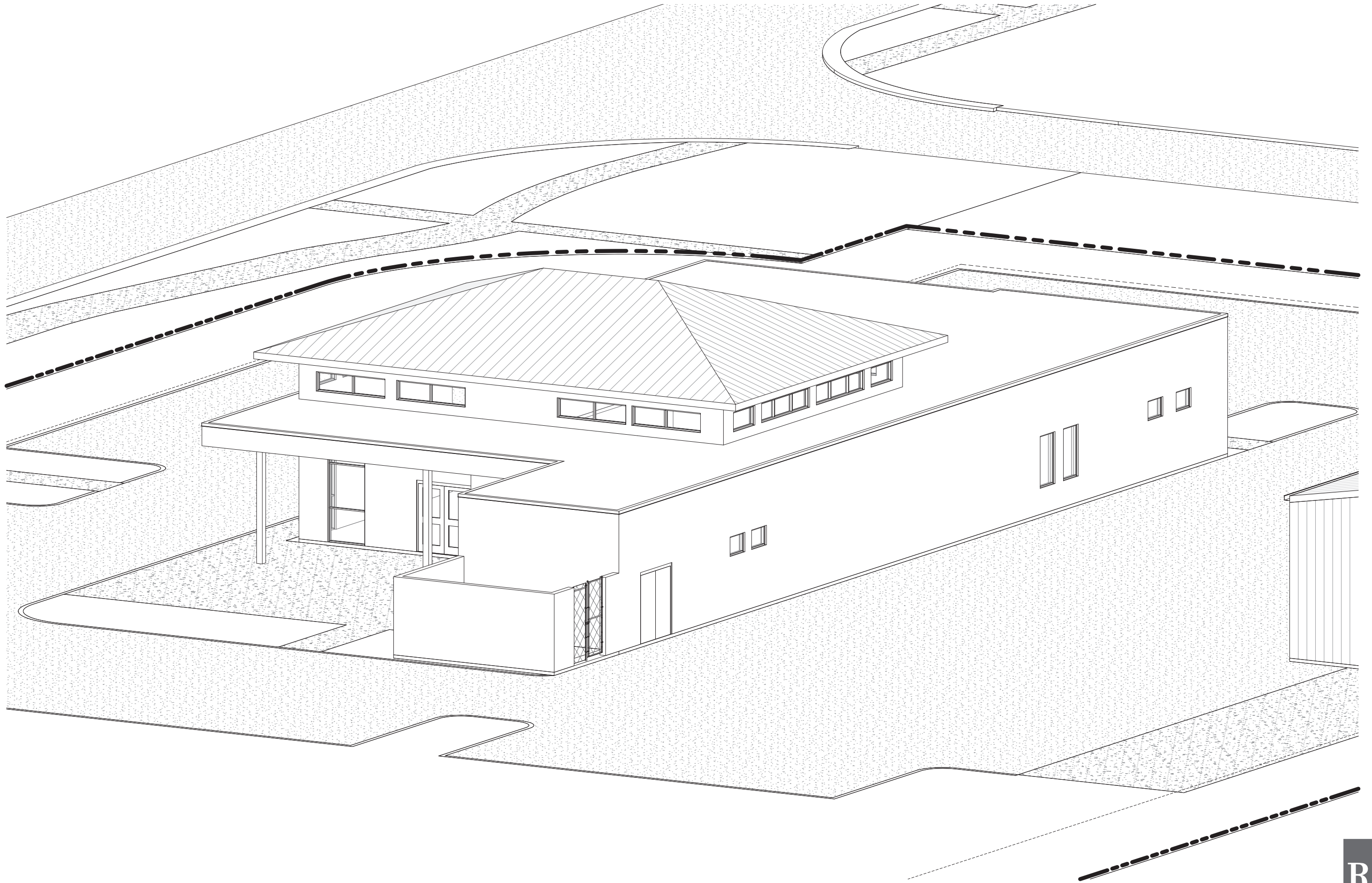
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A.2 MAINTENANCE BUILDING MAIN FLOOR REFLECTED CEILING PLAN
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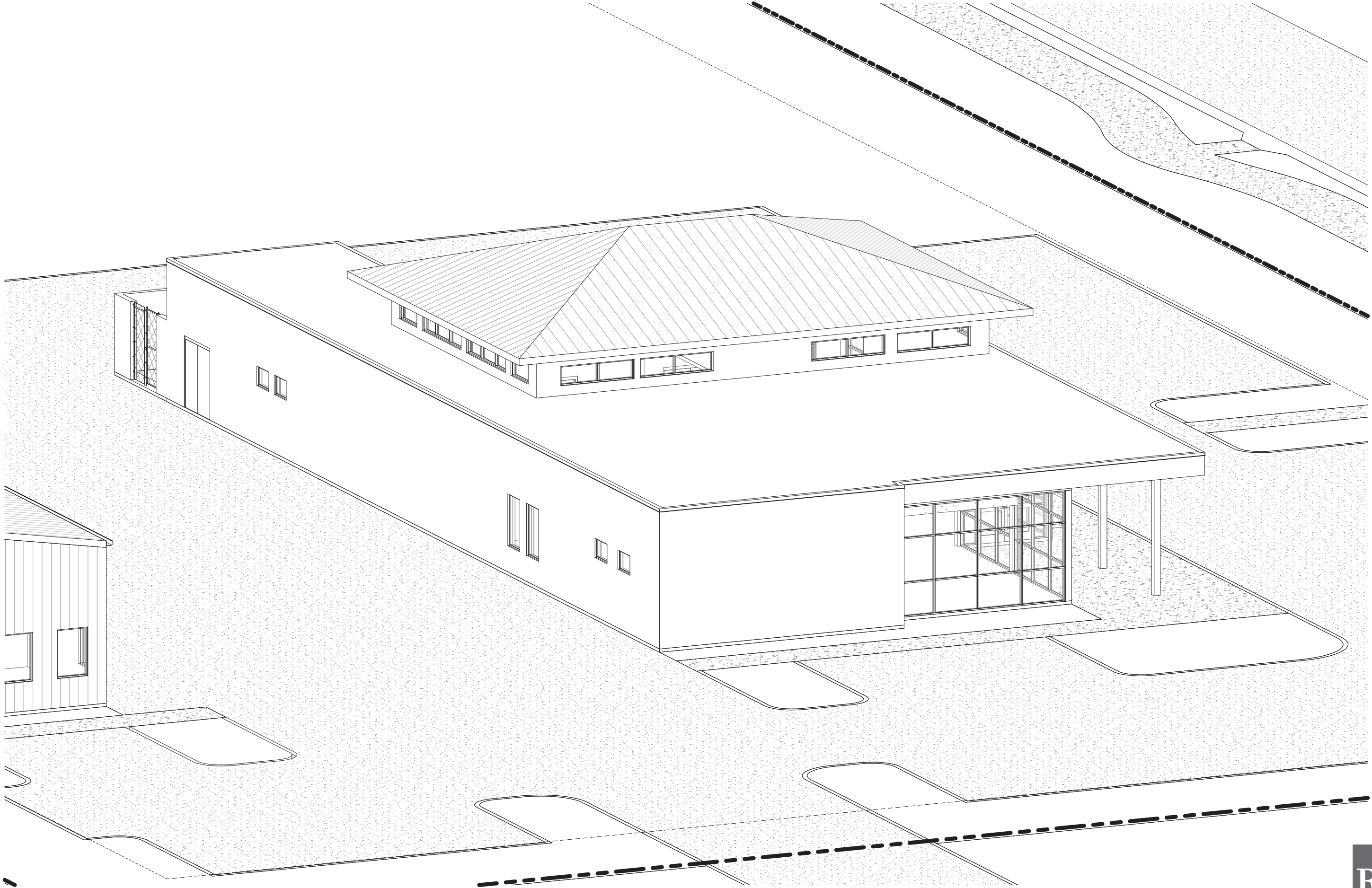
RCP LEGEND

-  2X2 LED FIXTURE
-  1X4 LINEAR LED FIXTURE
-  LED UTILITY STRIP LIGHT
-  LED CAN LIGHT
-  ACOUSTIC PANEL CEILING SYSTEM
-  GWB CEILING
-  STUCCO CEILING
-  METAL CANOPY
-  SPEAKER
-  SOFFIT VENT
-  SPRINKLER













PROGRAM FACILITIES LIST			
Meadow Pointe II Community Building		09/09/25	
#	A FACILITY SPACE NAME	B OCCUPANT CAPACITY	C NET SQ. FT. TOTAL
	CIRCULATION SPACE (RESERVED)		
	MECHANICAL/ ELECTRICAL		238
	COVERED OUTDOOR MAIN ENTRY (RESERVED)		
	COVERED OUTDOOR PATIO (RESERVED)		
	OPEN OUTDOOR PATIO (RESERVED)		
	OUTDOOR CHILLER YARD (RESERVED)		
	LOBBY SPACE		600
	OFFICE	1	160
	SMALL MEETING ROOM	12	256
	PUBLIC RESTROOM (MENS)		190
	PUBLIC RESTROOM (WOMENS)		190
	CUSTODIAL CLOSET		36
	LARGE COMMUNITY MEETING ROOM (15 SF PER PERSON)	100	1,632
	CHAIR/ TABLE STORAGE		275
	KITCHENETTE/ SERVING		360
TOTAL NET SQ. FT.			3,937
CIRCULATION & WALLS			1,207
TOTAL GROSS SQ. FT.			5,144

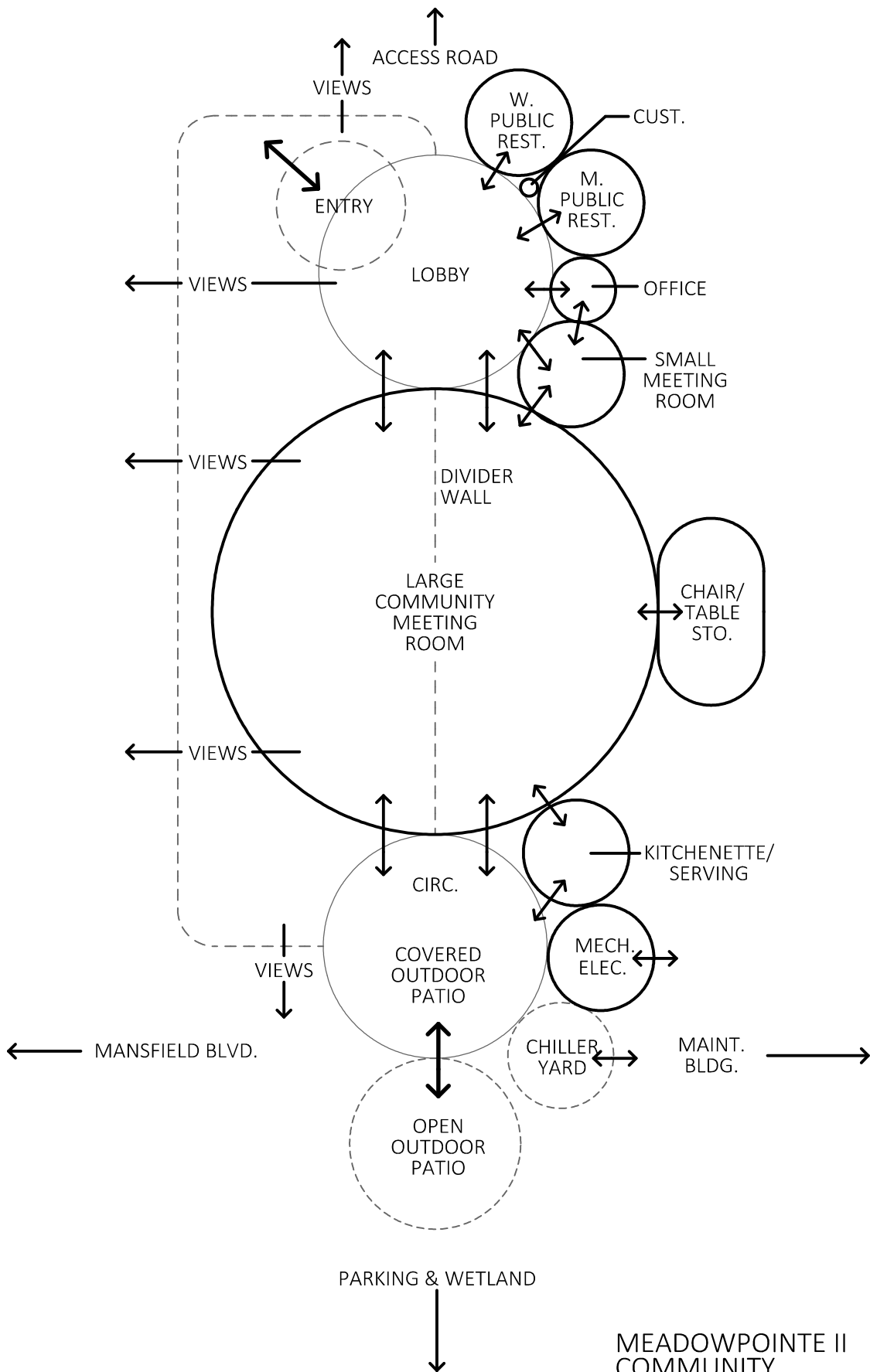
Meadow Pointe II Maintenance Building		09/09/25	
#	A FACILITY SPACE NAME	B OCCUPANT CAPACITY	C NET SQ. FT. TOTAL
	CIRCULATION SPACE (RESERVED)		
	MECHANICAL/ ELECTRICAL		40
	OFFICE	2	214
	MAINTENANCE BAY #1	2	575
	MAINTENANCE BAY #2	2	575
	MAINTENANCE BAY #3	2	575
	RESTROOM (MENS)		40
	RESTROOM (WOMENS)		40
TOTAL NET SQ. FT.			2,059
10% CIRCULATION & WALLS			216
TOTAL GROSS SQ. FT.			2,275

Mezzanine Areas - Required to be counted for Total Fire Area

	STORAGE - BAY #1 (Mezz)	1	180
	STORAGE - BAY #2 (Mezz)	1	180
	STORAGE - BAY #3 (Mezz)	1	180
TOTAL GROSS SQ. FT.			540

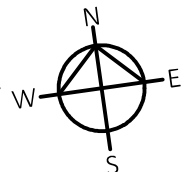
FIRE AREA - TOTAL GROSS SQ. FT.			2,815
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SPACE RELATIONSHIPS

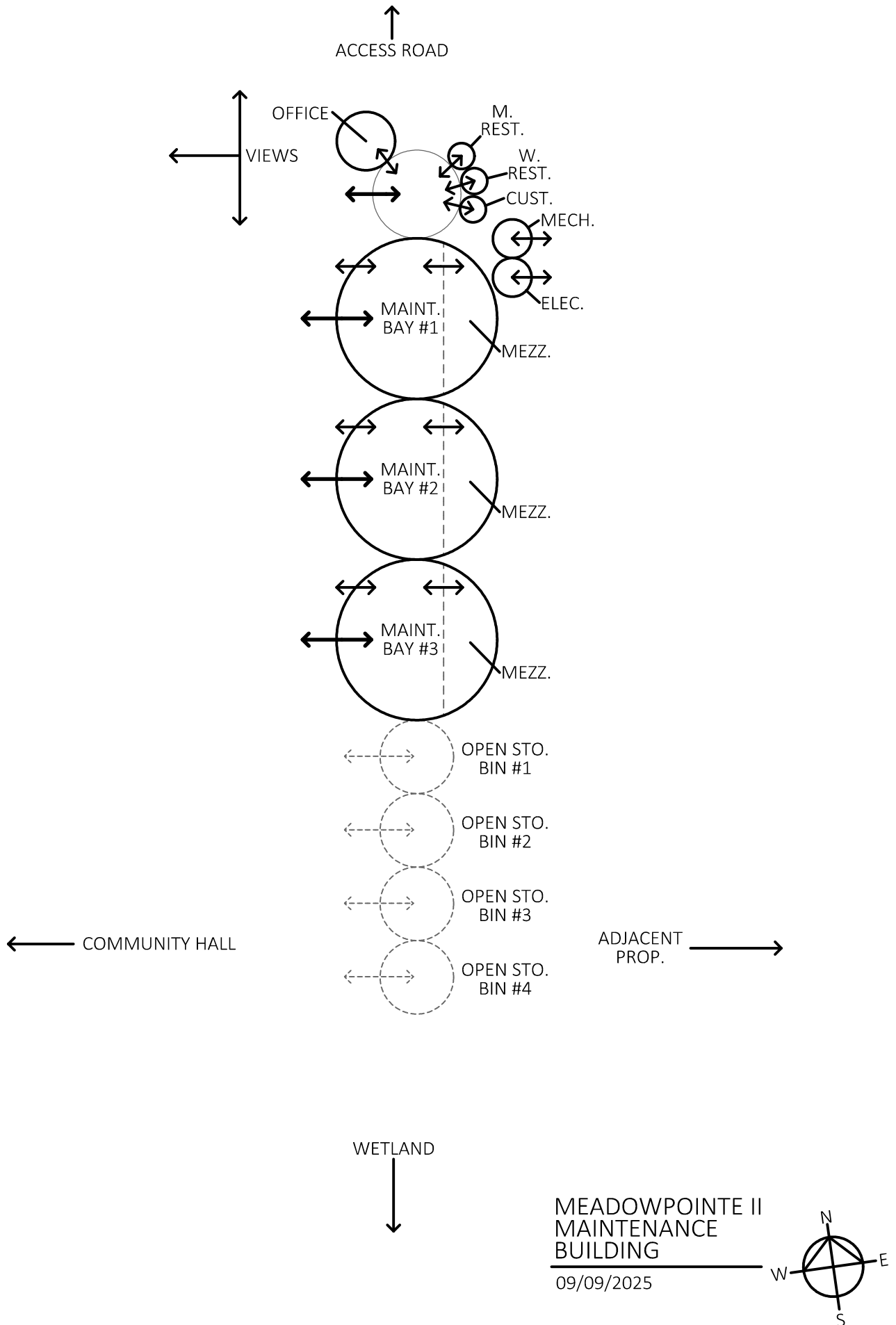


MEADOWPOINTE II
COMMUNITY
MEETING HALL

09/09/2025



SPACE RELATIONSHIPS



Tab 4

MPII DRC LOG				CDD Meeting 09.17.2025		
Case #	Village	Street #	Street Name	Violation(s)	DR#	ARC_DRC Delivery
2025-291	Glenham	30237	Glenham Ct	#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 must be replaced with a PVC post. The post length crack is causing the post to lean, and the base is cracking and deteriorating by 25%. The support arms are cracking and deteriorating as well.	14,18	ARC_DRC Delivery
2025-292	Wrencrest	30630	Nickerson LP	#10: The debris on the driveway/yard must be removed and all containers stored in the garage or walled in on two sides on the side of the home. #14: The driveway needs to be edged, then it needs to be pressure washed and all stains removed. #14: The chairs in the entryway need to be stored out of sight and the entryway needs to be pressure washed. #14: The sidewalk needs to be edged. #14: The tree lawn curb needs to be edged. #14: The front landscape bed needs the shrubs/plants trimmed back, weeded and the border edged. The mulch in the bags needs to be put down. #14: The mailbox needs to be cleaned with a bleach/water solution.	10,14	ARC_DRC Delivery

2025-293	Glenham	30243	Glenhan Ct	#14: The driveway needs to be pressure washed and all stains removed. #14: The drip edge and fascia on the front of the home needs to be pressure washed. #18: The mailbox needs to be cleaned with a bleach/water solution, and the cracks along the sides of the post must be repaired properly and the post painted MPII colors. If it cannot be repaired properly, the post must be replaced with an approved PVC post.	14,18	ARC_ DRC Delivery
2025-294	Wrencrest	30551	Wrencrest Dr	#10: The garbage container needs to be stored out of sight, in the garage, behind the vinyl fence or walled in on two sides on the side of the home. #14: The rocks in the rock bed, as well as in the control joints on the driveway need to be treated with an organic weed killer. ex: Captain Jacks deadweed brew killer or Surge, both work well. #14: The driveway needs to be edged, then pressure washed and all stains removed. #14: The sidewalk, apron, and tree lawn curb need to be edged. #14: The base of the home on both sides need to be trimmed with a string trimmer, and the item against the vinyl fence on the west side hidden.	10,14	ARC_ DRC Delivery
2025-295	Colehaven	1451	O'Bear Ct	#16 The white vinyl fence on the north side of the home needs to be pressure washed and all stains removed.	16	ARC_ DRC Delivery

2025 -296	Iverson	30735	Burleigh Dr	#14: Per Deed Restriction 14, the Grass needs to be cut, it is above the 7" maximum. #14: Per Deed Restriction 14, the sidewalk, driveway, apron, tree lawn curb, and entryway need to be edged. #14: The border on the front landscape bed needs to be edged and trimmed with a string trimmer. #14: Per Deed Restriction 14, the two shrubs on either side of the driveway need to be trimmed and manicured. #14: Per Deed Restriction 14, the weeds in the driveway control joints need treated and the driveway pressure washed, and all stains removed. #18: Per Deed Restriction 18 and Resolution 2025-02, the mailbox post must be replaced with a PVC post. The post was painted last year, however, the support arms are cracking and deteriorating, as well as sagging. The front and side of the post are beginning to crack again.	14, 18	ARC_ DRC Delivery
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2025-297	Wrencrest	1944	Grenville Ct	#10: The garbage containers and the wood on the side of the home need to be stored out of sight, either in the garage or walled in on two sides on the side of the home. 14: Per Deed Restriction 14, the Grass needs to be cut, it is above the 7" maximum. #14: Per Deed Restriction 14, the sidewalk, driveway, apron, tree lawn curb, and entryway need to be edged. #14: The front landscape beds need to be weeded, edged, mulched and trimmed with a string trimmer. #14: Per Deed Restriction 14, the weeds in the driveway control joints need treated with a weed killer and the driveway pressure washed, and all stains removed. #18: Per Deed Restriction 18 and Resolution 2025-02, the mailbox post must be replaced with a PVC post. The post support arms are deteriorating and cracking and sagging, and the base is deteriorating as well.	10,14,18	ARC_ DRC Delivery
2025-298	Glenham	30250	Glenham Ct	14: The driveway needs to be pressure washed and all stains removed.#14: The front of the home above the door and gable needs to be pressure washed. #18: The Mailbox needs cleaned with a bleach/water solution. The mailbox post has large cracks that need repaired properly, sanded and painted to MPII colors, The base of the post is deteriorating due to both age and lawn equipment used around/on the post.	14,18	ARC_ DRC Delivery

2025 -299	Glenham	30356	Glenham Ct	#18: The mailbox needs cleaned with a bleach/water solution. The mailbox on the front upper part needs repaired, as well as on the lower front portion of the post to repair cracks by the base. The post then must be painted with MPII colors.	18	ARC_ DRC Delivery
2025 -300	Glenham	30352	Glenham Ct	#10: Both containers need to be stored out of sight, in the garage or walled in on the side of the home. #18: The mailbox needs cleaned with a bleach/water solution. The mailbox post must be replaced with a PVC post. The post was painted in Sept. 2023 and is now further deteriorating and rotting on the top of the post and top of the support arm.	10,18	ARC_ DRC Delivery
2025 -301	Glenham	30359	Glenham Ct	#10: The garbage/recycle containers must be hidden out of sight, either in the garage or walled in on the side of the home. #14: The weeds in the driveway control joints need to be treated and the driveway pressure washed and all stains removed.	10, 14	ARC_ DRC Delivery

2025 -302	Glenham	30344	Glenham Ct	#14: The front of the home above the front door and gable need to be pressure washed and the gable vent painted. #14: The weeds in the control joints on the driveway need treated with an organic weed killer, and the driveway pressure washed and all stains removed. #18: The mailbox needs to be cleaned with a bleach/water solution, and the cracks on the mailbox post need to be filled in with wood putty and sanded properly, then painted to MP11 colors. The numbers need to be replaced in black.	14,18	ARC_ DRC Delivery
2025 -303	Glenham	30340	Glenham Ct	#14: The front of the home above the front door and gable need to be pressure washed #14: The weeds in the front landscape bed needs treated with an organic weed killer. #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 cracks on the mailbox post need to be filled in with wood putty and sanded properly, then painted to MP11 colors. If the cracks cannot be repaired, the post must be replaced with a PVC post.	14,18	ARC_ DRC Delivery
2025 -276	Glenham	30347	Glenham Ct	#18: The small cracks on the post need to be filled in and the post painted with MP11 colors. The base is deteriorating and knicked from the lawn equipment.	18	ARC_ DRC Delivery

Tab 5

Justin Wright
Operations Manager/Maintenance Report
September 17, 2025



- Solitude Pond Maintenance Report/ 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 and fences throughout the district.
- Maintenance staff trimmed seed pods from palm trees around the tennis and basketball courts.
- Maintenance staff removed a fallen tree from a pond in Sedgwick.
- Maintenance staff painted over graffiti on Wrencrest Drive.
- Maintenance staff repaired small pot holes in multiple communities.
- Covina Key sewer line has been repaved. The Engineer will be out next week to inspect.
- OLM August 2025 Landscape Inspection – LMP passed the inspection with a score of 90. The inspection was held on Monday, September 8, 2025.

Board Discussion / Approval

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

Tab 6

SOLITUDE

LAKE MANAGEMENT

CUSTOMER LAKE MANAGEMENT REPORT

Customer: Meadow Lake 118

Account Number: _____

Technician: Rony

Date: 09/16/25 Time: _____

WORK PERFORMED

METHOD USED: B (Boat) BP (Backpack Sprayer) G (Gator) HC (Hand Cast)															
SITE ID	12	13	14	15	16	1	2	3	4	5	6	7	8	9	10
Method Used															
Treated Algae		X	X		X		X	X	X	X	X	X	X	X	X
Treated Cyanobacteria		X	X		X		X	X	X	X	X	X	X	X	X
Treated Submersed Weeds	X														
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 ☐ All <1', 1', 2', 3', 4', >4'															
WATER FLOW ☐ All N(None) S(Slight) V(Visible)															
WATER LEVEL ☐ All H(High) N(Normal) L(Low)															

GENERAL FIELD OBSERVATIONS

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

CONCERNS FOR FOLLOW-UP

☐ Recurring or excessive algae	Lake # _____	☐ 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.
☐ Persistent invasive weeds	Lake # _____	
☐ Fish/wildlife issues	Lake # _____	
☐ Low water clarity	Lake # _____	
☐ Bad Odors	Lake # _____	

SOLITUDE

LAKE MANAGEMENT

CUSTOMER LAKE MANAGEMENT REPORT

Customer: Meadow Point II

Account Number: _____

Technician: Remy

Date: 09/04/25 Time: _____

WORK PERFORMED

	METHOD USED: B (Boat) BP (Backpack Sprayer) G (Gator) HC (Hand Cast)																							
SITE ID	82	70	69	45	53	81	52	51	50	49	47	48	100	46	101	96	111	97	98	95	94	93	77	76
Method Used																								
Treated Algae	X					X							X		X									
Treated Cyanobacteria	X				X	X							X		X									
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 ☐ All <1', 1', 2', 3', 4', >4'																								
WATER FLOW ☐ All N (None) S (Slight) V (Visible)																								
WATER LEVEL ☐ All H (High) N (Normal) L (Low)																								

GENERAL FIELD OBSERVATIONS

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

CONCERNS FOR FOLLOW-UP

☐ Recurring or excessive algae	Lake # _____	☐ Water Quality Assessment Recommended
☐ 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.
☐ Fish/wildlife issues	Lake # _____	
☐ Low water clarity	Lake # _____	
☐ Bad Odors	Lake # _____	

Tab 7



Landscape Maintenance Professionals, Inc.

SERVICE COMMUNICATION REPORT

Property Name: MP2 Service Date: 09/04/2025

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	☒	Pruning	☐	Turf	☐	Inspection	☐
Edging Curbs	☒	Hedging	☐	Trees	☐	Adjustments	☐
Edging Beds	☐	Weeding	☐	Shrubs	☐	Repairs	☐
Weedeating	☒	Tree Pruning	☒	Annuals	☐	Other	☐
		Palm Pruning	☐	12-0-0			
PLANTING		CLEANUP		PEST CONTROL			
Annuals	☐	Trash	☒	<u>TURF</u>		<u>TREES</u>	
Shrubs	☐	Blowing Off	☒	Insects	☐	Insects	☐
Mulch	☐	Leaves	☒	Disease	☐	Disease	☐
Other	☐	Debris	☒	Weeds	☐		
		Other	☐	<u>SHRUBS</u>		<u>OTHER</u>	
				Insects	☐	Fire Ants	☒
				Disease	☐	Weed Beds	☐
COMMENTS, AREA WHICH REQUIRE SPECIAL ATTENTION OR WORK:							

Mowed, edged, and weedeated all common areas. All ponds were mowed and weedeated banks. Ant mounds seen on commons treated with Advion granular ant bait.

SERVICE PROVIDED BY: LMP

RECEIVED BY:

DATE



Landscape Maintenance Professionals, Inc.

SERVICE COMMUNICATION REPORT

Property Name: MP2 Service Date: 09/05/2025

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	☒	Pruning	☐	Turf	☐	Inspection	☐
Edging Curbs	☒	Hedging	☐	Trees	☐	Adjustments	☐
Edging Beds	☒	Weeding	☒	Shrubs	☐	Repairs	☐
Weedeating	☒	Tree Pruning	☐	Annuals	☐	Other	☐
		Palm Pruning	☐	12-0-0			
PLANTING		CLEANUP		PEST CONTROL			
Annuals	☐	Trash	☒	<u>TURF</u>		<u>TREES</u>	
Shrubs	☐	Blowing Off	☒	Insects	☐	Insects	☐
Mulch	☐	Leaves	☒	Disease	☐	Disease	☐
Other	☐	Debris	☒	Weeds	☐		
		Other	☐	<u>SHRUBS</u>		<u>OTHER</u>	
				Insects	☐	Fire Ants	☒
				Disease	☐	Weed Beds	☒
COMMENTS, AREA WHICH REQUIRE SPECIAL ATTENTION OR WORK:							

Mowed, edged hard and soft edging and weedeated Clubhouse, Mansfield Blvd, Beardsley Dr. and County Line Rd. Mow buff picked up from areas with heavy amounts and removed suckering growth from exapemyrtles on County Line center medians.

SERVICE PROVIDED BY: LMP

RECEIVED BY:

DATE



Landscape Maintenance Professionals, Inc.

SERVICE COMMUNICATION REPORT

Property Name: MP2 Service Date: 09/06/2025

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	☐	Pruning	☒	Turf	☐	Inspection	☐
Edging Curbs	☐	Hedging	☒	Trees	☐	Adjustments	☐
Edging Beds	☐	Weeding	☒	Shrubs	☐	Repairs	☐
Weedeating	☒	Tree Pruning	☒	Annuals	☐	Other	☐
		Palm Pruning	☐	12-0-0			
PLANTING		CLEANUP		PEST CONTROL			
Annuals	☐	Trash	☒	<u>TURF</u>		<u>TREES</u>	
Shrubs	☐	Blowing Off	☒	Insects	☐	Insects	☐
Mulch	☐	Leaves	☒	Disease	☐	Disease	☐
Other	☐	Debris	☒	Weeds	☐		
		Other	☐	<u>SHRUBS</u>		<u>OTHER</u>	
				Insects	☐	Fire Ants	☐
				Disease	☐	Weed Beds	☒
COMMENTS, AREA WHICH REQUIRE SPECIAL ATTENTION OR WORK:							

Woodline cutbacks, on common areas at wrencrest. Woodline cut back by longleaf entrance. Woodline cutback by CVS. woodline cutback pond across CVS. Mansfield Blvd. trimmed completely. Beardsley Dr. Trimmed and all entrances detailed. County Line Rd crackweeds on sidewalks and roadway removed and trimmed. Clubhouse was fully trimmed detailed and sprayed for bed weeds.

SERVICE PROVIDED BY: LMP

RECEIVED BY:

DATE



Landscape Maintenance Professionals, Inc.

SERVICE COMMUNICATION REPORT

Property Name: MP2

Service Date: 09/08/2025

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	☐	Pruning	☒	Turf	☐	Inspection	☐
Edging Curbs	☐	Hedging	☐	Trees	☐	Adjustments	☐
Edging Beds	☐	Weeding	☐	Shrubs	☐	Repairs	☐
Weedeating	☒	Tree Pruning	☒	Annuals	☐	Other	☐
		Palm Pruning	☐	12-0-0			
PLANTING		CLEANUP		PEST CONTROL			
Annuals	☐	Trash	☒	<u>TURF</u>		<u>TREES</u>	
Shrubs	☐	Blowing Off	☒	Insects	☐	Insects	☐
Mulch	☐	Leaves	☒	Disease	☐	Disease	☐
Other	☐	Debris	☒	Weeds	☐		
		Other	☐	<u>SHRUBS</u>		<u>OTHER</u>	
				Insects	☐	Fire Ants	☒
				Disease	☐	Weed Beds	☐
COMMENTS, AREA WHICH REQUIRE SPECIAL ATTENTION OR WORK:							

Woodline cutbacks by metal railings by courts and Wrencrest area.
Detail work on entrances Longleaf, Lettingwell, Glenham and
Wrencrest. Finished Beardsley Dr. trimming and clean up.
Detailed berm area in Morning side by Big Pond. Completed
County Line Rd. copperleaf cut backs and trimming detail up to
manor isles entrance.

SERVICE PROVIDED BY: LMP

RECEIVED BY:

DATE



Landscape Maintenance Professionals, Inc.

SERVICE COMMUNICATION REPORT

Property Name: MP2 Service Date: 09/10/2025

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	☐	Pruning	☒	Turf	☐	Inspection	☐
Edging Curbs	☐	Hedging	☒	Trees	☐	Adjustments	☐
Edging Beds	☐	Weeding	☐	Shrubs	☐	Repairs	☐
Weedeating	☐	Tree Pruning	☒	Annuals	☐	Other	☐
		Palm Pruning	☐	12-0-0			
PLANTING		CLEANUP		PEST CONTROL			
Annuals	☐	Trash	☒	<u>TURF</u>		<u>TREES</u>	
Shrubs	☐	Blowing Off	☒	Insects	☐	Insects	☐
Mulch	☐	Leaves	☒	Disease	☐	Disease	☐
Other	☐	Debris	☒	Weeds	☐		
		Other	☐	<u>SHRUBS</u>		<u>OTHER</u>	
				Insects	☐	Fire Ants	☒
				Disease	☐	Weed Beds	☐
COMMENTS, AREA WHICH REQUIRE SPECIAL ATTENTION OR WORK:							

Woodline cut backs on Berdley Dr. heading towards Vermilion and from Colehaven towards Sedgewick entrance. Woodline cut back on Iverson pond and pond on Baythorn Dr.

SERVICE PROVIDED BY: LMP

RECEIVED BY:

DATE



Landscape Maintenance Professionals, Inc.

SERVICE COMMUNICATION REPORT

Property Name: MP2 Service Date: 09/14/2025

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	☒	Pruning	☐	Turf	☐	Inspection	☐
Edging Curbs	☒	Hedging	☐	Trees	☐	Adjustments	☐
Edging Beds	☐	Weeding	☐	Shrubs	☐	Repairs	☐
Weedeating	☒	Tree Pruning	☐	Annuals	☐	Other	☐
		Palm Pruning	☐	12-0-0			
PLANTING		CLEANUP		PEST CONTROL			
Annuals	☐	Trash	☒	<u>TURF</u>		<u>TREES</u>	
Shrubs	☐	Blowing Off	☒	Insects	☐	Insects	☐
Mulch	☐	Leaves	☒	Disease	☐	Disease	☐
Other	☐	Debris	☒	Weeds	☐		
		Other	☐	<u>SHRUBS</u>		<u>OTHER</u>	
				Insects	☐	Fire Ants	☐
				Disease	☐	Weed Beds	☐
COMMENTS, AREA WHICH REQUIRE SPECIAL ATTENTION OR WORK:							

Mowed, edged and weedeated all common areas. Mowed and weedeat ponds from Wrencrest up to Iverson entrance.

SERVICE PROVIDED BY: LMP

RECEIVED BY:

DATE

Agronomy Report Meadow Point II Sept. 2025

Throughout last month and during this month our agronomy team has reported several positive changes in the landscape. Overall, we are pleased to report seeing a large reduction in active fungal areas as a direct result of past aeration services. Chinch bugs and Mole Cricket activity is also generally lower than expected for this time of year. However, Turf weeds remain our concern as recent outbursts of growth due to recent high humidity and rainfall have affected application windows. Understand that as we transition into fall and rainfall totals recede, we will be able to be aggressive with turf weed treatments.

Services Completed:

- Turf Insect treatments for Chinch/SodWeb Worm/Mole Crickets
- Turf Fungicide treatment of any St. Augustine that is beginning to show signs of root rot.
- Ornamentals treated for Fungus such as root-rot and leaf spot/scorch.
- Turf weed treatments as needed.

Future Services:

- Continued spot treatments of turf and ornamental insect/disease
- More frequent and aggressive turf weed treatments
- Blanket granular slow-release fertilizer application for all Ornamentals
- Treatment for all Annuals fert/fungicide/insecticide.

Report by Alex Figueroa

Agronomic Manager

LMP- Pasco

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
9/3/2025	96	44	2	1	2	62	4

		FHP OFF DUTY ACTIVITY REPORT						
DATE	SHIFT	SPEED WARNINGS	SPEED CITATIONS	ARRESTS	STOP SIGN	SEAT BELT	OTHER	STREET PARKING VIOLATIONS
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
9/3/2025	9am-1pm	4	5	1	0	0	3	0