



Meadow Pointe II CDD

October 1, 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, October 1, 2025 – 6:30 p.m.
Regular Meeting Agenda

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

- 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. Consideration of Resolution 2026-01, Protocol for Contacting District 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
- 9. Consent Agenda**
- 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

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

- 1. Call to Order**
- 2. Items for Discussion**
- 3. Adjournment**

The next CDD Meeting is scheduled for Wednesday, October 15, 2025, at 6:30 p.m.

Resolution 2026-01

Policy on Contacting Legal Counsel without Board approval

Pursuant to Chapter 190, *Florida Statutes*, while the Board of Supervisors ("**Board**") of the Meadow Pointe II Community Development District ("**District**") encourages efficient use of legal resources, the following circumstances permit individual Board members to contact District legal counsel without prior Board approval:

- Illegal or criminal activity; or
- Suspected violations of Florida ethics laws or District policies; or
- Threats of physical harm, harassment, or potential legal action against District officials, employees, or Board members; or
- Matters requiring immediate legal attention that either: (a) cannot be adequately addressed by the District Manager, (b) directly involve the District Manager, or (c) require action before the next scheduled Board meeting to preserve District interests; and
- A Board member situation that is legally time sensitive and cannot wait for the next meeting.

Notwithstanding the above, Board members specifically authorized by Board vote to communicate with legal counsel on particular matters may do so without limitation. Additionally, Board members shall respond to direct requests from legal counsel. While Board members are encouraged to exercise discretion and, when practical, address non-urgent matters at regular Board meetings, nothing in this policy shall be construed to limit a Board member's statutory rights to seek legal counsel on District matters. Questions regarding this policy's application and any questions in the purview of the District Manager should first be directed to the District Manager.

Tab 2

MEADOW POINTE II CDD

ENGINEERS REPORT FOR OCTOBER 1st, 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.
- **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 was scheduled for October 2nd at 1:30pm, but it has been continued to November 6, 2025, 1:30 pm.
- **Lap Pool:** The Borelli Group has begun working on design plans and Martin Aquatics has been contacted to communicate to us what support consultants they will need in addition to the architects and to begin the process of bringing those consultants on board, this could include landscape architect, testing services and civil engineering and design services. 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 Brandee Alexander who is handling the modification. As of this writing we do not have a response to the application from SWFWMD. Our last request for information to them was 09/30.
- **Deer Run & Morningside County Conveyances:** The District's Counsel is working this item at this time. We have a draft agreement from the County. BDi and The Kilinski Group have conducted a meeting to discuss the agreement and what we need to provide in response to their draft agreement.

- **Dog Park at Iverson:** We have completed an exploration meeting 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.

Tab 3

				CDD Meeting 10.01.2025			
Case #	Village	Street #	Street Name	Violation(s)	DR#	ARC_DRC Delivery	Notes
2025-305	Manor Isle	1545	Deerbourn Dr	#16: The driveway needs to be pressure washed and all stains removed. #16: The grass is above the 7" maximum and must be cut ASAP. #16: The entryway, driveway, sidewalk, apron & tree lawn curb needs to be edged. #16: The front landscape bed needs to be weeded, cleaned out and mulched.	14,18	ARC_DRC Delivery	
2025-306	Iverson	1434	Wylie Ct	#14: The debris on the side of the home needs to be removed and thrown out, it poses a health and safety risk	14	ARC_DRC Delivery	
2025-307	Glenham	30324	Glenham Ct	#10: The garbage container(s) need to be stored out-of-sight, either in the garage or walled in on two sides on the side of the home. #18: The mailbox post has a few small cracks on the sides and base of the post. The base is deteriorating from age and lawn equipment use. Repair the cracks properly and paint the post MPII colors.	10,18	ARC_DRC Delivery	
2025-308	Wrencrest	30932	Wooley Ct	#14: The small beds around the mailbox post and landscape beds need to have the weeds treated/physically removed and either more rock laid or mulch. The second DRV since 04.2025	14	ARC_DRC Delivery	** Repeat offense since 04.2025, 2nd notice letter will be sent for 10.13.meeting**
2025-309	Glenham	30307	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 replaced with a PVC post. The support arms are seperating and deteriorating and the top of the post has a hole and is rotting.	14,18	ARC_DRC Delivery	
2025-310	Glenham	30306	Glenham Ct	#10: All containers need to be stored in the garage or walled in on the side of the home. #18: The mailbox needs to be cleaned with a bleach/water solution, and the cracks on the front and rear need repaired properly and the mailbox post painted MPII colors.	10,18	ARC_DRC Delivery	

2025-311	Glenham	30312	Glenham Ct	#14: The driveway needs to be pressure washed and all stains removed. #18: The mailbox needs cleaned with a bleach/water solution and the mailbox post replaced with a PVC post. The support arms are cracking on the front edges and deteriorating on the sides. The post has multiple cracks, but the arms are not repairable.	14,18	ARC_DRC Delivery	
2025-312	Glenham	30316	Glenham Ct	#18 & Resolution 2025-02: The existing mailbox post is not MPII compliant and must be replaced with a CDD board approved MPII mailbox post.	18	ARC_DRC Delivery	
2025-313	Glenham	30319	Glenham Ct	#18: The mailbox needs cleaned with a bleach/water solution and the mailbox post must be replaced with a PVC post. The post is bleeding sap, as well as the large cracks on the side, and by the base of the post. The base is deteriorating due to both age and lawn equipment use. The support arms are separating away from the post and deteriorating.	18	ARC_DRC Delivery	
2025-314	Glenham	30320	Glenham Ct	#14: The entire front of the home and west side including the drip edge needs to be pressure washed. #14: The front entryway and 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 has long cracks on both sides which affect stability of the post. The base is deteriorated from age, moisture and lawn equipment and the support arms are deteriorated and rot on the edges.	14,18	ARC_DRC Delivery	

2025-315	Glenham	30328	Glenham Ct	#14: The palms in the front yard need trimmed to a 9-3 position. The driveway needs to be pressure washed and all stains removed. #18: The mailbox needs to be cleaned with a bleach water solution. The back of the mailbox post has two cracks, one large one not .25", but wide and extends the length of the post. There are other cracks as well, and the base of the post is deteriorated approx 20%. If trying to repair it properly with wood filler, sanding and painting to MPII colors doesn't look appropriate, the post will have to be replaced with a PVC post. Recommending the landowner do that now to avoid doing so in the near future.	14,18	ARC_DRC Delivery	
2025-316	Glenham	1743	Walcott St	#14: The driveway needs to be pressure washed and all stains removed	14	ARC_DRC Delivery	
2025-317	Glenham	1737	Walcott St	#14: The small landscape bed next to the driveway and the landscape bed close to the Coy pond need the weeds treated with an organic weed killer or removed. #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 arms are deteriorating and rot at the edge and the top is deteriorating and cracking.	14,18	ARC_DRC Delivery	
2025-318	Glenham	1736	Walcott St	#18: The mailbox needs cleaned with a bleach/water solution and the mailbox post must be replaced with a PVC post. The post has long cracks on the side and the support arm is also deteriorating and separating from the post. The top is deteriorating and cracks are going down the sides.	18	ARC_DRC Delivery	
2025-319	Glenham	1730	Walcott St	#10: The container stored on the driveway needs to be stored in the garage or walled in on the side of the home. #14: The weeds in the front landscape bed need treated with an organic weed killer and the tree stump has to be ground down or physically removed.	10,14	ARC_DRC Delivery	
2025-320	Glenham	1731	Walcott St	#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 support arms are deteriorating and cracking, as well as the front edge is missing a piece and cannot be repaired.	14,18	ARC_DRC Delivery	

2025-321	Glenham	1725	Walcott St	#18: The mailbox needs cleaned with a bleach/water solution and the mailbox post must be replaced with a PVC post. There is damage to the numbered side of the post, as well as the support arms are deteriorating on the edges both front and rear and on the top under the mailbox.. The top of the post has been repaired and is deteriorating. The base is also deteriorating and has been repaired and painted.	18	ARC_DRC Delivery	
2025-322	Glenham	1720	Walcott St	#10: The containers stored on the driveway need to be hidden out of sight, either in the garage or walled in on two sides on the side of the home. #14: The driveway needs to be pressure washed and all stains removed.	10,18	ARC_DRC Delivery	
2025-323	Glenham	1719	Walcott St	#10: The garbage container on the side of the home needs to be stored in the garage, or walled in on two sides on the side of the home. #14: The driveway needs to pressure washed and all stains removed.#18: The mailbox post has a hole in the top and the support arms are deteriorating.	10,14,18	ARC_DRC Delivery	
2025-324	Glenham	1713	Walcott St	#10: Garbage containers need to be stored out of sight, either in the garage or walled in on two sides on the side of the home. #14: The driveway and entryway need 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	10,14,18	ARC_DRC Delivery	

Tab 4

MPII ARCHITECTURE REVIEW APPLICATIONS LOG						As of	10.01.2025					
CASE #	VILLAGE	ST. #	ST. NAME	TYPE OF REQUEST (Brief Description)	Scheme #	Primary	Trim	Door		ARC RECOMMENDATION	NOTES	ARC App Submit Date
2025 - 057	Deer Run	1532	Stetson Dr	New Roof Installation						Approve	Replace existing roof with a Tamko Titan architectural weathered wood classic shingle roof. Approved in Morningside, Glenham and Wrencrest	09.23.2025
2025-058	Wrencrest	1955	Grenville Ct	Exterior paint	84	SW7669	SW7006	SW6994	SW7669	Approve	Painting to the scheme	09.30.2025

Tab 5

Justin Wright
Operations Manager/Maintenance Report
October 01, 2025



- October 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 repaired pedestrian gate at Lettingwell village.
- Maintenance staff rebuilt outdoor the shower at the pool.
- Maintenance repaired vinyl fence on Beardsley Dr at the Vermillion entrance.
- Maintenance staff painted all yellow curbing around village entrances.
- DRVC committee flyer.
- OLM October 2025 Landscape Inspection – LMP passed the inspection with a score of 91.5. The inspection was held on Monday, September 29, 2025.

Board Discussion / Approval

- FHP Report / attached.
- Engineer Report / attached.
- LMP Reports / attached.
- Pond Report / attached.

**COME JOIN THE NEIGHBORHOOD
DRVC COMMITTEE.**

**BE A VOICE TO KEEP THIS
COMMUNITY BEAUTIFUL. CONTACT
THE ARC/DRC COORDINATOR IF
INTERESTED AT 813-991-5016 OR
ARCDRC@MPIICDD.ORG.**



Tab 6

Volume 10
Issue 10
October 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](https://www.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

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Breast Cancer Awareness **P.3**

PCSO Deputy Update **P.6**

Garage Sale Reminder **P.6**

Upcoming EPC Events **P.7**



A stunning rainbow arcs over the pond at the west edge of Morningside. One of the fortunate things about our Tampa area's rainy season is the propensity for beautiful rainbows as the sun's light is refracted through the moisture in the atmosphere.

Photo courtesy of Nanci Budi.

John Picarelli
Chairperson
johnpicarelli@mpiicdd.org

Rob Signoretti
Vice Chairperson
robertsignoretti@mpiicdd.org

Jamie Childers
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jchilders@mpiicdd.org

Chris Kluender
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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.

Halloween Safety

Halloween is almost upon us! This year Halloween falls awkwardly on a Friday. In a large community like ours, Halloween is always a pretty big deal and we should all expect a flurry of activity that night. Hopefully despite the fun holiday hitting on a weekday, we can all do our part to ensure that it is a fantastic, but more importantly, a *safe*, evening.

Trick or treaters: be patient with houses that mistakenly leave their lights on and understand that many people are not participating for any number of reasons. Kids should be supervised by adults if they're young or should stay in groups if they're older. Remember to look both ways before crossing the street. Please be extra cautious if your costume restricts your peripheral vision! If you will be out past sunset, have a flashlight with you.

If you plan on giving out candy, please do several things. First, please use your porch light and try to decorate your home some, so you *appear* to be participating. Or even better, set up outside, wear costumes, and have a great evening interacting with your

friends and neighbors. Please use prepackaged items as treats.

If you are able to offer non-consumable treats as an option, please put out a teal pumpkin. The Teal Pumpkin Project is for kids that can't eat most (or any) candy treats due to allergies or other reasons. For more information on the Teal Pumpkin Project, go to <https://www.foodallergy.org/our-initiatives/awareness-campaigns/living-teal/teal-pumpkin-project>.

Also, please remember that some kids may come to your door in underwhelming costumes. Smile, say "Happy Halloween!" and give them a treat anyway. There could be lots of reasons why they are not in a "proper costume" – they could have a skin condition or allergy that only allows them to wear certain clothes; they could have any number of special needs that make masks, makeup, or face paint extremely uncomfortable or impossible. They could also have budgetary reasons.

If a trick-or-treater isn't able to...

***Halloween Safety continues
on page 4...***

Monthly MPII Trivia

Trivia – Approximately how many Halloween related ER visits occur in the U.S. each year ?

Answer on page 6.

Breast Cancer Awareness

October is Breast Cancer Awareness month, and according to the American Cancer Society, 1 in 8 women will be diagnosed with breast cancer at some point in their lives. Also, about 1% of breast cancer cases are in men, so this information is not just for MPII's female residents.

Breast Cancer Awareness month is much more than pink ribbons, pink NFL uniforms, and fundraisers – though all those things are important if they increase awareness or funding for research! More importantly, however, it's a call to action for every woman to prioritize her health. Early detection saves lives and taking just a few minutes to self-check or schedule a screening can make all the difference.

Breast cancer is the most common cancer among women worldwide. While that 1 in 8 statistic may sound scary, there is good news: when detected early, breast cancer has a 99% five-year survival rate. That's why awareness—and action—are key.

Monthly self-breast exams are a simple and effective way to detect

changes early. Get to know the look and feel of your breasts so you can notice anything unusual. Here's what to look for:

- Lumps or hard knots
- Changes in size or shape
- Dimpling or puckering of the skin
- Nipple discharge or inversion
- Redness, swelling, or pain that doesn't go away



Pick a consistent day each month, maybe on the first day of your cycle or the first of the month—and make it a routine. It only takes a

few minutes, and it could save your life.

If you're over 40, or have a family history of breast cancer, talk to your doctor about scheduling a mammogram. Mammograms can detect cancer long before physical symptoms appear. They're quick, relatively painless, and incredibly effective. If you're under 40 and have risk factors, your healthcare provider may recommend earlier or...

Breast Cancer Awareness 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.

Halloween Safety

Continued from page 2

successfully say “trick or treat”, just wish them a Happy Halloween anyway and give them a treat. Some children have speech issues or might have autism and have a hard time speaking to people. Also, if you see a car drop kids off, please don’t withhold candy or treats from them. First, they may still be one of your neighbors, from another village in Meadow Pointe and the parents are keeping them safe. And even if they’re from another neighborhood altogether, take it as a point of pride that you are able to live in the kind of neighborhood

that kids and families want to come to for their trick-or-treating.



For those who’ll be driving on the evening of Halloween, the usual protocols are still in place. Please drive extra slowly and very cautiously all day on the 31st. Be prepared for children to dart across the street and not see you - many costumes restrict peripheral vision. Remember

how exciting Halloween night was when we were children, and be patient with the kids whose mindfulness, safety, or behavior isn’t perfect.

Have a Happy – and *safe* – Halloween MPII!

For more information about having a safe 2025 Halloween, these are excellent resources:

<https://www.safekids.org/halloween>

<https://www.nsc.org/community-safety/safety-topics/seasonal-safety/autumn-safety/halloween>

Breast Cancer Awareness

Continued from page 3

more frequent screenings. Don’t be afraid to advocate for yourself—your health matters.

This October, wear pink, join a walk, donate to research—but most importantly, have the conversation. Remind your sisters, mothers, daughters, and friends to self-check and schedule their mammograms. You are not alone, and you are stronger than



you think. Let’s continue to raise awareness, support one another, and take proactive steps in the fight against breast cancer. Take time for

yourself. Do the check. Make the appointment. Your life is worth it.

- <https://www.breastcancer.org/>
- <https://www.cancer.org/>
- <https://www.moffitt.org/cancers/breast-cancer/support-information/>
- https://secure.acsevents.org/site/STR?pg=entry&fr_id=110788

October Holidays



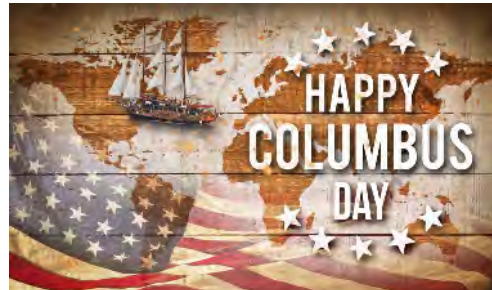
2nd – Yom Kippur. Yom Kippur, or the Day of Atonement, begins at sundown on the 1st and goes through 10/2 at sundown. This is the holiest day of the year in Judaism, where Jews will traditionally fast and pray for most of the 24-hour period seeking atonement and repentance. To all those that celebrate, have a meaningful fast. G'mar Hatima Tova.



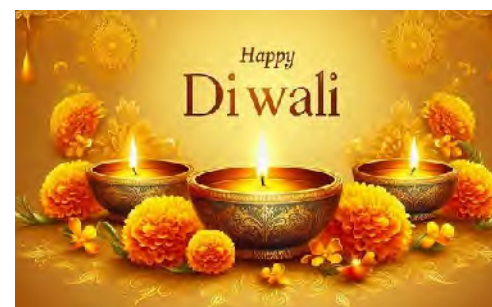
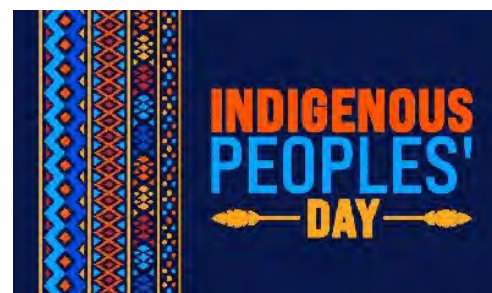
7th – 13th – Sukkot. At sundown on the 6th Sukkot begins. This Festival of Tabernacles runs until nightfall on 10/13. The weeklong holiday is a celebration of the gathering of the harvest and God's protection of the children of Israel when they left Egypt. To all those that celebrate, have a wonderful holiday. Chag Sameach!

13th Columbus Day. Commemorating Columbus' famous 1492 voyage to "the New World", MPII wishes all

who celebrate it, a very Happy Columbus Day!



13th Indigenous People's Day. Many people, acknowledging that Columbus most certainly did not "discover" North America, and that he and those that followed him caused untold tragedies both intentionally and unintentionally, choose this as an alternative to Columbus Day. For those that celebrate this holiday – Happy Indigenous Peoples' Day!



20th – Diwali. Today is Diwali – the Hindu Festival of Lights. It

is celebrated by Hindus, Jains, Sikhs, and some Buddhists. Using light as a metaphor for knowledge and consciousness, the festival celebrates the victory of light over dark, good over evil, and knowledge over ignorance. To all those that celebrate, have a very Happy Diwali!



31st – Halloween. Tonight is Halloween! Originating with the ancient Celtic festival of Samhain, where the people would light bonfires and dress up in costumes to ward off ghosts, Halloween has evolved to become a very popular modern holiday. MPII wishes all our residents a very Happy Halloween!



PCSO Deputy Update

While the *MPII News* reported last month that MPII would be hiring a full-time Pasco County Sheriff Office (PCSO) deputy, either jointly with MPI or on our own, circumstances changed after our newsletter went to print. We apologize for the unintended inaccuracies, but deadlines passed before new information was made available to our MPII CDD Board of Supervisors.

What changed? First, MPI's CDD Board decided that they definitely did not want to participate, which would have split the cost of hiring our own deputy. Secondly, a Corporal with PCSO made us aware of a previously not considered option. The PCSO offers a program where the CDD can hire otherwise off-duty

deputies on a per-hour basis.

So, with MPI not participating, our CDD Board has opted to pursue this program on our own. The good news is, the PCSO deputies that we hire (one at a time) can do more than the current Florida Highway Patrol officers can do (MPII has been hiring them for several years now). Plus, the hourly rate for the PCSO program is lower than the FHP rate.

The result is that we will spend less money than we would have even if MPI had split the cost with us. Plus, the deputy will be able to enforce traffic laws (speeding, etc.), as well as handle illegal parking, and can even patrol within the gated villages. Additionally, they will be present within MPII far more often than PCSO deputies currently are.

And, since we are not doing this in conjunction with MPI, when the deputy is on duty, they will only be in our community.

So, it is a different plan than we reported last month, but it will still greatly increase safety within MPII by enforcing traffic laws, being a community presence, and enforcing parking issues. All this will be accomplished while spending less money than we would have with the previous plan.

As always, if you have any questions or concerns, attending CDD meetings (held the first and third Wednesday of each month at 6:30 pm in the Clubhouse) is the best way to stay informed about the goings on in your community and have your voice heard by the Board of Supervisors.

Garage Sale Reminder

Don't forget the Community Garage Sale is *fast* approaching! On Saturday, October 11th from 8am – 2pm all gates at gated villages will be open. It's the perfect time to clear out clutter and make a little cash at the same time. Hopefully you utilized the tips we provided last month. If not, there is still a little time left to gather and organize all your sellable possessions. This event generates a lot of traffic through the neighborhoods so be set up and ready by 8am to take full advantage. The next community garage sale won't be until the spring of 2026, so don't let this shot pass you by. Also, if you have unsold items or don't want to deal with selling, but *are* cleaning, there will be a Goodwill truck at the Clubhouse parking lot accepting donations until it is full. Happy selling!

Trivia Answer (from page 2): 3,200!

According to the U.S. Consumer Product Safety Commission from 2020 – 2023 that was the average number. Over 50% from pumpkin carving accidents, and about 25% from falls (walking in costumes, in the dark, etc.). So, please be careful out there MPII as we prepare for and celebrate this fun holiday!

Upcoming EPC Events



With October finally upon us, it's time for our community's most beloved family event: the MPII Halloween Festival! This magical event has been very popular for many years, and this year the EPC is bringing back all the favorite activities! There will be a costume contest, food and retail vendors, the haunted maze, live music, a bounce house, the hayride, and SO much more! The Halloween Festival is slated for

Saturday, October 18th from 4-8 pm. The EPC needs a large group of volunteers for this event to be the best it can be. This is a great opportunity for high school students to pick up some of their hours! Any residents willing to volunteer should contact the EPC by email at mpiiepc@gmail.com.

Also, the EPC is working on their Meet & Greet with Santa Claus! This terrific event will take place in early December

at the Clubhouse. There will be games, goodies, music, and great photos with the big guy himself! Look for details in our November issue.

The EPC also wants to send out a huge THANK YOU to all the community members that came out and volunteered for last month's Community Cleanup on 9/20.



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 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
Volume 10, Issue 10
October 1, 2025



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
9/30/2025	125	48	2	2	2	72	6

		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
9/17/2025	9am-1pm	5	1	0	0	0	1	0
9/22/2025	12pm-4pm	5	2	0	0	0	2	0
9/23/2025	12pm-4pm	5	1	0	0	0	1	0
9/25/2025	1pm-5pm	5	0	0	0	0	2	2 warnings
9/30/2025	4am-8am	9	0	0	1	0	4: 1 ins; 1 driving w/o headlights; 2 tag/reg vio	0

Tab 8



Landscape Maintenance Professionals, Inc.

SERVICE COMMUNICATION REPORT

Property Name: MP2 Service Date: 09/17/2025

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:							

Clubhouse, mowed, edged and weeded. Mansfield Blvd, County Line Rd and Beardsley Dr mowed, edged and weeded. Buffed out crack weeds treated ant mounds where seen with ADVION granular ant bait. Sprayed Clubhouse beds for weeds. All debris picked up and areas blown.

SERVICE PROVIDED BY: LMP

RECEIVED BY:

DATE



Landscape Maintenance Professionals, Inc.

SERVICE COMMUNICATION REPORT

Property Name: MP2

Service Date: 09/26/2025.

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	☒	TURF		TREES	
Shrubs	☐	Blowing Off	☒	Insects	☐	Insects	☐
Mulch	☐	Leaves	☒	Disease	☐	Disease	☐
Other	☐	Debris	☒	Weeds	☐		
		Other	☐	SHRUBS		OTHER	
				Insects	☐	Fire Ants	☒
				Disease	☐	Weed Beds	☒
COMMENTS, AREA WHICH REQUIRE SPECIAL ATTENTION OR WORK:							

Clubhouse, County Line Rd, Beardsley Dr and Mansfield Blvd mowed, edged and weedeated. All common areas mowed, edged and weedeated. Ponds on Wencrest through Iverson mowed and weedeated. Ponds on Beardsley Dr mowed and weedeated. Ponds on Mansfield Blvd mowed and weedeated. Ponds in Lettingwell, Manor Isles, Deer Run and Morningside mowed and weedeated. Sprayed pavement weeds and sidewalk weeds. Treated ants as seen on site with granular ant bait. Sprayed Beds on Mansfield Blvd. and Sprayed beds at Clubhouse and Woodlakes Cutback behind clubhouse and Pond area. All debris picked up and grass blown.

SERVICE PROVIDED BY: LMP

RECEIVED BY:

DATE



Landscape Maintenance Professionals, Inc.

SERVICE COMMUNICATION REPORT

Property Name: MP2 Service Date: 09/27/2025

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	☐	TURF		TREES	
Shrubs	☐	Blowing Off	☐	Insects	☐	Insects	☐
Mulch	☐	Leaves	☐	Disease	☐	Disease	☐
Other	☐	Debris	☐	Weeds	☐		
		Other	☐	SHRUBS		OTHER	
				Insects	☐	Fire Ants	☐
				Disease	☐	Weed Beds	☐
COMMENTS, AREA WHICH REQUIRE SPECIAL ATTENTION OR WORK:							

Clubhouse full trim and detailed. Mansfield blud, Lettingwell, Glenham, Wrencrest and exit side of longleaf entrances were all trimmed, vine growth pulled and cleaned up. All seasonal color flowers were cutback to keep a flush look on them. Charles worth/Tullamore, Covina Beardsley Dr., Sedgwick, Vermillion, Colehaven and Iverson were all trimmed, pulled weeds, vines and treated for bed weeds. County Line Rd, Morningside both entrances, Deer Run both entrances and Menor Isle were all trimmed detailed pulled weeds vines and sprayed for weeds. The Berm in Morningside was also trimmed detailed and cleaned up. Woodline cut backs on common areas starting at Wrencrest through Iverson cutback.

SERVICE PROVIDED BY: LMP

RECEIVED BY:

DATE



Landscape Maintenance Professionals, Inc.

SERVICE COMMUNICATION REPORT

Property Name: MP2 Service Date: 09/29/2025

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:							

Clubhouse parking lot trees were pruned up to 15^{ft} standards were possible with no vehicles on parking spots. We will complete with upcoming services. Woodlines on Beardsley Dr. behind white fences were cut back. Woodline behind clubhouse pond was touched up as well. All debris was picked up and hauled away. Ant mounds treated as seen on site. With upcoming services we will continue to do woodline cutbacks, tree pruning lifting up to 15^{ft} standards.

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. However, Turf weeds and fungus remain our concern as outbursts due to recent high humidity and rainfall have affected application windows and added growth favoring conditions. Understand that as we transition into fall and rainfall totals recede, we will be able to be more aggressive with turf weed treatments. During this process it may cause localized areas of temporary phototoxicity but will flush out with healthy new growth.

Services Completed:

- Pro-active Turf Fungicide treatments of any St. Augustine that is beginning to show signs of root rot.(Primarily on Beardsley Rd.) This area is a prime candidate for aeration services.
- Ornamentals treated for Fungus such as root-rot and leaf spot/scorch.
- Turf weed treatments as needed focusing on Nut sedge and grassy weeds
- Blanket granular slow release fert for all Ornamentals and palms

Future Services:

- Continued spot treatments of turf and ornamental insect/disease
- More frequent and aggressive turf weed treatments
- Blanket granular slow-release fert application for all Turf
- Blanket granular pre-emergent for all turf
- Routine treatments for all Annuals fert/fungicide/insecticide.

Report by Alex Figueroa

Agronomic Manager LMP- Pasco

Tab 9

SOLITUDE

LAKE MANAGEMENT

CUSTOMER LAKE MANAGEMENT REPORT

Customer: Meadow Point II

Account Number: _____

Technician: Kenny / Michael

Date: 09/23/25 Time: _____

WORK PERFORMED

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

SITE ID	41	54	43	44	87	55	56	57	58	66	65	64	67	68	85	86	88	89	84	80	82	91
Method Used																						
Treated Algae	X	X	X					X								X			X	X	X	
Treated Cyanobacteria	X	X	X		X			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

- | | | |
|---|---|---------------------------------------|
| ☐ Arrowhead | ☐ Chara | ☐ Lily |
| ☐ Bacopa | ☐ Cordgrass | ☐ Naiad |
| ☐ Blue Flag Iris | ☐ Golden Canna | ☐ Pickerelweed |
| ☐ Bulrush | ☐ Gulf Spikerush | ☐ Soft Rush |
| ☐ Other _____ | | |

FISH/WILDLIFE

- | | |
|-----------------------------------|------------------------------------|
| ☐ Bass | ☐ Alligator |
| ☐ Bream | ☐ Otter |
| ☐ Catfish | ☐ Snakes |
| ☐ Gambusia | ☐ Turtles |

BIRDS

- | | |
|------------------------------------|-------------------------------------|
| ☐ Anhinga | ☐ Gallinules |
| ☐ Coots | ☐ Herons |
| ☐ Cormorant | ☐ Ibis |
| ☐ Egrets | ☐ Osprey |

CONCERNS FOR FOLLOW-UP

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