

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
- ☐ Lindsay Moczynski, District Counsel
- ☐ Jerry Whited, District Counsel
- ☐ Justin Wright, Operations Manager

Wednesday, December 17, 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. Presentation of Annual Arbitrage Proposal Special Assessment Bonds 2018
 - B. Consideration of Resolution 2026-03 Authorizing Spending Authority
 - C. Consideration of Resolution 2026-04 General Election Resolution and Notice
- 7. District Engineer Report**
 - A. Authorization to Complete Public Facilities Report
 - B. BDI FY 2026 CDD Labor Rate Sheet
- 8. District Counsel Report**
 - A. Update from Andy Cohens office on DRVC case
 - B. Update on public hearing with Pasco Planning Board
 - C. Discussion on Resolution Setting Public Hearing on Rules of Procedure
 - D. Brief update on any open cases
 - E. Discussion on District Security Systems
- 9. Consent Agenda**
 - A. DRVC Violation log/pictures
 - B. Approval of Meeting Minutes from November 5, 2025
 - C. Approval of Meeting Minutes from November 19, 2025
 - D. Ratification of the Pasco Sheriff Application and Agreement
- 10. Government/Community Updates**
 - A. Community Representative Update
 - i. Update on off duty Pasco County Sheriff Officer
 - B. Event Planning Coordinator Update on Next Event
 - i. Next Event Update
- 11. Architectural Review Discussion Items**
- 12. Non-Staff Reports**
- 13. Operations Manager Report**
- 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

Arbitrage Rebate Counselors, LLC

Arbitrage Rebate Compliance for Issuers of Tax-Exempt Bonds

November 12, 2025

Meadow Pointe II Community Development District
c/o Jayna Cooper, District Manager
Inframark
2005 Pan Am Circle, Suite 300
Tampa, FL 33607

Re: Proposal – Annual Arbitrage Calculations – Meadow Pointe II CDD – \$8,425,000 Special Assessment Bonds, Series 2018 (the “2018 Series”)

Dear Meadow Pointe II Community Development District:

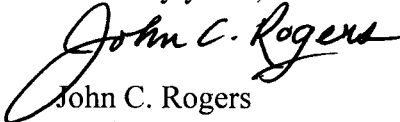
Arbitrage Rebate Counselors hereby contracts with Meadow Pointe II Community Development District to provide annual arbitrage calculations for the above-referenced 2018 Series.

The annual arbitrage calculations for the 2018 Series will cover the one-year period October 31, 2023 to October 31, 2024, and each successive one-year period thereafter ending on October 31st.

Services to be provided include: (1) obtaining all relevant records, (2) compiling a computerized record of all project investments, interest earnings and disbursements, (3) calculating bond yield, (4) computing arbitrage liability, (5) performing “spending exceptions” analysis, (6) preparing arbitrage opinion letter, and (7) assisting with arrangements for paying any arbitrage due.

Our fee to prepare each annual arbitrage calculation for the 2018 Series is \$400.00. Meadow Pointe II CDD may terminate this contract at any time at its discretion.

Sincerely yours,


John C. Rogers
President

Acknowledged and accepted:

Signed: _____
Name: _____
Title: _____
Date: _____

RESOLUTION 2026-03

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE MEADOW POINTE II COMMUNITY DEVELOPMENT DISTRICT CONFIRMING AUTHORIZATION TO PAY INVOICES FOR WORK PREVIOUSLY APPROVED; AUTHORIZING THE CHAIR OR VICE CHAIR OF THE BOARD OF SUPERVISORS AND THE DISTRICT MANAGER TO ENTER INTO TIME SENSITIVE AND EMERGENCY CONTRACTS AND DISBURSE FUNDS FOR PAYMENT OF CERTAIN EXPENSES WITHOUT PRIOR APPROVAL OF THE BOARD OF SUPERVISORS; PROVIDING FOR A MONETARY THRESHOLD; AND PROVIDING FOR THE REPEAL OF PRIOR SPENDING AUTHORIZATIONS; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, Meadow Pointe II Community Development District (“**District**”) is a local unit of special-purpose government created and existing pursuant to Chapter 190, *Florida Statutes*; and

WHEREAS, Section 190.011(5), *Florida Statutes*, authorizes the District to adopt resolutions which may be necessary for the conduct of District business; and

WHEREAS, the Board of Supervisors of the District (“**Board**”) meets monthly or more often as may be necessary to conduct the business of the District, including approval of proposals, authorizing the entering into of agreements or contracts, and authorizing the payment of District operating and maintenance expenses; and

WHEREAS, the Board contracted with the District Manager to timely pay the District’s vendors and perform other management functions; and

WHEREAS, the Board desires to confirm that the District Manager is authorized to pay invoices, regardless of the dollar amounts, for work previously approved by the Board and such payments do not need to be approved by the Board prior to payment; and

WHEREAS, the Board recognizes that certain time sensitive or emergency issues may arise from time to time that require approval outside of regular monthly meetings; and

WHEREAS, to conduct the business of the District in an efficient manner, recurring, non-recurring, and other disbursements for goods and services must be processed and paid in a timely manner; and

WHEREAS, the Board has determined that it is in the best interests of the District, and is necessary for the efficient administration of District operations; the health, safety, and welfare of the residents within the District; and the preservation of District assets and facilities, to authorize

limited spending authority to the Chair (or Vice Chair, if the Chair is unavailable) of the Board and the District Manager between regular monthly meetings, for work and services that are time sensitive and/or emergency in nature.

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD
OF SUPERVISORS OF THE MEADOW POINTE II
COMMUNITY DEVELOPMENT DISTRICT:**

1. Authorization to Pay Invoices for Work Previously Approved. The District Manager is authorized to pay invoices, regardless of the dollar amounts, for work previously approved by the Board in accordance with such contracts and such payments do not need to be approved by the Board prior to payment nor do they need to be re-approved by the Board at a future meeting.

2. Limited Spending Authorization. The Board hereby authorizes the individuals stated below to exercise their judgment to enter into time sensitive and emergency contracts and disburse funds up to the amounts stated below, without prior Board approval for expenses (1) that are required to provide for the health, safety, and welfare of the residents within the District; (2) for the maintenance, repair, or replacement of a District asset; or (3) to remedy an unforeseen disruption in services relating to the District's facilities or assets, if such disruption would result in significantly higher expenses unless the contract is entered into immediately.

- a. The District Manager may individually authorize such expense up to \$2,500.00 per proposal and/or event.
- b. The Chair (or Vice Chair, if the Chair is unavailable) may individually authorize such expenses up to \$10,000.00 per proposal and/or event.
- c. The District Manager and Chair (or Vice Chair, if the Chair is unavailable) may jointly authorize such expenses up to \$25,000.00 per proposal and/or event.

3. Ratification of Spending Authorization at Future Meeting. Any payment made or contract entered into pursuant to this Resolution shall be submitted to the Board at the next scheduled meeting for approval and ratification.

4. Repeal of Prior Spending Authorizations. All prior spending authorizations approved by resolution or motion of the Board are hereby repealed.

5. Effective Date. This Resolution shall become effective immediately upon its adoption.

PASSED AND ADOPTED THIS 17th DAY OF DECEMBER 2025.

ATTEST:

**MEADOW POINTE II
COMMUNITY DEVELOPMENT
DISTRICT**

Secretary/Assistant Secretary

Chairman, Board of Supervisors

RESOLUTION 2026-04

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE MEADOW POINTE II COMMUNITY DEVELOPMENT DISTRICT IMPLEMENTING SECTION 190.006(3)(A)2.C., FLORIDA STATUTES AND INSTRUCTING THE PASCO COUNTY SUPERVISOR OF ELECTIONS TO CONDUCT THE DISTRICT'S GENERAL ELECTION; PROVIDING FOR COMPENSATION; SETTING FORTH THE TERMS OF OFFICE; AUTHORIZING NOTICE OF THE QUALIFYING PERIOD; AND PROVIDING FOR SEVERABILITY AND AN EFFECTIVE DATE.

WHEREAS, the Meadow Pointe II Community Development District (the “**District**”) is a local unit of special-purpose government created and existing pursuant to Chapter 190, *Florida Statutes*, being situated entirely within Pasco County, Florida;

WHEREAS, the Board of Supervisors of the District (the “**Board**”) seeks to implement Section 190.006(3)(a)2.c., *Florida Statutes*, and to instruct the Supervisor of Elections for Pasco County, Florida (“**Supervisor of Elections**”), to conduct the District’s elections by the qualified electors of the District at the 2026 general election (“**General Election**”).

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE MEADOW POINTE II COMMUNITY DEVELOPMENT DISTRICT:

1. CURRENT BOARD MEMBERS. The Board is currently made up of the following individuals, seats and terms:

<u>Seat Number</u>	<u>Supervisor</u>	<u>Term Expiration Date</u>
1	Chris Kluender	November 2028
2	Kyle Molder	November 2026
3	Jamie Childers	November 2026
4	John Picarelli	November 2026
5	Robert Signoretti	November 2028

2. GENERAL ELECTION SEATS. Seat 2, Seat 3, and Seat 4 with terms expiring in November 2026 are scheduled for the General Election in November 2026. The District Manager is hereby authorized to notify the Supervisor of Elections of the seats subject to General Election for the current election year, and for each subsequent election year.

3. QUALIFICATION PROCESS. For each General Election, all candidates shall qualify for individual seats in accordance with Section 99.061, *Florida Statutes*, and must also be a qualified elector of the District. A qualified elector is any person at least 18 years of age who is a citizen of the United States, a legal resident of the State of Florida and of the District, and who is registered to vote with the Pasco County Supervisor of Elections. Campaigns shall be conducted in accordance with Chapter 106, *Florida Statutes*.

4. COMPENSATION. Each member of the Board is entitled to receive \$200 per meeting for their attendance; up to a maximum of \$4,800 per year.

5. TERM OF OFFICE. The term of office for the individuals to be elected to the Board in the General Election is four (4) years. The newly elected Board members shall assume office on the second Tuesday following the election.

6. REQUEST TO SUPERVISOR OF ELECTIONS. The District hereby requests that the Supervisor of Elections conduct the District's General Election in November 2026, and for each subsequent General Election unless otherwise directed by the District Manager. The District understands that it will be responsible to pay for its proportionate share of the General Election cost and agrees to pay same within a reasonable time after receipt of an invoice from the Supervisor of Elections.

7. PUBLICATION. The District Manager is directed to publish a notice of the qualifying period for each General Election, in a form substantially similar to **Exhibit A** attached hereto.

8. SEVERABILITY. The invalidity or unenforceability of any one or more provisions of this Resolution shall not affect the validity or enforceability of the remaining portions of this Resolution, or any part thereof.

9. EFFECTIVE DATE. This Resolution shall become effective upon its passage.

PASSED AND ADOPTED this 17th day of December 2025.

ATTEST:

**MEADOW POINTE II COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

Chairperson/Vice Chairperson, Board of Supervisors

Exhibit A: Sample Notice of Qualifying Period

EXHIBIT A
SAMPLE NOTICE OF QUALIFYING PERIOD

NOTICE OF QUALIFYING PERIOD FOR CANDIDATES
FOR THE BOARD OF SUPERVISORS OF THE
MEADOW POINTE II COMMUNITY DEVELOPMENT DISTRICT

Notice is hereby given that the qualifying period for candidates for the office of Supervisor of the Meadow Pointe II Community Development District will commence at **noon on Monday, June 8, 2026, and close at noon on Friday, June 12, 2026**. Candidates must qualify for the office of Supervisor with the Pasco County Supervisor of Elections located at 14236 6th Street, Ste 200 Dade City, FL 33523. The Supervisor of elections may be contacted by phone at (352) 521-4302. All candidates shall qualify for individual seats in accordance with Section 99.061, *Florida Statutes*, and must also be a “qualified elector” of the District, as defined in Section 190.003, *Florida Statutes*. A “qualified elector” is any person at least 18 years of age who is a citizen of the United States, a legal resident of the State of Florida and of the District, and who is registered to vote with the Pasco County Supervisor of Elections. Campaigns shall be conducted in accordance with Chapter 106, *Florida Statutes*.

The Meadow Pointe II Community Development District has three (3) seats up for election, specifically Seats 2, 3, and 4. Each seat carries a four (4)-year term of office. Elections are non-partisan and will be held at the same time as the general election on November 3, 2026, and in the manner prescribed by law for general elections.

For additional information, please contact the Pasco County Supervisor of Elections.

Publish on or before _____, 2026*

*Deadline is at least 2 weeks before the start of the qualifying period

CDD Labor Rates

(January 1, 2026 – September 30, 2026)

<u>Classification</u>	<u>Rates</u>
Principal	\$240
Project Manager I	\$210
Project Manager II	\$180
Senior Engineer	\$190
Project Engineer	\$150
Engineer	\$120
Senior Environmental Scientist	\$150
Environmental Scientist	\$110
Senior Designer	\$120
Designer	\$100
Senior Engineering Technician	\$90
Engineering Technician	\$70
Field Manager	\$135
Senior Inspector	\$120
Inspector	\$80
Clerical	\$50

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Present and constituting a quorum were:

Jayna Cooper	District Manager
Lindsay Moczynski	District Counsel
Justin Wright	Operations Manager
Kevin Ginsberg	ARC/DRC

This is not a certified or verbatim transcript but rather represents the context and summary of the meeting. The full meeting is available in audio format upon request. Contact the District Office for any related costs for an audio copy.

Following is a summary of the discussions and actions taken.

Mr. Picarelli called the meeting to order.

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

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

39

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

41 Mr. Klunder requested additions for the workshop agenda. Mr. Klunder requested to add
42 the mailing for the DRVC and a list of the Board responsibilities. Mr. Picarelli acknowledged and
43 informed Mr. Klunder that the list will be provided. Ms. Childers had questions regarding the
44 record request and asked if it can be brought up under consent agenda. Mr. Picarelli added to Ms.
45 Childers comment to be added under District Manager or District Counsel instead. Mr. Molder
46 requested to add under consent agenda to discuss the DRVC spreadsheet. Mr. Picarelli would like
47 to add to the workshop regarding the new software for the DRVC.

48

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

50 There was an audience comment regarding the cost on the Wrencrest gate. An audience
51 member commented on the rules regarding tennis court two. Mr. Picarelli addressed the audience
52 comments regarding the rules regarding the tennis courts.

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

55 Ms. Cooper presented Resolution 2026-02; Request for Qualification for Construction
56 Manager to the Board of Supervisors and noted that this was approved from the last
57 meeting for district counsel to prepare. Ms. Moczynski informed the board of supervisors
58 to follow the proposed timeline, and for the board to allow district management and
59 engineer and counsel to finalize the date.

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On MOTION by Mr. Kluender seconded by Mr. Signoretti, with all
in favor, adopted Resolution 2026-02 Request for Qualification for
Construction Manger to amend the dates listed to be added at a later
date to follow deadlines was approved. 5-0.

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Mr. Picarelli presented Resolution 2026-03, Setting Public Hearing on Rules of Procedure
to the Board of Supervisors.

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On MOTION by Mr. Signoretti seconded by Ms. Childers, with all in
favor, adopted Resolution 2026-03; Setting Public Hearing on Rules
of Procedure was approved. 5-0.

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Ms. Moczynski held a discussion with the Board of Supervisors regarding the
resolution and the public hearing on the rules of procedures.

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Ms. Moczynski advised the Board of Supervisors to amended resolution 2026-03 to
frame a motion and all vote "Nay".

On MOTION all against to approve Resolution 2026-03 say Nay,
Vote Taken, 0 in favor, 5 opposed.

Ms. Moczynski will confirm with Ms. Cooper if the revised date works for her. Ms. Cooper presented the assign funds and provided an overview to the Board of Supervisors.

On MOTION by Ms. Childers seconded by Mr. Molder, with all in favor, approved the assignment of funds as presented was approved. 5-0.

Ms. Childers held a discussion regarding the record request with Ms. Cooper and Ms. Moczynski. Ms. Moczynski advised how to respond to the request and that there will be a special service charge.

SEVENTH ORDER OF BUSINESS

District Engineers' Report

A. Presentation of District Engineer Report

B. Cost of 6th lane for Lap pool

C. Road Repair in Covina Key

Mr. Whited presented the District Engineer Report. Mr. Whited informed Ms. Moczynski that Mr. Wright will serve as the owner's representative for the CMAR process.

On MOTION by Ms. Childers, seconded by Mr. Molder,
To add Mr. Wright as the owner's representative for the CMAR
Process and RFQ with all in favor, was approved. 5-0

At this time, there were no new updates at this time for the cost of 6th lap pool.

Mr. Picarelli provided updates regarding the road repair in the Covina key to the Board of Supervisors.

EIGHTH ORDER OF BUSINESS

District Counsels' Report

A. Update from Andy Cohens office on DRVC Case

Mr. Picarelli held a discussion to have Cohen's office send one more opportunity to replace the post and associated fees, this will be followed up on the next meeting.

Ms. Moczynski held a discussion with the Board of Supervisors regarding potential changes to the December meeting dates. Ms. Moczynski advised that if the Board decided to proceed with holding a meeting on December 2, 2025, a formal motion would be required. The Board informed Ms. Moczynski that they would revisit the motion at the next meeting once all the

Supervisors have confirmed their schedules. Ms. Moczynski provided an update on the DRVC case and regarding the interlocal agreement to the Board of Supervisors, a discussion ensued.

NINTH ORDER OF BUSINESS **Consent Agenda**

On MOTION by Ms. Childers, seconded by Kluender with all in favor to approve consent agenda, was approved. 5-0

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

The architectural review items were presented to the Board of Supervisors.

ELEVENTH ORDER OF BUSINESS **Government/Community Updates**

A. Community Representative Update

i. Update on off duty Pasco County Sheriff Officer

Mr. Kluender provided an update to the Board regarding the off-duty Pasco County Sheriff officer. Mr. Kluender stated that when he initially spoke with the captain, there was a misunderstanding that the district was seeking a full-time deputy. Mr. Kluender clarified and informed the captain that the Board's intent was to retain an officer on a hourly basis instead and was a informed that the contract will be sent to Mr. Kluender.

B. Event Planning Committee Update on Next Event

i. Next Event Update

There were updates from the community newsletter regarding upcoming December events that was presented to the Board.

ii. Update from Supervisor Childers on Volunteers from School

There were no updates at this time.

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

There was no report.

THIRTEENTH ORDER OF BUSINESS **Operations Managers' Report**

A. Update on Playground upgrade

Mr. Wright reviewed the Operations Manager Report.

FOURTEENTH ORDER OF BUSINESS **Approval/Disapproval/Discussion**

There were no approvals or disapprovals at this time.

FIFTEENTH ORDER OF BUSINESS **Audience Comments**

There was an audience comment regarding resolution 2026-03 expressing confusion about the rules and the associated fees. The Board addressed the comment and clarified that a public hearing is required for the Board to make any changes to the fees for non-residents using their facilities. Additionally, the comment was made regarding the DVC software and where the funds for it would be allocated in the budget. Mr. Picarelli addressed the comment and stated that the funds would come out of the DRVC fund if the district proceeds with its use. There was an audience comment regarding the playground area if it needs to be closed for the pool. Mr. Picarelli addressed the comment and stated that the playground area does not need to be closed for the pool.

SIXTEENTH ORDER OF BUSINESS

Supervisor Comments

Mr. Signoretti commented about voting and new statues and district counsel and might advise the Board differently this year. Mr. Picarelli addressed Mr. Signoretti comments and thanked the audience and Board members

SEVENTEENTH ORDER OF BUSINESS

Adjournment

There being no further business, the meeting was adjourned.

On MOTION by Ms. Childers seconded by Mr. Signoretti with all in favor, the meeting was adjourned at 8:24 p.m. 5-0

John Picarelli
Chairperson

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Present and constituting a quorum were:

Also present, either in person or via Zoom Video Communications, were:

Residents and Members of the Public

Following is a summary of the discussions and actions taken.

Mr. Picarelli called the meeting to order.

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

Mr. Picarelli requested to move up the presentation for the DRVC Software company. Additionally, would like to add a discussion under Approval/Disapproval/Discussion about the next workshop and regular board meeting.

FIFTH ORDER OF BUSINESS

District Manager Report

Ms. Cooper introduced the representative from compliance view 360 who joined the meeting via zoom. The representative provided a detailed presentation of the DRVC software to the Board. A discussion followed between the representative and the Board and Ms. Cooper regarding the software features. Ms. Cooper presented resolution 2026-03 Adopting Easement and Fence Variance Policy to the Board of Supervisors. Ms. Moczynski explained that purpose and details of the resolution to the Board. After review and discussion, The Board of Supervisors decided not to move forward with Resolution 2026-03 Adopting Easement and Fence Variance Policy. Ms. Cooper presented the Fiscal Year 2026 Goals and Objectives to the Board of Supervisors and recommended changing Goal 2.1 infrastructure and facilities maintenance stating that this goal does not apply to this district. The Board acknowledged the recommendations.

On MOTION by Ms. Childers, seconded by Mr. Signoretti,
To approve the Fiscal Year 2026 Goals and Objectives as revised to
remove Goal 2.1 with all in favor, was approved. 5-0

Ms. Cooper reminded the Board of Supervisors that their training is scheduled to take place by the end of December. She also noted the need to confirm December meeting dates. The Board of Supervisors rescheduled its December 3, 2025 meeting to December 11, 2025.

On MOTION by Ms. Childers, seconded by Mr. Signoretti,
Rescheduled its December 3, 2025 meeting to December 11, 2025 at
6:30 p.m. with all in favor, was approved. 5-0

SIXTH ORDER OF BUSINESS

Audience Comments

An audience member raised questions about assessments for the community. Another audience provided comments and questions about the lap pool. Mr. Picarelli addressed both comments. Mr. Vega presented the service report to the board. An audience member made a comment regarding the planning commission. The board of supervisors addressed the comment.

SEVENTH ORDER OF BUSINESS

District Engineers' Report

A. Cost of 6th lane for Lap pool

There were no updates at this time.

B. Discussion of Engineer Report

Mr. Picarelli presented the Engineer Report.

EIGHTH ORDER OF BUSINESS

District Counsels' Report

A. Update from Andy Cohens office on DRVC Case

There were no updates at this time.

B. Update on Public Hearing with Pasco Planning Board

Ms. Moczynski provided an update regarding the recent public hearing with the Pasco Planning Board. She informed the Board that, based on the discussion held at the hearing, an alternative relief application will be submitted to the County. Ms. Moczynski also noted that the Pasco Planning Board appears willing to work collaboratively with the district to pursue an alternative path through which the District's goals can be achieved. A discussion ensued between the Board of Supervisors and Ms. Moczynski.

On MOTION by Ms. Childers, seconded by Mr. Kluender not to exceed \$10,000.00 for a real estate appraiser and not to exceed \$10,000.00 for a real estate agent with all in favor, was approved. 5-0
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Ms. Moczynski requested the Board for the district engineer to work on a traffic calming study for the community. Furthermore, additionally requested that a shades session be conducted for the December 17th meeting at 6:00 p.m. with the Regular Board Meeting to begin immediately afterward at 6:30p.m. Ms. Moczynski will provide formal notice to Ms. Cooper and will arrange for a court reporter to attend the December 17th shades session.

On MOTION by Mr. Molder, seconded by Mr. Signoretti,
To approve a Shade Session during December 17th meeting to discuss
Catterton vs Meadow Pointe II Community Development District all
in favor, was approved. 5-0

C. Discussion on Resolution Setting Public Hearing on Rules of Procedure

There were no updates at this time.

D. Brief update on any open cases

There were no updates at this time.

NINTH ORDER OF BUSINESS

Consent Agenda

On MOTION by Ms. Childers, seconded by Mr. Molder Approving
the consent agenda as amended by Mr. Molder, all in favor was
approved. 5-0

Mr. Molder requested a revision to the September 3 meeting minutes noting that his
attendance needs to be listed.

TENTH ORDER OF BUSINESS

Government/Community Updates

A. Community Representative Update

i. Update on off duty Pasco County Sheriff Officer

Mr. Molder provided reviewed the application for an off-duty deputy to the Board.

B. Event Planning Committee Update on Next Event

i. Next Event Update

There were no updates at this time.

ii. Update from Supervisor Childers on Volunteers from School

There were no updates at this time.

ELEVENTH ORDER OF BUSINESS

Architectural Review Discussion Items

The Architectural Review Items were presented to the Board of Supervisors.

On MOTION by Ms. Childers, seconded by Mr. Molder Approving
the Architectural Review as stated with all in favor, was approved.
5-0

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

148 There was no report.

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150 **THIRTEENTH ORDER OF BUSINESS** **Operations Managers' Report**

151 Mr. Wright reviewed the Operations Manager Report.

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153 **FOURTEENTH ORDER OF BUSINESS** **Approval/Disapproval/Discussion**

154 Mr. Picarelli requested the following agenda items for the upcoming workshop-cost, fees,
155 policies, procedures, and include all documents sent from Counsel's office.

156

157 **FIFTEENTH ORDER OF BUSINESS** **Audience Comments**

158 An audience member commented on the questions regarding the color scheme for paint
159 touch-ups on her property and inquired about what colors would be acceptable to remain in
160 compliance with District Standards. The Board addressed the audience comment. An audience
161 member commented with questions regarding the Cost of 6th lane Lap pool and inquired about the
162 use of speeding camaras. The Board addressed the comments and noted that these are county roads
163 and the district does not have the authority to install speeding camaras. Additionally, when
164 inquired about the green area playground being replaced the board addressed the comment. An
165 audience member commented regarding the software.

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167 **SIXTEENTH ORDER OF BUSINESS** **Supervisor Comments**

168 The board thanked everyone for their hard work and expressed they are happy with the
169 progress being made on many important matters.

170 **SEVENTEENTH ORDER OF BUSINESS** **Adjournment**

171 There being no further business, the meeting was adjourned.

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173 On MOTION by Mr. Signoretti seconded by Mr. Molder with all in
174 favor, the meeting was adjourned at 9:01 p.m. 5-0

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177 _____
178 John Picarelli
179 Chairperson

Pasco Sheriff's Office

APPLICATION FOR EXTRA DUTY DETAIL EMPLOYMENT

As provided for in Florida State Statute 30.2905

Requesting Extra Duty Employer/Vendor (Name): Meadow Pointe II Commnity Development District
Street Address: 30051 County Line Road
City: Wesley Chapel State FL Zip 33543
Email for Invoice: justinwright@mpicdd.org

Primary Contact Person: Kyle Molder-Board Supervisor
Telephone #: (813) 695 - 5010 or () - Fax: () -
Email: kyle.molder@mpicdd.org
Secondary Contact Person: Justin Wright-Operations Manager
Telephone #: (757) 358 - 8379 or () -
Email: justinwright@mpicdd.org

Name of Event (if applicable): December 2026 Monthly Patrol Meadow Pointe II CDD
Date(s) Needed: 12/12, 12/17, 12/18, 12/22, 12/19, 12/23, 12/29, 12/30 to
Time(s) Needed: 8am-12pm or 12pm -4pm
Number of Deputies Requested: 1 Number of Hours Requested per Deputy: 4/day
Estimated Attendance for Event (per day): Total Hours Requested for all Deputies for Extra-Duty Detail: 32

	YES	NO
Does this event require a Special/Temporary Use or Right-of-Way Permit?	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO
Is there an active trespass agreement in place for this location? Please Attach	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO
Is there an active traffic agreement in place for this location? Please Attach	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO
Does the extra-duty detail require the use of a marked agency vehicle?	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO
Is alcohol being sold/served in event area?	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO

Base Rates: ♦ Regular Detail \$60.00 per hour ♦ Premium \$65.00 per hour
 ♦ Holiday \$70.00 per hour ♦ Premium & Holiday \$75.00 per hour

NOTE: There is a required minimum of four (4) hours per deputy per detail. See Section B for cancellation terms.

County Line Rd between Solitude Dr and Mansfield Blvd, Mansfield Blvd between County Line Rd and Wrencrest Dr, Wrencrest Dr between Mansfield Blvd and Rensselaer Dr, Beardsley Dr between Mansfield Blvd and Iverson Dr

Patrol for speeding and parking in the Roadway

If Worker's Compensation and/or Liability Insurance is provided, please enclose certificate of insurance with application.

I have read and understand the terms and conditions contained on all three pages of this application and have the legal authority to enter into the contract under Florida Law.

Tracking Number: _____

CONDITIONS OF EXTRA DUTY EMPLOYMENT:

A. PROCEDURES FOR APPLICATION

1. All public or private entities desiring to contract with the Sheriff for eligible members to perform security-related services, during their off-duty hours, must make a formal request by submitting a completed application at least five (5) business days in advance of the requested extra-duty detail. Extra-duty employers may apply in person or by sending an email to extraduty@pascosheriff.org. The completed application must contain the following information:
 - a. **Date, time, duration, type of event, and expected attendance;**
 - b. **Number of members needed;**
 - c. **The nature of duties to be performed;**
 - d. **Whether the extra-duty employment request is a one-time job, or will be on a continuing basis;**
 - e. **A statement as to whether the extra-duty employer has worker's compensation insurance or liability insurance to cover the member while performing the duties associated with the extra-duty detail, along with proof of such insurance.**
2. The Extra Duty Program operates concurrent with the Sheriff's Office's Fiscal year (October 1 – September 30). All contracts that request services on a continual basis shall be re-established, in writing, each October. The Pasco Sheriff's Office reserves the right to adjust rates at any time during the contract rating period and will provide vendors 30 days written notice of such adjustments.
3. Only established vendors with a consistent payment history, as determined by the Field Operations Bureau Commander or his/her designee, will be permitted to be invoiced for extra duty services provided by the Pasco Sheriff's Office.

B. CANCELLATION PROCEDURES:

1. Cancellations by the Extra-Duty Employer
 - a. Cancellations for weekday jobs must be made at least 24 hours prior to the start of the scheduled detail. A minimum of 48 hours cancellation notice is required for jobs scheduled on a weekend. Extra-duty employers may contact (727) 844-7795 regular working business hours Monday through Friday, and all cancellations must be followed-up in writing, via email, to extraduty@pascosheriff.org.
 - b. If notification is made within the applicable timeframe as outlined above, the Sheriff's Office will reimburse any funds collected for the cancelled detail.
 - c. Failure to notify the Extra Duty Coordinator or designee within the above required time frame will result in the extra-duty employer receiving reimbursement less four hours of hourly wage per member scheduled for the extra-duty detail.
2. Cancellations by the Pasco Sheriff's Office
 - a. The Sheriff's Office reserves the right to cancel any extra-duty contract or recall deputies without notice or liability when necessary for operational necessity. In such case(s), any unused prepaid contracted funds will be reimbursed to the extra-duty employer.
 - b. The Sheriff's Office makes no guarantee that any extra-duty detail will be filled. Monies collected for an unfilled detail will be reimbursed to the extra-duty employer.
 - c. If an assigned member is unable to fulfill a job due to illness, injury, or official law enforcement activity and the Shift Commander or Extra Duty Coordinator is unable to find a substitute, the job may be cancelled and a full refund issued to the extra-duty employer.
 - d. While working a detail, a deputy may be called away to respond to a nearby emergency call-for-service. In such cases, the deputy is required to notify the Extra Duty Coordinator of the time worked on the call-for-service. The Sheriff's Office will issue the vendor a prorated reimbursement for the unworked portion of the detail. Prorated reimbursements will be issued in 15-minute increments.
 - e. In the event a special/temporary use permit, a right-of-way permit, or any other permit is required but has not been obtained by the applicant, the Pasco Sheriff's Office reserves the right to cancel the extra-duty contract. If the cancellation is made within 24 hours prior to the start of the detail, or within 48 hours of a detail scheduled on a weekend, the vendor will be responsible for payment of four hours of hourly wage per member scheduled for the extra-duty detail.

C. PAYMENT METHODS

1. Payment is due upon receipt of the invoice.
2. Payments made by a money order or check shall be mailed to the following address:

Pasco Sheriff's Office
Attn: Extra-Duty Program Coordinator
7432 Little Road
New Port Richey, FL 34654

3. Online credit card payments can be made via Govpaynow.com. Processing fees may apply.

4.. **NO PAYMENT SHOULD BE MADE DIRECTLY TO A DEPUTY AT THE SITE OF THE DETAIL.**

D. LATE PAYMENTS:

1. Unpaid invoices over 30 days from the date of invoice are considered late payments, and may be subject to legal action, including collections. Extra Duty Employers are responsible for the cost of attorney's fees, court fees, and/or collection's fees as a result of any legal action. In addition, a late fee penalty may be implemented at the rate of 2% of the total invoice added per day.

E. REFUNDS:

1. If a refund is necessary, the Pasco Sheriff's Office will make every attempt to issue the refund in the same manner the payment was received, minus any fees associated with the processing of the original payment.

F. PROHIBITED EXTRA-DUTY DETAILS:

1. Any extra-duty employment that is prohibited by law, has been determined to create a conflict of interest, interferes with official duties, or may cause an adverse reflection on the Office of the Sheriff will not be accepted. These include, but are not limited to: funeral escorts, bail bondsman; store detective; investigative work for attorneys, insurance firms, collection agencies, or security service companies. Certified members may be employed by establishments licensed under the beverage law to provide outdoor security-related services with the approval of the Sheriff. Such requests will be reviewed and approved on a case-by-case basis.
2. Extra-duty deputies are at all times subject to the rules, regulations, and policies of the Pasco Sheriff's Office. An extra-duty employer's rules and procedures will never supersede the policies of the Pasco Sheriff's Office. Any extra-duty employer's policy that conflicts with the policies of the Pasco Sheriff's Office will be disregarded.
3. Extra Duty detail requests involving a court order, a protective injunction, or those which are domestic related must be submitted to the Pasco Sheriff's Office for review prior to the detail occurring. Detail requestors are required to provide all relevant documentation. The Pasco Sheriff's Office reserves the right to decline any request for Extra Duty of this nature.

G. STAFFING REQUIREMENTS:

1. Pasco Sheriff's Office shall be responsible for determining the adequate number of security personnel and traffic personnel needed to staff an event.
2. Public events must conform to Pasco County Ordinance No. 10-29. The need for six or more members requires the employment of a supervisor (Sergeant or Lieutenant).
3. A minimum of two (2) deputies are required for special events where alcohol will be present.
4. Every 6th member of an extra duty detail must be a Sergeant.
5. One (1) Lieutenant will be required for every three (3) Sergeants.
6. For events in which the applicant underestimates or misrepresents the size of the attendance or consumption of alcohol and additional deputies are needed, the applicant will be responsible for the payment of the additional deputies and will be billed accordingly.

H. EXTRA DUTY RATES:

1. There is a required minimum of four (4) hours per deputy per detail.
2. If alcohol is being served on premises, the detail will be billed at the premium rate.
3. Details scheduled on a holiday observed by the Pasco Sheriff's Office will be billed at the holiday rate. Details will be considered a holiday detail on both the observed date and actual holiday in the event they fall on different days. (For example, if July 4 is a Sheriff's Office holiday and it falls on a Sunday, but it is observed on the following Monday, details on both Sunday, July 4 and Monday, July 5 would be billed at the holiday rate). Check with the Extra Duty Coordinator for a list of dates classified as holidays for the year.
4. The Sheriff's Office may increase the hourly fee for a specific detail based on the nature or scope of the detail, upon written notice to the Employer, or at the request of the Employer.
5. Vendors may request a voluntarily increase to the pay rate to assist in finding coverage for the Extra Duty detail; however, this does not guarantee the detail will be filled. **It should be noted; members of the Pasco Sheriff's Office are prohibited from making recommendations on the specific amount of the voluntary rate increase.
6. The Pasco Sheriff's Office reserves the right to adjust rates with at least 30 days written notice. All Extra Duty rates are based on the date the detail is performed and not the date of the Extra Duty detail was requested.

Rate Category	DEPUTY	SERGEANT	LIEUTENANT
Regular	\$60.00/hr	\$75.00/hr	\$85.00/hr
Premium	\$65.00/hr	\$80.00/hr	\$90.00/hr
Holiday	\$70.00/hr	\$85.00/hr	\$95.00/hr
Premium & Holiday	\$75.00/hr	\$90.00/hr	\$100.00/hr

I. LAST MINUTE DETAIL REQUESTS

1. Requests for extra-duty employment must be submitted at least five (5) business days in advance.
- Requests made for jobs within five (5) days shall be billed at the following rates:

Rate Category	DEPUTY	SERGEANT	LIEUTENANT
Regular	\$65.00/hr	\$80.00/hr	\$90.00/hr
Premium	\$70.00/hr	\$85.00/hr	\$95.00/hr
Holiday	\$75.00/hr	\$90.00/hr	\$100.00/hr
Premium & Holiday	\$80.00/hr	\$95.00/hr	\$105.00/hr

J . PERMITS

1. This application is for law enforcement services and does not exempt the applicant from obtaining any other necessary permit(s) for the event, as required by law.
2. For any questions pertaining to temporary use and right-of-way permits, to include whether or not a permit is required, please contact the following departments:

a. Temporary Use Permits: Developmental Code / Building Construction Services

Pasco County 8126. ext. 2683
West Pasco Government Center
8731 Citizens Drive, Suite 230
New Port Richey, FL 34654

b. Right - of - Way Permits: Planning and Development Department

Pasco County
727-847-8142 ext. 7636
West Pasco Government Center
8731 Citizens Drive, Suite 360
New Port Richey, FL 34654

I. DEPUTY NOT REPORTING FOR EXTRA DUTY

1. If a deputy was scheduled to work a job and did not report, the extra-duty employer should notify the extra duty office at 727-844-7795 immediately. If it is outside of normal business hours, the extra duty employer should contact the Pasco County Consolidated Dispatch Center at 727-847-8102 and request to speak with the on-duty shift commander.

NOTICE: The Sheriff assumes no responsibility beyond notifying eligible members of legitimate opportunities for extra-duty employment details, and informing prospective employers of the name(s) of members who have accepted a particular detail. This program operates in compliance with Florida State Statute 30.2905.

Date 12/2/2025 Case #: _____ District: _____ Zone: _____Name of Home Owner's Association or Community Development District: Meadow Pointe II CDDAddress: 30051 County Line Rd, Wesley Chapel, FL 33543**Property Appraiser Map MUST be attached**List of HOA/CDD common areas/facilities: All CDD Villages, Morningside, Deer Run, Manor Isle, Wrencrest, Iverson, Colehaven, Glenham Anand Vihar, Charlesworth, Covina Key, Lettingwell, Longleaf, Sedgwick, Tullamore, Vermillion

Persons authorized to request action pursuant to this Agreement:

Justin Wright-Operations ManagerBoard Members-John Picarelli, Rob Signoretti, Jamie Childers, Kyle Molder and Chris Kluender

The above listed HOA/CDD, by and through its governing body, hereby requests and authorizes the Pasco Sheriff's Office and its members, employees, and agents to issue trespass warnings to persons and/or arrest persons for trespassing within the meaning of Florida Statute(s) who are not authorized on HOA/CDD property, as determined by the HOA/CDD authorized representative(s). For HOAs listed in this agreement, they agree to comply with Florida Statute 720.305(2)(a), HOA rules regarding common areas/facilities, and all governing law, as applicable. For CDDs listed in this agreement, they agree to comply with Florida Statute Chapter 190, Community Development Districts, and the CDD's enacted rules, regulations, and/or restrictions regarding common areas/facilities, and all governing law, as applicable. In the event any authorized person changes, the HOA/CDD shall notify the Pasco Sheriff's Office within five (5) business days.

The above listed HOA/CDD agrees to indemnify and hold harmless Chris Nocco, as Sheriff of Pasco County, the Pasco Sheriff's Office, its employees, members, and agents from any suit, action, claim, or other cause of action brought for issuing a trespass warning or effectuating a trespass after warning arrest on HOA/CDD property pursuant to an authorized person's request to trespass.

The HOA/CDD hereby authorizes any Pasco Sheriff's Office deputy, member, or agent to list the authorized HOA/CDD representative as the victim/complainant on any charging document from a citation or arrest.

The HOA/CDD understands and agrees that by requesting the assistance of law enforcement to effectuate a trespass action, the HOA/CDD is attesting they have complied with their rules and regulations and with the applicable Florida Statutes listed above and are permitted to trespass the person from HOA/CDD property.

The HOA, before a trespass warning is issued by PSO, shall provide PSO with a copy of the notice of suspension, which shall include how the person was provided the notice of suspension, length of suspension, and which common area/facility the person is suspended from. The HOA understands and agrees they will immediately notify PSO in the event a suspension is lifted. The CDD understands and agrees they will immediately notify PSO in writing in the event the CDD wishes to rescind a trespass warning.

This agreement shall remain in effect subject to the following conditions:

- Termination by the HOA/CDD or designee, or (This agreement may be terminated by providing notice in writing to the Pasco Sheriff's Office)
- Annual verification of ownership and owner/designee's desire for continued enforcement

Name of authorized HOA/CDD representative: Kyle Molder Signature: [Signature]
Title: Board Supervisor Phone Number: 813-695-5010 Email: kyle.molder@mpicdd.orgSTATE OF FLORIDA
COUNTY OF PASCOThe foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 2 day of December, 2025, by (name of person making statement) Kyle Molder

Personally known OR produced identification. Type of identification produced: _____

[Signature]
Signature of Notary Public - State of FloridaJennifer Picarelli
Printed Name of Notary Public