



## **Meadow Pointe II CDD**

**January 7, 2026**

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

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**Wednesday, January 7, 2026 – 6:30 p.m.**  
**Regular Meeting Agenda**

**Communications Media Technology Via Zoom:**

<https://us02web.zoom.us/j/4527478885?pwd=SWJycEVVU1VjSmVvSWRVeDJlcWlrZz09&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**
- 7. District Engineer Report**
  - A. Cost of 6th lane for Lap pool
  - B. Discussion of Engineers report
- 8. District Counsel Report**
  - A. Discussion of the Service Mark License Agreement
- 9. Consent Agenda**
  - A. DRVC Violation log/pictures
  - B. Architectural Review Discussion Items
- 10. Government/Community Updates**
  - A. Community Representative Update
    - i. Update on off duty Pasco County Sheriff Officer
  - B. Event Planning Representative
    - i. Update on Holiday Event
    - ii. Next Event Update
- 11. Non-Staff Reports**
- 12. Operation Manager Report**
- 13. Audience comments**
- 14. Supervisor Requests**
- 15. 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, January 21, 2026, at 6:30 p.m.



# Straley Robin Vericker

## Attorneys at Law

1510 W. Cleveland St.  
Tampa, Florida 33606  
Tel: (813) 223-9400

Writer's Direct Dial: (813) 436-3995  
Writer's E-mail: [cwebster@srvlegal.com](mailto:cwebster@srvlegal.com)  
Website: [www.srvlegal.com](http://www.srvlegal.com)

December 17, 2025

### *Via E-Mail*

Meadow Pointe II Community Development District  
Attn: Jayna Cooper, District Manager  
[Jayna.Cooper@inframark.com](mailto:Jayna.Cooper@inframark.com)

**Re: Meadow Pointe III Community Development District  
and Meadow Pointe II Community Development District  
License to Use Meadow Pointe Service Mark**

Dear Jayna Cooper,

This firm serves as counsel to the Meadow Pointe III Community Development District (the "**District**"). The District is a local unit of special-purpose government created pursuant to Chapter 190, Florida Statutes. We are writing to you on behalf of the Board of Supervisors ("**Board**") of the District regarding the lotus flower logo that has been used by the Meadow Pointe communities since they were built (the "**Meadow Pointe Logo**"). As you are likely aware, there is new development in the area, and the Board was concerned that these new developments would use the Meadow Pointe Logo for their communities. To protect the Meadow Pointe Logo and limit its use to the original Meadow Pointe communities, the Board has registered it as a service mark with the State of Florida and would like to enter into license agreements with the Meadow Pointe community development districts and associations to document the permitted use of the Meadow Pointe Logo.

The Board's intent is not to be the sole owner of the Meadow Pointe Logo but simply to act as an administrator in protecting its use. The Board intends to renew the service mark with the State as required and cover any associated fees.

Enclosed with this letter is the State filing for the Meadow Pointe Logo and a license agreement providing permission to Meadow Pointe II Community Development District ("**Meadow Pointe II CDD**") for the use of the Meadow Pointe Logo. The Board is asking that Meadow Pointe II CDD review, approve, and sign the license agreement to document the permitted use of the Meadow Pointe Logo. Please send the signed agreement to my attention and I will provide a counter-signed copy. If you have any questions, please do not hesitate to contact me at 813-436-3995 or [CWebster@srvlegal.com](mailto:CWebster@srvlegal.com).

Very truly yours,



Cari Allen Webster

cc: Darryl Adams, District Manager (via email) [darryla@rizzetta.com](mailto:darryla@rizzetta.com)

## MEADOW POINTE SERVICE MARK LICENSE AGREEMENT

This Meadow Pointe Service Mark License Agreement (“**Agreement**”) is made effective as of the \_\_\_\_ day of \_\_\_\_\_, 202\_\_, by and between the **Meadow Pointe III Community Development District**, a special purpose unit of local government of the State of Florida, established under and pursuant to Chapter 190, Florida Statutes, whose mailing address is c/o Rizzetta & Company, 3434 Colwell Ave., Suite 200, Tampa, FL 33614 (the “**District**”), and the **Meadow Pointe II Community Development District**, a special purpose unit of local government of the State of Florida, established under and pursuant to Chapter 190, Florida Statutes, whose mailing address is c/o Inframark 2005 Pan Am Circle, Suite 300, Tampa, FL 33607 (the “**Licensee**”).

### RECITALS

A. The District is a local unit of special purpose government established pursuant to Chapter 190, Florida Statutes.

C. The District has registered a service mark with the State of Florida as shown and described in **Exhibit A**, attached hereto and incorporated herein by reference (the “**Meadow Pointe Logo**”). The Meadow Pointe Logo has been used by the District, other community development districts, and property owners’ associations within the original meadow pointe development for several years and the District has registered the Meadow Pointe Logo for the purpose of protecting its use for these communities.

D. The Licensee desires, and the District has agreed to grant to the Licensee, a non-exclusive license to use the Meadow Pointe Logo in connection with Licensee’s provision of community services, which may include but not be limited to maintaining public improvements, infrastructure, and facilities (the “**Services**”) upon lands under the ownership or control of Licensee.

NOW THEREFORE, in consideration of the foregoing and for other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the District and Licensee hereby covenant and agree as follows:

1. Recitals. The above recitals are true and correct and are incorporated herein by reference.

2. Grant of Service Mark License. The District hereby gives, grants, and conveys to the Licensee a non-exclusive, royalty-free, non-assignable, non-transferable license (“**License**”) to use the Meadow Pointe Logo in connection with Licensee’s provision of the Services.

3. Assignment. Licensee shall not assign or sublicense the rights granted under this License without the express prior written consent of the District, which consent shall not unreasonably be withheld.

4. Term. The initial term for this Agreement shall be for one (1) year from the date of this Agreement. At the end of the initial term, the Agreement shall automatically renew for

subsequent one (1) year terms pursuant to the same contract provisions as the initial term. The License may be terminated by either party without cause with thirty (30) days written notice.

5. General.

a. Modification or Amendment. This Agreement may not be modified in any respect whatsoever, or rescinded, in whole or in part, except with the written consent of the District and the Licensee in a written instrument.

b. Costs and Expenses. The District agrees to cover all costs and expenses associated with registering the Meadow Pointe Logo with the State of Florida.

c. Binding Effect. The District hereby represents that the District has good right and authority to grant the License described herein.

d. Indemnification. The District assumes no liability to Licensee or third parties with respect to the use of the Meadow Pointe Logo. The Licensee hereby indemnifies, defends and holds the District, its Board of Supervisors and its members, employees, agents, and assigns harmless from and against any claim, damage, liability, or other harm arising in any manner whatsoever from or in connection with Licensee's use of the License.

e. Public Records. As required under Section 119.0701, Florida Statutes, Licensee shall (a) keep and maintain public records that ordinarily and necessarily would be required by the District in order to perform the service, (b) provide the public with access to public records on the same terms and conditions that the District would provide the records and at a cost that does not exceed the cost provided by law, (c) ensure that public records that are exempt or confidential and exempt from public records disclosure requirements are not disclosed except as authorized by law, (d) meet all requirements for retaining public records and transfer, at no cost, to the District all public records in possession of the Licensee upon termination of this Agreement and destroy any duplicate public records that are exempt or confidential and exempt from public records disclosure requirements. All records stored electronically must be provided to the District in a format that is compatible with the information technology systems of the District.

**IF THE LICENSEE HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, FLORIDA STATUTES, TO THE LICENSEE'S DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS AGREEMENT, CONTACT THE CUSTODIAN OF PUBLIC RECORDS AT (813) 514-0400, OR BY EMAIL AT [INFO@RIZZETTA.COM](mailto:INFO@RIZZETTA.COM), OR BY REGULAR MAIL AT 3434 COLWELL AVE, SUITE 200, TAMPA, FL 33614.**

f. Venue. This Agreement and the provisions contained in this Agreement shall be construed, interpreted, and controlled according to the laws of the State of Florida with venue in the county in which the District is located.

g. Enforcement. In the event that either party is required to enforce this Agreement by court proceedings or otherwise, then the prevailing party shall be entitled to recover

all fees and costs incurred, including reasonable attorneys' fees and costs for trial, alternative dispute resolution, or appellate proceedings.

h. Notice. Whenever any party desires to give notice to the other parties, it must be given by written notice, sent by email, certified United States mail with return receipt requested, or a nationally recognized express transportation company to the addresses listed below. In the event that any party undergoes a change in address or contact information, notice to the other party shall be made.

**To the Licensee:**

c/o Inframark  
2005 Pan Am Circle  
Suite 300  
Tampa, FL 33607  
[Jayna.Cooper@inframark.com](mailto:Jayna.Cooper@inframark.com)

**To the District:**

c/o Rizzetta & Company  
3434 Colwell Ave.  
Suite 200  
Tampa, FL 33614  
Attn: Darryl Adams  
[darryla@rizzetta.com](mailto:darryla@rizzetta.com)

i. Arm's Length Transaction and Interpretation. This Agreement has been negotiated fully between the parties as an arm's length transaction. In the case of a dispute concerning the interpretation of any provision of this Agreement, the parties are each deemed to have drafted, chosen, and selected the language, and any doubtful language will not be interpreted or construed against any party.

j. Severability. Should any provision of this Agreement be declared or be determined by any court of jurisdiction to be illegal or invalid, the validity of the remaining parts, term or provision shall not be affected thereby, and the illegal part, term or provision shall be deemed not part of this Agreement.

**Meadow Pointe III  
Community Development District**

\_\_\_\_\_  
Name: Paul Carlucci  
Title: Chair of the Board of Supervisors

**Meadow Pointe II  
Community Development District**

\_\_\_\_\_  
Name: \_\_\_\_\_  
Title: Chair/Vice-Chair of the Board of Supervisors

## Exhibit A

A lotus flower centered on a solid colored circle with a 4-point diamond-shaped overlay having 4-point diamonds placed at each point with the words “Meadow Pointe.”





FLORIDA DEPARTMENT OF STATE  
Division of Corporations

October 17, 2023

STRALEY ROBIN VERICKER P.A.  
VIVEK K. BABBAR, ESQ.  
1510 W. CLEVELAND ST.  
TAMPA, FL 33606

The mark registration for MEADOW POINTE & DESIGN: LOTUS FLOWER CENTERED ON SOLID COLORED CIRCLE WITH 4-POINT DIAMOND-SHAPED OVERLAY HAVING 4-POINT DIAMONDS PLACED AT EACH POINT, WITH "MEADOW POINTE" was filed on October 7, 2023, and assigned document number T23000000930. Please refer to this number whenever corresponding with this office.

It should be noted that registration of a mark by the Florida Department of State is a ministerial act intended solely to provide public notice of the registrant's ownership rights. The right of ownership of any mark is based on the use of a mark in the ordinary course of trade and is not based on a grant by the Florida Department of State. Further, it is the responsibility of the owners of an existing mark, not the Florida Department of State, to defend it in cases of infringement.

Please be aware that a mark shall be effective for a term of 5 years from the date of registration. To maintain "ACTIVE" status with the Division of Corporations, a renewal must be filed within 6 months prior to its date of expiration. Under 495.071, Florida Statutes, there is NOT a grace period once the mark has expired.

Enclosed please find your certification.

Should you have any questions regarding this matter, please telephone (850) 245-6051, the Trademark Section.

Karen A Saly  
Regulatory Specialist II  
Division of Corporations

Letter number: 423A00024083



# State of Florida



## Department of State

I certify from the records of this office that MEADOW POINTE III COMMUNITY DEVELOPMENT DI, located at 1500 MEADOW POINTE BLVD., WESLEY CHAPEL, FL 33543 has registered MEADOW POINTE & DESIGN: LOTUS FLOWER CENTERED ON SOLID COLORED CIRCLE WITH 4-POINT DIAMOND-SHAPED OVERLAY HAVING 4-POINT DIAMONDS PLACED AT EACH POINT, WITH "MEADOW POINTE" to be used as a mark under class(es) 0035. Said mark was first used anywhere October 1, 2000 and was first used in Florida October 1, 2000.

I further certify this mark is being used in connection with the following goods and/or services: MAINTAINING PUBLIC IMPROVEMENTS, INFRASTRUCTURE AND FACILITIES WITHIN THE MEADOW POINTE III CDD. CDD OPERATES & MAINTAINS PARKS, AMENITY CENTER,...

I further certify that said mark was registered in this office on October 7, 2023 and its date of expiration is October 7, 2028.

The number of this mark is T23000000930.

Disclaimer for: "MEADOW POINTE"

Given under my hand and the  
Great Seal of the State of Florida  
at Tallahassee, the Capital, this the  
Seventeenth day of October, 2023



Cord Byrd  
Secretary of State

## COVER LETTER

**TO:** Registration Section  
Division of Corporations

**SUBJECT:** Meadow Pointe

(Mark to be registered)

The enclosed Trademark/Service Mark Application, specimens and fee(s) are submitted for filing.

Please return all correspondence concerning this matter to the following:

Vivek K. Babbar, Esq.

(Name of Person)

Straley Robin Vericker P.A.

(Firm/Company)

1510 W. Cleveland Street

(Address)

Tampa, FL 33606

(City/State and Zip Code)

For further information concerning this matter, please call:

Vivek K. Babbar

813

321-4107

at ( )

(Name of Person)

(Area Code & Daytime Telephone Number)

**Mailing Address:**

Registration Section  
Division of Corporations  
P.O. Box 6327  
Tallahassee, FL 32314

**Street Address:**

Registration Section  
Division of Corporations  
The Centre of Tallahassee  
2415 N. Monroe Street, Suite 810  
Tallahassee, FL 32303

**(NOTE:** The information contained in this cover letter will be included in the permanent record and will be available to the general public.)



**APPLICATION FOR THE REGISTRATION OF A TRADEMARK OR SERVICE MARK**  
PURSUANT TO CHAPTER 495, FLORIDA STATUTES

**TO: Division of Corporations**  
**Post Office Box 6327**  
**Tallahassee, FL 32314**

FILED  
2023 OCT -7 PM 12:36  
CLERK OF THE COURT  
TALLAHASSEE, FLORIDA

**PART I**

1. OWNER/APPLICANT: Enter the name and address of the individual or the business entity to be listed as the owner of the Trademark and/or Service Mark on the records of the Florida Department of State.

(a) Owner's/Applicant's name: Meadow Pointe III Community Development District

(b) Owner's/Applicant's business address: 1500 Meadow Pointe Boulevard  
Wesley Chapel, FL 33543  
City/State/Zip

If different, Owner's/Applicant's mailing address: c/o Rizzetta & Company 3434 Colwell Avenue, Suite 200  
Tampa, FL 33614  
City/State/Zip

(c) Owner's/Applicant's telephone number: ( 813 ) 994-1001

Check the appropriate box to indicate the Owner/Applicant is a(n):

- |  |  |  |  |
|--|--|--|--|
| <input type="checkbox"/> Individual          | <input type="checkbox"/> Corporation         | <input type="checkbox"/> Joint Venture | <input type="checkbox"/> Limited Liability Company                                   |
| <input type="checkbox"/> General Partnership | <input type="checkbox"/> Limited Partnership | <input type="checkbox"/> Union         | <input checked="" type="checkbox"/> Other: <u>special purpose unit of local govt</u> |

If the Owner/Applicant is a business entity, the business entity must have an active filing or registration on file with the Florida Department of State. If the Owner/Applicant is not an individual, enter the business entity's Florida registration/document number in #1, the state or country under the laws of which the business entity is currently formed, organized or incorporated under in #2, and the entity's federal employer identification number (EIN) in #3.

(1) Florida registration/document number: \_\_\_\_\_

(2) Domicile State or Country: Florida

(3) Federal Employer Identification Number: 59-3679471

2. (a) **SERVICE MARK:** If the owner/applicant is using the name, logo, design and/or slogan being registered in connection with a type of service, the mark is a service mark. If the mark is a service mark, the applicant/owner must list the specific service(s) the mark is being used in connection with. For example: furniture moving services, diaper services, house painting services, wholesale and retail sales of tractor equipment, etc. If the owner/applicant is using the mark to identify services available in the market place, enter the specific service(s) being rendered here:

(Note: List only those services currently being rendered by the owner/applicant. Do not include future services.)

Maintaining public improvements, infrastructure, and facilities within the Meadow Pointe III CDD. The CDD operates & maintains  
parks, amenity center, pool, splash pad, and other recreational facilities for the use and enjoyment of its residents. The CDD owns a  
truck that staff uses to move around the community to perform the functions.

2. (b) TRADEMARK: If the owner/applicant is using the name, logo, design and/or slogan being registered in connection with an actual product manufactured by the owner/applicant or on the owner/applicant's behalf, the mark is a trademark. If the mark is a trademark, the applicant/owner must list the specific product(s) the name, logo, design and/or slogan is being used to identify. For example: ladies sportswear, cat food, barbecue grills, shoe laces, etc. If the owner/applicant is using the name, logo, design and/or slogan to identify goods available in the market place, enter the specific product(s) the name, logo, design and/or slogan is being used to identify:

(Note: List only those product(s) currently available. Do not include future products.)

N/A

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2. (c) HOW IS THE NAME, LOGO, DESIGN AND/OR SLOGAN CURRENTLY USED:

SERVICE MARKS: If the name, logo, design and/or slogan are/is being used in connection with a type of service, you must specify the form(s)/mean(s) of advertisement the applicant/owner is using to advertise the services to the general public. For example: newspaper advertisements, business cards, brochures, flyers, pamphlets, menus, etc. If the mark is being used in connection with a type of service, state how the name, logo, design and/or slogan are/is being used in advertising here:

The mark is used for administrative and office purposes on the website, letterhead, business cards, entrances, agreements, resident forms, community maps, staff polos, communications made on behalf of the Meadow Pointe III CDD.

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TRADEMARKS: If the name, logo, design and/or slogan are/is being used to identify a product manufactured by or for the applicant/owner, you must specify how the mark is applied or affixed to the actual product or its packaging. For example: a tag, label, imprinted or engraved on the actual product, etc. If the mark is being used in connection with a specific product, state how the name, logo, design and/or slogan is applied or affixed to the actual product(s) or the packaging:

N/A

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2. (d) FEE(S) AND CLASS(ES): There are a total of 45 classes or categories in which all products or services must be categorized. The fee to register a mark is \$87.50 per class. Make check payable to Florida Department of State.

List the class(es) which apply to the product(s) and/or service(s) listed in 2(a) and/or 2(b) above:

Class 35 Advertising; business management; business administration, and office functions.

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## PART II

1. You must state the date the name, logo, design and/or slogan was first used in the state of Florida, and, if it was used in another state or country, the date you first used the name, logo, design and/or slogan in the other state or country. Enter the month, day, and year the name, logo, design and/or slogan was first used by the applicant/owner, the predecessor, or a related company in Florida. If the name, logo, design and/or slogan has been used in another state or country, then you must also enter the month, day, and year the name, logo, design and/or slogan was/were used in another state or country, when applicable.

**Note: The Florida Statutes require a mark to be in use prior to registration.**

(a) Date first used in other state or country, if applicable: N/A

(b) Date first used in Florida: Approximately 10/1/2000

## PART III

### **ENTER NAME, LOGO, DESIGN AND/OR SLOGAN BEING REGISTERED:**

1. Enter the name, a brief description of the logo or design, and/or the slogan you are registering. The description of the logo and/or design must be 25 words or less. List the exact name, slogan, and/or description of the logo/design here: (NOTE: The name, logo, design and/or slogan listed in this section must match the exact name, logo, design and/or slogan listed on your specimens or examples.)

Meadow Pointe

A lotus flower centered on a solid colored circle with a 4-point diamond-shaped overlay having 4-point diamonds placed at each point with the words "Meadow Pointe".

Provide the English translation of any and all terms listed #1 above, when applicable: N/A

### 2. DISCLAIMER STATEMENT (if applicable):

Your mark may include a word or design that is commonly used by others. Commonly used terms or designs must be disclaimed. When you disclaim a specific term or design, you are acknowledging this term is commonly used by others and that you do not claim the exclusive right to use the disclaimed term or design. All geographical terms and representations of cities, states or countries must be disclaimed (i.e., Miami, Orlando, Florida, the design of the state of Florida, the design of the United States of America, etc.). Corporate suffixes and terms readily associated with the specific product(s) and/or(s) service being provided must also be disclaimed.

Enter all terms listed in #1 above which require a disclaimer in the space provided below:

NO CLAIM IS MADE TO THE EXCLUSIVE RIGHT TO USE THE TERM(S) " Meadow Pointe

" APART FROM THE MARK AS SHOWN.

FILED  
2023 OCT -7 PM 12:36  
TALLAHASSEE, FLORIDA

3. ATTACH OR INCLUDE THREE SPECIMENS OR EXAMPLES OF THE TRADEMARK OR SERVICE MARK BEING REGISTERED

Chapter 495, F.S., requires you to submit three specimens (samples or examples) of the mark in use. You must submit three specimens FOR EACH CLASS listed in Part I #2(d). The name, logo, design and/or slogan on the specimens must be identical to the name, logo, design and/or slogan being registered. You may provide three identical specimens or three different specimens. For each service mark class (classes 35-45), you may provide three newspaper advertisements, business cards, brochures, flyers, or any combination thereof. For each trademark class (classes 1-34), you may provide three tags, labels, boxes, etc. or any combination thereof. Photographs of bulky specimens are acceptable if the mark being registered and the good(s) or product(s) are clearly legible.

SIGNATURE OF APPLICANT/OWNER AND NOTARIZATION:

I, Vivek K. Babbar, being sworn, depose and say that I am the owner and the applicant herein, or that I am authorized to sign on behalf of the owner and applicant herein, and to the best of my knowledge no other person except a related company has registered this mark in this state or has the right to use such mark in Florida either in the identical form thereof or in such near resemblance as to be likely, when applied to the goods or services of such other person to cause confusion, to cause mistake or to deceive. I make this affidavit and verification on my/the applicant's behalf. I further acknowledge that I have read the application and know the contents thereof and that the facts stated herein are true and correct.

Vivek K. Babbar

Typed or printed name of applicant

Vivek K. Babbar District Counsel  
Applicant's signature  
(List name and title)

STATE OF FLORIDA

COUNTY OF Hillsborough

Sworn to (or affirmed) and subscribed before me by means of ☒ physical presence or ☐ online notarization, this (numeric date) this 5 day of October, 2023, by (Vivek K. Babbar).

numeric date

month

year

name of person making statement



Madison B. Sprague  
Notary Public's Signature

Madison Sprague

Notary Public's Printed Name

Personally Known ☒ OR Produced Identification ☐

Type of Identification Produced: N/A

**FILING FEE: \$87.50 per class**

## **Tab 2**

## MEADOW POINTE II CDD

### ENGINEERS REPORT FOR JANUARY 7<sup>th</sup>, 2026 BOARD MEETING

#### Discussion items:

- **Building Construction on County Line Rd & Mansfield Blvd:** An RFQ for construction manager at risk services was advertised and we held a pre-proposal meeting on 12/09/2025 at the clubhouse. Two vendors were in attendance and confirmed they will bid on the project. An addendum to the Request for Qualifications for Construction Manager at Risk Services went out on December 30<sup>th</sup> which extends the deadline for questions, extends the deadline for submission of Responses, and materially amends the scope of the project by adding the Pool Project. The deadline for questions has been extended to January 12, 2026, at 12:00 p.m. The deadline for submitting Responses to the RFQ has been extended to January 30, 2026, at 12:00 p.m. The Public Evaluation Meeting has been continued to February 18, 2026, at 6:30 p.m.
- **Warning Gate at Wrencrest Drive:** The Planning Commission Appeal Meeting was held, and directions have been received from the Planning Commission. We are working with the County on a resolution forward.
- **Lap Pool:** The Addendum to the Request for Qualifications for Construction Manager at Risk Services went out on December 30<sup>th</sup> which adds the Pool Project to the CMAR scope of services. The deadline for questions is January 12, 2026, at 12:00 p.m. The deadline for submitting Responses to the RFQ is January 30, 2026, at 12:00 p.m. The Public Evaluation Meeting will be on February 18, 2026, at 6:30 p.m.
- **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.

**MEADOW POINTE II COMMUNITY DEVELOPMENT DISTRICT**  
**Addendum No. 1**  
**RFQ for Construction Manager at Risk Services**

Date: December 30, 2025

To: Prospective bidders

This First Addendum (“Addendum”) to the Request for Qualifications for Construction Manager at Risk Services (“RFQ”) extends the deadline for questions, extends the deadline for submission of Responses, and materially amends the scope of the project by adding the Pool Project. This Addendum is hereby incorporated into and made a part of the RFQ. In the event of any conflict between the terms of this Addendum and the RFQ, the terms of this Addendum shall control.

**Amendments to RFQ**

1. **General Information.** The Meadow Pointe II Community Development District (“**District**”) is soliciting qualifications documents, as set forth in more detail herein (“**Response(s)**” or “**Proposal(s)**”), from qualified respondents (“**Respondent(s)**” or “**Proposer(s)**”) for construction manager at risk services for the construction of the District’s Community Center and Maintenance Facility (“**Original Project**”) as described in the RFQ package. The District is additionally adding into the scope its lap pool project (“**Pool Project**”). This additional scope for the Pool Project includes:
  - Civil Engineering: Provide construction plans for the proposed swimming pool which includes a demolition plan, SWPPP, site plan, utility plan, final grading and drainage plans utilizing existing stormwater treatment systems, civil details, and utility details. A permit determination request will be submitted to the Southwest Florida Water Management District (SWFWMD), however this scope anticipates that a SWFWMD will NOT be required as it does not trip the impervious threshold for a permit revision. The plans will reference and locate the new pool design and proposed building locations, which are designed by others.
  - Permitting: Provide permit drawings to be submitted with the pool permit package to Pasco County for review. Permitting for FDEP Water and Wastewater is included to supply the restroom building and pool equipment room utility connections. It is assumed that there are adequate water and wastewater supplies within the property and within close proximity to the improvements. No offsite utility upgrades or lift stations are proposed. A permit submittal is NOT proposed to be included to SWFWMD.
  - Meetings: Attend meetings as required with the Design Team, Owner and permitting agencies.
  - Construction Phase Services: Review shop drawings, answer RFIs, and complete close-out documentation for SWFWMD, FDEP and the County.
  - The design drawings for the Pool Project are at ninety percent (90%) CD, and copies are available for review from Jayna Cooper, District Manager, as set forth in the RFQ Project Manual. The Pool Project combined with the Original Project are hereafter collectively referred to as the “**District Improvement Project**”.

2. The deadline for questions has been extended to **January 12, 2026, at 12:00 p.m. EST**. The deadline for submitting Responses to the RFQ has been extended to **January 30, 2026, at 12:00 p.m. EST**. The Public Evaluation Meeting has been continued to **February 18, 2026, at 6:30 p.m. EST**. Given the material expansion of the project scope to include the Pool Project, Proposers are advised to carefully review all requirements and submit questions as needed to ensure complete understanding of both project components. All Responses to the RFQ must be submitted to the attention of Jayna Cooper, District Manager as set forth in the RFQ Project Manual.
3. The District, as Owner, requires that there will be two separate Guaranteed Maximum Prices (GMPs): one for the Original Project and one for the Pool Project. Each GMP shall be separately bonded and insured in accordance with the requirements set forth in the RFQ.
4. Proposers shall provide response submittals addressing the requirements for each scope of work (Original Project and Pool Project), including: (a) a total price for preconstruction services for each project; and (b) the Proposer's fee as a percentage of the Work in the Construction Phase for each project, clearly identifying any differences in fee structure between the two scopes of work.
5. The Architects of Record for the Pool Project are as follows:
  - a. Aquatic Design & Engineering, Inc. d/b/a Martin Aquatics Design & Engineering  
189 South Orange Avenue, Suite 1220  
Orlando, Florida 32801
  - b. Borelli & Partners, Inc.  
150 North Orange Avenue, Suite 120  
Orlando, Florida 32801
6. The terms, conditions, requirements, and contract requirements set forth in the original RFQ will apply equally to both the Pool Project and the Original Project. Any requests for clarification must be submitted in writing by the question deadline specified in paragraph 2 above.

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Proposers must acknowledge receipt of this Addendum in writing by e-mail to Paul Palmer at PPalmer@reparch.com, Jerry Whited at JWhited@bdiengineers.com, and Jayna Cooper at Jayna.Cooper@inframark.com with e-mail copies to Jennifer Kilinski at Jennifer@cddlwyers.com and Lindsay Moczynski at Lindsay@cddlwyers.com no later than January 2, 2026, at 12:00 p.m. EST. Failure to acknowledge receipt of this Addendum may result in disqualification of the Response. The acknowledgment must be included with the Response submission.

ANY RESPONDENT WISHING TO PROTEST ANY OR ALL OF THE MATTERS CONTAINED OR ADDRESSED IN THIS ADDENDUM SHALL



FILE A NOTICE OF PROTEST WITH THE DISTRICT MANAGER, JAYNA COOPER, C/O INFRAMARK LLC, 2005 PAN AM CIRCLE, SUITE 300, TAMPA, FLORIDA, 33607, IN WRITING WITHIN SEVENTY-TWO (72) HOURS AFTER ISSUANCE OF THIS ADDENDUM. A FORMAL WRITTEN PROTEST ADEQUATELY DETAILING WITH PARTICULARITY THE FACTS AND LAW UPON WHICH THE PROTEST IS BASED SHALL BE FILED WITHIN SEVEN (7) CALENDAR DAYS AFTER THE NOTICE OF PROTEST IS FILED. FAILURE TO TIMELY FILE A WRITTEN NOTICE OF PROTEST OR FAILURE TO TIMELY FILE A FORMAL WRITTEN PROTEST SHALL CONSTITUTE A WAIVER OF ANY RIGHT TO OBJECT OR PROTEST WITH RESPECT TO THIS ADDENDUM.

# **Tab 3**

				<b>CDD Meeting 01.07.2026</b>			
<b>Case #</b>	<b>Village</b>	<b>Street #</b>	<b>Street Name</b>	<b>Violation(s)</b>	<b>DR#</b>	<b>ARC_DRC Delivery</b>	<b>Notes</b>
2026 - 001	Wrencrest	1940	Grenville Ct	#10: The 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.	10	ARC_DRC Delivery	1st. Notice Letter mailed on 01.08.2026
2026 - 002	Wrencrest	30635	Tremont Dr	#10: Garbage containers need to be stored out of sight, either in the garage or walled in on two sides of the home. #14: The white vinyl fence on the east side of the home needs to be pressure washed and all stains removed. #14: the front entryway and driveway needs pressure washed and all stains removed. #18: The mailbox needs cleaned with a bleach-water solution and the mailbox post must be replaced with a PVC post. The support arms are deteriorated and cracking throughout, the fasteners are rusting. The support arms are separating from the back of the post. The post must be replaced with a PVC post.	10,14,18	ARC_DRC Delivery	1st Notice letter mailed on 01.08.2026
2026 - 003	Wrencrest	30801	Tremont Dr	#14: The entire home, front, back and sides need to be pressure washed, all stains, mildew and algae removed. #14: The driveway needs to be pressure washed and all stains removed. #14: The mailbox needs to be cleaned with a bleach/water solution. #14: The large palms in the back need to be trimmed.	14	ARC_DRC Delivery	1st Notice letter mailed on 01.08.2026
2026 - 004	Wrencrest	30821	Burleigh Dr	#6 & 19: Any unregistered or inoperable vehicle sitting in a driveway must be stored in the garage or in an off site facility. #10: The garage door panels on the side of the home need to be reinstalled onto the garage door. The garbage containers and debris on the driveway need to be hidden out of sight, either in the garage or walled in on two sides of the home. #14: The large shrub on the south side of the home needs to be trimmed. #14: The shrub in the front yard needs to be trimmed down. #14: The palms need to be trimmed to a 9-3 position. #14: The driveway needs to be pressure washed and all stains removed. #14: The driveway, sidewalk, apron and tree lawn curb need to be edged. #18: The mailbox needs to be cleaned with a bleach/water solution. The small cracks on the upper parts of the post must be repaired properly and painted MPII colors.	19,10,14,1	ARC_DRC Delivery	1st Notice letter mailed on 01.08.2026
2026 - 005	Wrencrest	30639	Tremont Dr	#10: All garbage containers need to be hidden out-of-sight, either in the garage or walled in on two sides on the side of the home.	10	ARC_DRC Delivery	1st Notice letter mailed on 01.08.2026
2026 - 006	Wrencrest	30643	Tremont Dr	#10: All garbage containers need to be hidden out-of-sight, either in the garage or walled in on two sides on the side of the home.	10	ARC_DRC Delivery	1st Notice letter mailed on 01.08.2026

2026 - 007	Wrencrest	30644	Tremont Dr	#10: All garbage containers 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 west side of the home needs to be pressure washed to remove all algae, mildew, and dirt #14: The Robellini palms in the front of the home need to be trimmed to a 9-3 position	10,14	ARC_DRC Delivery	1st Notice letter mailed on 01.08.2026
2026 - 008	Wrencrest	30649	Tremont Dr	#18: The mailbox needs cleaned with a bleach/water solution. The mailbox post must be replaced with a PVC post. There are multiple cracks on all sides that extend the length of the post, and the top is deteriorating and cracking on the side. The support arms are deteriorated on the sides, as well as on the top, and rotted and cracked. The fasteners on both sides are rusting and the arms are sagging. The mailbox support has deteriorated and is hanging under the mailbox. The post must be replaced.	18	ARC_DRC Delivery	1st Notice letter mailed on 01.08.2026
2026 - 009	Wrencrest	30650	Tremont Dr	#14: The large royal palms in front of and on the East side of the home must be trimmed to a 9-3 position. The Robellini palms in the front of the windows must be trimmed to 9-3 position. #18: The mailbox needs cleaned with a bleach/water solution; the mailbox post must be replaced with a PVC post. The post support arms are separating from the post, as well as decaying and deteriorating, and the fasteners are rusting. The base of the post is deteriorating due to both age and lawn equipment.	14,18	ARC_DRC Delivery	1st Notice letter mailed on 01.08.2026
2026 - 010	Wrencrest	30653	Tremont Dr	#10: The containers on the side of the home needs to be stored out of sight. #14: The driveway, sidewalk and the apron need to be edged. #14: The small bed next to the entryway and the landscape bed in the front of the home must be weeded and mulched. #18: The mailbox needs cleaned with a bleach water solution, and the mailbox post must be replaced with a PVC post. The post support arms are both deteriorated and cracking on the edges, as well as seperating from the post. The fasteners are rusting and causing sagging. The base of the post is deteriorating due to age.	14,18	ARC_DRC Delivery	1st Notice letter mailed on 01.08.2026
2026 - 011	Wrencrest	30700	Tremont Dr	#14: The driveway needs to be pressure washed and all stains removed. #18: The mailbox post has been painted improperly which is covering up damage on the side of the post. The mailbox needs to be cleaned with a bleach/water solution. The mailbox post has a large crack on the back of the post that extends from the top down to the support arms, and the top of the post is deteriorating and a hole is present. The support arms are deteriorating and the fasteners are rusting. Also, the base is beginning to deteriorate. The mailbox post must be replaced with a PVC post.	14,18	ARC_DRC Delivery	1st Notice letter mailed on 01.08.2026

<b>2026 - 012</b>	<b>Wrencrest</b>	<b>30703</b>	<b>Tremont Dr</b>	<b>#14: The entryway and the driveway need to be pressure washed and all stains removed. #14: The small bed needs to be weeded and mulched. #18: The mailbox needs to be cleaned with a bleach/water solution. The post has cracks that extend the length of the post, as well as cracks starting at the base and moving upward. The support arms are deteriorating and separating at the post. The base is deteriorating as well by 25% due to age and lawn equipment.</b>	<b>14,18</b>	<b>ARC_DRC Delivery</b>	<b>1st Notice letter mailed on 01.08.2026</b>
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# **Tab 4**

Case #	VILLAGE	STREET No.	STREET NAME	TYPE OF REQUEST (Brief Description)	Scheme No.	Primary	Trim	Door	Garage Door	ARC Recommendation	Board Decision	NOTES
2026 - 001	Wrencrest	30444	Wrencrest Dr	New Roof Installation						Approve		Owens- Corning Summer Harvest Architectural shingles - Approved in Wrencrest.
2026 - 002	Wrencrest	30920	Burleigh Dr	New Windows Replacement						Approve		6 windows - High Impact - same form, fit, and function. White Vinyl frames, Renewal by Anderson
2026 - 003	Colehaven	30505	Treyburn Lp	New Roof Installation						Approve		Landmark - Weathered Wood Architechural Shingles- Approved in all villages

# **Tab 5**



**Justin Wright**  
**Operations Manager/Maintenance Report**  
**January 07, 2026**

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- January 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 have started to remove Christmas from village entrances.
- Maintenance staff straightened two stop signs in Longleaf.
- Need yard sale dates. Proposed dates 4/4 and 10/3 or 4/11 and 10/10.
- Shred event is scheduled for 2/7/2026 from 9am – 12pm.
- Playground construction has started.
- Longleaf wall by the school is completed.
- OLM January 2026 Landscape Inspection – LMP passed the inspection with a score of 91. The inspection was held on Monday, January 05, 2026.

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**Board Discussion / Approval**

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

# **Tab 6**

Volume 11  
Issue 1  
January 1, 2026

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](mailto:clubhouse@mpiicdd.org)  
[www.meadowpointe2cdd.org](http://www.meadowpointe2cdd.org)  
[Facebook.com/MPIICDD](https://www.facebook.com/MPIICDD)

## Operations Manager

Justin Wright  
[justinwright@mpiicdd.org](mailto: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

Happy New Year P. 2

Post Holidays Cleanup P. 3

Gasparilla P. 4

Coyote Mating Season P. 6

Upcoming MPII EPC Events P. 7



As the sun sets on 2025 we look forward to an even better 2026! This fiery Iverson sunset is one of the countless perks of living among the natural beauty that surrounds us here in MPII and all of the greater Tampa Bay area.

*Photo courtesy of Angelina Mihalkova.*

# Happy New Year!

John Picarelli  
Chairperson  
johnpicarelli@mpiicdd.org

Rob Signoretti  
Vice Chairperson  
robertsignoretti@mpiicdd.org

Jamie Childers  
Secretary  
jchilders@mpiicdd.org

Chris Kluender  
Secretary  
chriskluender@mpiicdd.org

Kyle Molder  
Secretary  
kyle.molder@mpiicdd.org

The CDD Board of Supervisors holds public meetings twice each month. These are held on the 1st and 3rd Wednesdays at 6:30 pm in the Clubhouse.

All MPII residents are welcomed and encouraged to attend. This is your CDD and attending meetings is the best way to stay informed and share your input.

Welcome to 2026 MPII! 2025 has been quite a year, but if you're reading this you made it to 2026, so congratulations! The last few years have amplified political division seemingly at every level – national, state, even local. We successfully avoided any hurricanes in our area, construction along Aronwood has begun, and development all around our area continues. But obstacles in our lives make us stronger for overcoming them. Let's head into 2026 with renewed vigor, energy, and positivity!

If you are hoping for the new year to be a time of change, growth, and progress (via resolutions), MPII can help! The MPII fitness center is open 7 days a week, and it's fantastic! The sports courts are also open and available for basketball, tennis, and pickleball (which continues to become more popular). MPII even offers tennis lessons now (see the Clubs and Opportunities section). The pool and splash pad are both open and swimming and playing there can be

great (and fun!) exercise. The all new MPII lap pool, after many unpredictable delays, will break ground this year and once it is opened it will offer even more options! And all MPII villages have extensive sidewalks and bike lanes for walking or cycling.

As we all know, growth and progress are not always easy. At some point in the near future, construction of the lap pool will surely require closure of the playground and perhaps additional facilities. This is a

temporary obstacle for a brighter future for MPII. And when the playground reopens, it will be better than ever!

MPII residents have always in the past proved to be resilient and positive. We can get through all the proverbial bumps in the road while keeping our eyes forward. If we utilize our intelligence and employ our patience, all with kindness guiding the way,

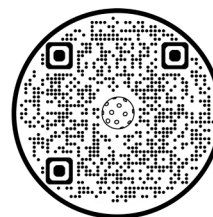
those bumps in the road won't seem so bad. After all, it's a new year – a chance to start anew with a sense of optimism. Let's work together for an even better MPII in 2026. Happy New Year!



## MEADOW POINTE II

### To Reserve a Court

1. Scan QR Code
2. Create account
3. Reserve court



**Residents can use the above QR code to utilize 'Pickle Planner' to reserve courts for pickleball or tennis.**



# Post Holidays Cleanup

As the sparkle of the season fades and routines return, the post-holiday cleanup can feel like its own marathon. But with a little planning – and some smart safety steps – you can wrap up the holidays just as smoothly as you unwrapped them.

Start with a sort & store strategy. Gather all décor in one place before packing it away. Sort items into categories – lights, ornaments, wreaths, and linens – so everything is easier to find next year. Clear, labeled bins are your best friend for quick setup next season.

Prioritize safety during the taking down of decorations – especially outdoors. Use a stable ladder and have someone nearby when removing outdoor lights. Unplug everything before handling lights or extension cords. Remove all batteries from décor that uses them to avoid acid leaks, damage, or worse. Similarly, inspect cords and plugs as you go – discard any that show fraying, corrosion, or heat damage. Avoid overreaching: move the ladder frequently to stay balanced. Store fragile items in padded containers or

wrapped to prevent breakage (and next-year surprises).

Freshen up the space. Once decorations are down, a quick deep-clean – dusting, vacuuming, and wiping surfaces – helps reset your home for the new year. It's also a great time to donate unused gifts or decorations to reduce clutter.



Dispose of trees properly. If you had a real tree, never burn holiday greenery in a fireplace or wood stove; it can spark dangerous flare-ups. Coastal will have a tree collection dumpster at the MPII Clubhouse for safe tree disposal. Note – all decorations (including tinsel) must be removed prior to bringing the tree to the dumpster. The Coastal dumpster is *only* for trees, not regular trash. If you miss this opportunity, Pasco offers tree recycling – you would need to deliver your tree to

Pasco County's designated collection points. See their [website](#) for details.

With a thoughtful approach, post-holiday cleanup becomes less of a chore and more of a refreshing reset. Here's to a clean, safe, and organized start to the year!

MPII Management  
Company

Inframark  
Jayna Cooper  
Jayna.Cooper@inframark.com  
813-608-8242

CDD fee/Bond  
Questions

Inframark Accounting  
Department  
assessments@inframark.com

The MPII Clubhouse  
offers MPII residents  
Notary Services at no  
cost.

We have a certified  
Notary on staff,  
please call ahead for  
availability.

## December MPII Trivia

Trivia – When was the first Gasparilla Parade?

*Answer on page 5.*

# Gasparilla

Ahoy, Tampa Bay!  
Get Ready for  
Gasparilla Season!  
It's that time of  
year again – when  
pirate flags rise,  
bead-throwing  
arms warm up, and  
the spirit of



SEMINOLE  
**Hard Rock**  
**GASPARILLA**  
PIRATE FEST

adventure sweeps across  
Tampa Bay. Gasparilla  
season is here, and whether  
you're a longtime local or a  
newcomer to the area,  
there's no better way to  
experience the heart and  
soul of our community than  
by joining the festivities.

offers something for everyone.  
These celebrations aren't just  
about pirates and parades –  
they're about community,  
creativity, and Tampa pride.

Participating in Gasparilla events  
is a chance to support local  
businesses, enjoy outdoor fun

with friends and  
family, and be  
part of a tradition  
that has brought  
our region  
together for over a  
century. So  
put on your  
best pirate  
gear, gather  
your krewes,  
and get

ready to celebrate with the  
rest of Tampa Bay.

From the legendary  
Gasparilla Invasion and  
Parade of the Pirates to the  
family-friendly Children's  
Gasparilla Parade, music  
festivals, art shows, road  
races, and more, the season

And, if you're ready to join  
one of Tampa's over 50  
Gasparilla krewes, a great  
resource is the Inter-Krewes  
Council. There's a lot of

information on their  
[website](#). Or you could ask  
a friend who's in a krewes  
already. Let's make this  
Gasparilla season the  
most spirited one yet. It's  
yet another benefit of  
living in this great  
community!

**RAYMOND JAMES**



**Gasparilla**  
**Festival**  
of the **Arts**



<https://www.tampa.gov/special-events-coordination/gasparilla-parades-2026-information>



# January Holidays



**1<sup>st</sup> – New Year’s Day.** MPII wishes all our residents, their family, and their friends a very Happy New Year! May it be healthy, happy, and prosperous.



**6<sup>th</sup> – Epiphany.** Epiphany, or Three King’s Day, commemorates the Magi visiting the newborn Jesus. To all who celebrate: Happy Epiphany!



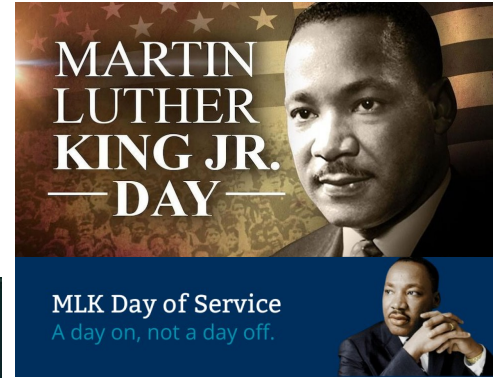
**7<sup>th</sup> – Feast of the Nativity.** Due to the 13-day difference between the Julian calendar

and the Gregorian, Western Orthodox churches celebrate Christmas, or the Feast of the Nativity, on January 7<sup>th</sup>. For those that celebrate: Have a blessed Feast of the Nativity!



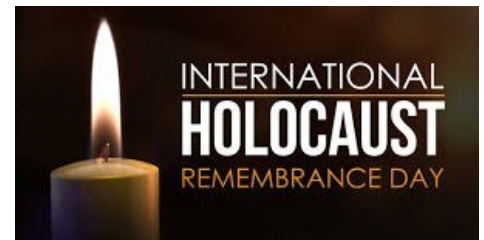
**16<sup>th</sup> – Lailat al Miraj.** This is a Muslim holiday commemorating Muhammad’s Night Journey, where he received instructions from Allah to pass along to the faithful. The holiday officially begins at sunset on the evening before (1/15) and goes through sunset on the 16<sup>th</sup>. For those who celebrate: Have a happy and blessed Lailat al Miraj.

**19<sup>th</sup> – MLK Day.** Martin Luther King Jr. was born on January 15<sup>th</sup>, and every year on the 3<sup>rd</sup> Monday in January we commemorate his contributions to our great nation. The holiday has evolved to become a day of service, so if you



have the day off, please consider volunteering for a charity that means something to you. You might also consider simply [donating blood](#).

**27<sup>th</sup> – International Holocaust Remembrance Day.** Since 2005, the UN and its member states have held commemoration ceremonies to mark the anniversary of the liberation of Auschwitz-Birkenau and to honor the six million Jewish victims of the Holocaust and millions of other victims of Nazism.



## Trivia Answer (from page 3): 1904!

The first Gasparilla Parade happened in May of 1904. Now held annually in January, the Gasparilla Parade is the marquis event of “Gasparilla Season”, a series of fantastic community events in the Tampa Bay area that distinguishes our community from any other in America. Find out more at these sites:

<https://gasparillapiratefest.com/>  
<https://www.youtube.com/watch?v=2cnzFxoEdvs>  
<https://www.visittampabay.com/tampa-events/gasparilla-season/>

# Coyote Mating Season

As the new year begins and the calendar turns to January, the Tampa Bay area enters coyote mating season – which runs from January to March. This is a time when these normally elusive animals become significantly more active and territorial. While coyotes are a natural part of Florida's ecosystem, their increased movement during mating and denning season can lead to more sightings in neighborhoods, parks, and even busy residential areas.

During mating season, coyotes travel longer distances, vocalize more frequently, and may appear bolder than usual. As they seek mates and later protect dens with newborn pups, they can show protective behaviors that residents may interpret as aggression.

What does this mean for MPII residents? Although coyote attacks on humans are extremely rare, small pets – especially cats and small dogs – are at higher risk. Coyotes are opportunistic hunters, and unsecured food or unsupervised pets can inadvertently attract them.

But there are things we can do to reduce our risks and ensure the safety of these animals during this important time of year for them.

First, keep pets supervised when outdoors, especially at dawn and dusk. Secure your garbage and/or spray it with wildlife deterrents (such as peppermint oil – but be careful as many of these sprays can harm pets). Never store food (human or pet) outdoors. Always use a leash when walking dogs (it's the law anyway) and avoid densely wooded or brushy areas where coyotes might be. If you do encounter a coyote and they approach – make loud noises, wave your arms, or use a whistle to reinforce their natural wariness of humans. Lastly, if you encounter unusually bold behavior, report it to the Florida Fish and Wildlife Conservation Commission (FWC) at 888-404-FWCC (3922).

Coyotes play an important ecological role, helping control rodent populations and maintaining natural balance. By staying informed and taking simple precautions, MPII residents can coexist safely with local wildlife throughout the heightened activity of mating season.



**COYOTE  
MATING SEASON**

**ANIMAL SERVICES**

KEEP WILDLIFE WILD

Coyotes breed from mid-January to early March. After a gestation period of 63 to 65 days, a litter of five to seven pups is born.

**RESTRAIN YOUR PETS**

- Always walk dogs on a leash and do not allow cats to roam free outdoors. In general, do not leave pets unattended outdoors.

**KEEP PET VACCINATIONS UP TO DATE**

- Wildlife may transmit disease to cats and dogs.

**SECURE PET FOOD AND TRASH IN CLOSED CONTAINERS**

- Remove food sources like pet food, trash, fallen fruit, and bird seed.

**MAKE NOISE IF YOU SEE COYOTES**

- Yell or clap loudly to scare wildlife away; carry something with you to make noise.

**REPORT COYOTE SIGHTINGS USING OUR ONLINE TOOL**



# Upcoming MPII EPC Events

2025 was a banner year for MPII's Events Planning Committee (EPC)! This past year featured numerous fantastic events, including the Bunny Hop, Summer Festival, Halloween FunFest, Breakfast with Santa, a shred event, and two community cleanups!

All told, lots of local high schoolers accumulated volunteer service hours, and lots of our community's adults volunteered as well. The EPC leadership, with the help of resident volunteers, put these events together for our amazing community.

Most recently was last month's Breakfast with Santa. This phenomenal event brought lots of children in for free photos with Santa that MPII families

will cherish forever. There were also games, crafts, goodies, and of course – breakfast!

The shred event last summer was popular enough that the EPC has another one on the books. On Saturday, February 7<sup>th</sup>, from 9am – 1pm, Lock Tight Shredding will have a mobile shredding truck in the MPII parking lot. Maintain your security and reduce the chance of identity theft by bringing all your documents with sensitive information on them to this event!

The EPC wrapped up 2025 with a holiday décor Yard-of-the-Month contest.

Check out the photos of the winning home

on the EPC Facebook page.

The EPC is always looking for volunteers for future events. So, if you could spare a little time to help put on these awesome community events that make MPII a terrific place to live – email them at [epc@mpiicdd.org](mailto:epc@mpiicdd.org) and ask to be on their email list. You can also keep up with their events on their [Facebook page](#).



## MPII Clubs & Opportunities



**EC TENNIS ACADEMY** offers tennis lessons to people aged 4 through adult. Contact Coach

Edgardo Chavez at 813-328-0841.



**Teach Leaf**

school year! The KLP, or

**TEACH LEAF** is still enrolling for the 2025-2026

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](mailto:teacher.melissa827@gmail.com).



## MPII NEWS

Meadow Pointe II CDD  
30051 County Line Road  
Wesley Chapel, FL 33543  
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**MPII NEWS**  
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## MPII News Needs Your Photos!

If you have taken a photo within MPII that you think would make a nice cover shot on a future issue, please email it to [newsletter@mpicdd.org](mailto: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](mailto: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
12/18/2025	294	91	2	12	10	160	20

		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	1pm-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
10/7/2025	4am-8am	7	2	0	1	1	3 2 ins; 1 tag/reg vio	3 warnings in Deer Run
10/9/2025	4am-8am	8	0	0	0	0	3	0
10/14/2025	4am-8am	7	2	0	0	0	4 1 ins; 1 driving while suspended; 2 tag/reg	Morningside 2 warnings 2 Citations
10/15/2025	1pm-5pm	4	0	0	0	0	2	2
10/17/2025	4am-8am	7	4	0	0	0	6	0

10/22/2025	4pm-8pm	5	4	0	0	1	4	0
10/28/2025	4am-8am	7	3	0	0	0	4 2 ins; 1 DL vio; 1 red light vio	0
10/29/2025	4pm-8pm	6	2	0	0	0	3 2 ins; 1 texting while driving	0
11/3/2025	4am-8am	4	0	0	0	0	1 insurance violation	0
11/4/2025	12pm-4pm	6	1	0	0	0	2	0
11/6/2025	1pm-5pm	6	0	0	2	0	1	2
11/7/2025	4am-8am	7	3	0	0	0	4	0
11/10/2025	4am-8am	4	4	0	0	0	2 Insurance violations	0
11/14/2025	4am-8am	9	0	0	1	0	4 2 ins; 1 faulty equip; 1 DL vio	0
11/17/2025	4am-8am	8	2	0	1	0	4 2 ins; 2 tag/reg	3 warnings
11/19/2025	4pm-8pm	8	6	0	1	3	6 1 ins; 1 tag/reg; 2 DL vios; 1 window tint; 1 improper lane change	0
12/3/2025	2:30- 6:30pm	8	2	0	0	0	5 2 ins; 2 tag/reg; 1 DL vio	0
12/8/2025	1pm-5pm	6	0	0	3	0	1	0
12/9/2025	4am-8am	7	4	0	0	0	6	0
12/10/2025	2pm-6pm	11	1	0	1	2	7 2 ins; 1 tag/reg; 1 move over law; 2 window tint; 1 stopping in road	0
12/11/2025	4am-8am	12	0	0	0	1	6 2 ins; 2 tag/reg; 1 driving w/o headlights; 1 equipment vio	0
12/15/2025	4am-8am	9	0	0	0	0	5 2 ins; 2 tag/reg; 1 red light	0
12/16/2025	12pm-4pm	7	1	0	0	0	1	0
12/18/2026	4am-8am	6	2	0	0	0	3	0