



Meadow Pointe II CDD

January 21, 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 Counsel
- Justin Wright, Operations Manager

Wednesday, January 21, 2026 – 6:30 p.m.
Regular Meeting Agenda

Communications Media Technology Via Zoom:

<https://us02web.zoom.us/j/4527478885?pwd=SWJycEJVU1VjSmVvSWRVeDJlcWIrZz09&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. Ratification on the Board discussion of January 7th meeting
- 7. District Engineer Report**
 - A. Cost of 6th lane for Lap pool
 - B. Discussion of Engineer report
 - C. Consideration of Public Facilities Report
- 8. District Counsel Report**
 - A. Discussion of Service Marks and the Service Mark License Agreement
 - B. Status of any open litigation that is not confidential
 - C. Wrencrest Appeal Status
 - D. Update on Traffic Enforcement Agreement
- 9. Consent Agenda**
 - A. DRVC Violation log/pictures
 - B. Approval of Meeting Minutes from December 11, 2025
 - C. Approval of Meeting Minutes from December 17, 2025
 - D. Approval of Workshop Minutes from December 17, 2025
 - E. Approval of Security Session Minutes from December 17, 2025 (Under Separate Cover)
- 10. Government/Community Updates**
 - A. Community Representative Update
 - i. Update on off duty Pasco County Sheriff Officer
 - B. Event Planning Representative
 - i. Discussion on leadership
 - ii. Next Event Update
- 11. Architectural Review Discussion Items**
- 12. Non-Staff Reports**
- 13. Operations Manager Report**
 - A. Update on playground renovation
- 14. Audience Comments**
- 15. Supervisor Comments**
- 16. 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

January 6th, 2026

Meadow Pointe II CDD
Inframark IMS
ATTN: Jayna Cooper, District Manager
2005 Pan Am Circle, Suite 300
Tampa, FL 33607
Office - 813-873-7300

RE: Proposal for Engineering Services: Meadow Pointe II CDD
Project Name: Public Facilities Report

Dear Ms. Cooper,

Brletic Dvorak Inc. (BDI) is extremely proud to have the opportunity to work with the Meadow Pointe II CDD on their Public Facilities Report. We would like to offer the following proposal in response to your request for civil engineering services.

SCOPE OF SERVICES

In compliance with Section 189.08, Florida Statutes, special districts are required to file public facilities reports to promote coordination between special districts and local governments to aid in comprehensive planning. This report for the Meadow Pointe II Community Development District (the District) provides general descriptions of the public facilities owned by the District. Since the community is substantially complete, the report is limited to existing infrastructure and does not contemplate facility expansion within the next five years. BDI will perform the following services related to creating the Public Facilities Report.

Task 1 – Public Facilities Report - BDI will prepare a Public Facilities Report (PFR) in accordance with Section 189.08, Florida Statutes, documenting the existing public facilities owned, operated, or maintained by the Community Development District (“District”). The report is intended to promote coordination between the District and applicable local government agencies and will focus on existing infrastructure.

For preparation of the Public Facilities Report, BDI will perform a review of available District records, including establishment documents, boundary information, recorded plats, easements, right-of-way dedications, and applicable ownership records. BDI will also review prior engineering documents, approved construction plans, available as-built drawings, methodology reports, and relevant permits issued by the SWFWMD, to confirm ownership and maintenance responsibility for public facilities within the District.

Based on this review, BDI will document the existing public facilities serving the District, including roadways, potable water and wastewater systems, stormwater management facilities, irrigation and landscaping improvements, monuments, gates, entry features, lighting systems, and recreational and common area amenities.



The report will identify whether facilities are owned and maintained by the District, the County, or third-party entities, to the best of knowledge and according to records obtained.

A professionally formatted Public Facilities Report will then be prepared, incorporating the narrative descriptions and exhibits. BDi will coordinate with District staff and District Counsel as needed during report preparation. Final deliverables will consist of a PDF report.

To Be Provided by the Owner

- Site Access
- Historical Documents and Reports

COMPENSATION

Compensation for these services is shown below (typical direct expenses included) as a Not To Exceed.

TASKS	SERVICES FEE
TASK 1 – Public Facilities Report	\$4,300
Grand Total	\$4,300

Any additional work requested from the client not included in this proposal will be subject to being invoiced according to the master contact compensation between BDi and Meadow Pointe II CDD.

Again, thank you for this opportunity.

Sincerely,

A handwritten signature in blue ink, appearing to read 'SB'.

Stephen Brletic, P.E.
Project Manager



A. General Provisions

BDI agrees that this proposal shall remain open for 60 days from the date of this proposal. Acceptance of the proposal after the end of the 60-day period is valid if BDI elects, in writing, to reaffirm the proposal and waive its right to re-evaluate and resubmit the proposal.

BDI reserves the right to renegotiate the contract which this proposal, if accepted, will comprise, on or after six (6) months from the date of this proposal, provided the Client is given 30 days of notice in writing, if salaries or operational costs increase in a sufficient amount. Our present quotation is based upon current salaries and operational costs.

It is understood and agreed that once work is started on this project by BDI, only the Client or its duly authorized representative has the authority to order the work stopped on his behalf and only upon giving BDI, 10 days of notice in writing, as to when the work shall stop. The Client further agrees to be liable and pay to BDI, for all labor done, work performed, materials furnished, and expenses incurred up to and including the day work is stopped in accordance with the notice.

BDI will provide the Client with data on electronic files; however, the Client acknowledges that data stored on electronic media can deteriorate undetected or be modified without the BDI's knowledge. Therefore, electronic files are provided without warranty or obligation on the part of BDI as to accuracy of information contained on the electronic files. All information on the electronic files must be independently verified by the Client and the Client agrees to indemnify and hold BDI harmless from any and all claims, damages, losses, and expenses including but not limited to attorney's fees arising out of the use of the electronic files.

B. Time of Payments and Litigation Expenses

BDI will submit monthly certified invoices for services rendered during the preceding month. Payments are due and payable within 30 days from the date of invoice. If Client fails to pay the full amount due for services and expenses within 30 days after date of invoice, the amount due will include a charge at the rate of 1-1/2% per month of the outstanding balance from said 30th day. In addition, in the event any invoice has not been paid in full by its due date, BDI may, after giving three (3) days written notice to Client, suspend services under this Agreement until Client has paid in full amounts due BDI for services, expenses and interest.

In the event BDI deems it necessary to refer any unpaid invoices to its attorneys for the purposes of instituting collection or mechanic's liens proceedings, Client agrees to pay BDI's attorney's fees, court costs, and litigation expenses, including fees for expert witnesses, trial and deposition transcripts, cost of printing briefs, and travel expenses for witnesses, attorneys and employees.

In the event Client asserts a claim against BDI and/or BDI's subconsultants for any act arising out of performance of the services provided herein, whether by an original action, or by counterclaim set-off or other defense to any mechanic's lien or other claim asserted by BDI as a result of Client non-payment of

fees and expenses for services rendered, and if Client fails to prevail in such action, counterclaim, set-off, or defense, Client agrees to pay all attorney's fees, costs and litigation expenses (including fees for expert witnesses, trial transcripts and deposition transcripts) incurred by BDI and/or BDI's subconsultants in opposing any such action, counterclaim, set-off or defense.

BDI may withhold the delivery, signature or sealing plans and specifications, and may repossess all plans and specifications previously delivered to or otherwise made available to Client, their agents or assigns, without incurring any liability for direct and/or consequential damages to Client or anyone claiming through them or on their behalf whenever BDI deems it necessary to ensure payment for services rendered. Should any claim for such damages be made, Client agrees to hold BDI harmless from all litigation expenses incurred by BDI as defined herein.

C. Additional Services

In the event additional services beyond those identified in the Scope of Work are required by the Client or by circumstances beyond BDI's control, BDI will furnish such services upon written authorization of the Client. Payment for Additional Services will be charged at the following hourly rates which are inclusive of labor, overhead, payroll burden and profit.

<u>Classification</u>	<u>Hourly Rate</u>
Project Manager	\$210.00
Project Manager II	\$180.00
Inspector	\$80.00

Any changes to the previously approved submittals will be considered a change in scope of services and BDI will be entitled to additional compensation at the rates herein specified.

The use of subconsultant services will be paid as expense items with prior written approval.

D. Insurance

BDI maintains Professional Liability, General Liability and Workmen's Compensation Insurance. On request, BDI will furnish Client certification of insurance.

E. Termination

In the event of termination of this Agreement by Client, Client shall pay BDI for services (including additional services) rendered, performed, or procured through such phase, including Expenses, at the rates stated in the Agreement, plus all termination expenses. Termination expenses mean additional Reimbursable Expenses directly attributable to termination.

F. Indemnification and Limitation of Liability

Except as otherwise agreed, BDI shall hold harmless and indemnify the Client against injury, loss or damage arising out of the negligent acts, errors or omissions of BDI. The Client agrees to limit BDI's liability hereunder to Client and to all Construction Contractors and Subcontractors on the project, due to such negligent acts, errors or omissions, such that the total aggregate liability of BDI to all those named shall not exceed BDI's total fee for services rendered on this project.



G. Standard of Care

BDI shall perform the services in a manner consistent with the degree of skill and care ordinarily exercised by members of the same profession currently practicing under the same conditions.

We hereby authorize Brletic Dvorak, Inc. to proceed in accordance with the above proposal. If any professional services are ordered by a representative of the client, for items listed above with a returned acceptance, the prices and terms of this proposal shall be in effect.

ORGANIZATION: _____

DATE: _____

BY: _____

TITLE: _____

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

The regular meeting of the Board of Supervisors of the Meadow Pointe II Community Development District was held Thursday, December 11, 2025 at 6:30 p.m. at the Meadow Pointe II Clubhouse, located at 30051 County Line Road, Wesley Chapel, Florida 33543.

Present and constituting a quorum were:

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

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

Jennifer Kilinski
Justin Wright

Residents and Members of the Public

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.

FIRST ORDER OF BUSINESS **Call to Order**

Mr. Picarelli called the meeting to order.

SECOND ORDER OF BUSINESS

Roll Call

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

THIRD ORDER OF BUSINESS

Pledge of Allegiance

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

FOURTH ORDER OF BUSINESS

Pledge of Allegiance

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

FOURTH ORDER OF BUSINESS

Additions or Corrections to the Agenda

There were no additions or corrections to the agenda.

FIFTH ORDER OF BUSINESS

Audience Comments

There were no audience comments

SIXTH ORDER OF BUSINESS

District Managers' Report

45 The Board tabled the report of FY 2025 Goals and Objectives to the next meeting on
46 December 17, 2025.
47

48 **SEVENTH ORDER OF BUSINESS**

District Engineers' Report

49 **A. Cost of the 6th lane for lap pool**
50 **B. Discussion of Engineer Report**

52 Mr. Picarelli reviewed the District Engineer report to the Board.
53

54 **EIGHTH ORDER OF BUSINESS**

District Counsels' Report

56 Ms. Kilinski presented the District Manager report regarding the FY2025 Goals and
57 Objectives. She explained that these goals and objectives were established by the Legislature in
58 2024 and that the district adopted them last year. She further noted that the proposed goals and
59 objectives are the same goals and the district is to report on the performance. Ms. Kilinski
60 requested from the Board for approval of the Goals and Objectives, so they can remain in
61 compliance.

62
63 On MOTION by Ms. Childers, seconded by Mr. Signoretti, with all in
64 favor, to accept the FY 2025 Performance Measures/Standards &
65 Annual Report form from October 1, 2024- September 30, 2025 the
66 was approved. 5-0

68 **A. Update from Andy Cohens Office on DRVC case**

69 There were no updates at this time.

70 **B. Update from Roper & Roper's office on Catterton case**

71 Ms. Kilinski informed the Board that the matter is being handled through the

72 District Insurance Counsel. Ms. Kilinski advised that the district is covered under its
73 general liability claims through the Florida Alliance Insurance Fund and that this is a
74 covered claim. Additionally, no shade session is required, as the district is not involved
75 in any settlement negotiations. All settlement discussions, if any, will be managed
76 directly by the insurer and not the district. Ms. Kilinski also advised the Board that an
77 application for Alternative Standards is anticipated to be filed the end of the year and
78 that an update will be provided to the Board once it's filed. She further reminded the
79 Board members to complete the required Ethics Training by December 31, 2025. Ms.
80 Kilinski noted that a summary of the applicable rules and policies has been distributed
81 and is available for discussion at the upcoming workshop prior to the public hearing.

Mr. Molder followed up with Ms. Kilinski regarding the Pasco Off-Duty Sheriff Patrol Agreement and advised that the agreement was submitted to Ms. Moczynski for review on December 2nd and did not receive a response although the item appears on the next agenda. Ms. Kilinski requested that Mr. Molder forward the email to assist with the information.

C. Brief update on any open case

There were no updates at this time.

NINTH ORDER OF BUSINESS

Consent Agenda

A. DRVC Violation log/pictures

There was no discussion at this time.

B. Architectural Review Discussion Items

96 Mr. Molder raised questions regarding the log, noting that it's intended to be
97 updated for the first meeting of each month and observed that it has not been updated.

On MOTION by Ms. Childers, seconded by Mr. Kluender, with all in favor of approving the consent agenda as presented, was approved.

5-0

On MOTION by Ms. Childers, seconded by Mr. Kluender, with all in favor of approving the architectural review discussion items as presented, was approved. 5-0

TENTH ORDER OF BUSINESS

Government/Community Updates

A. Community Representative Update

i. Update on off duty Pasco County Sheriff Officer

112 Mr. Molder informed the Board that the contract has been filled out and submitted
113 to Ms. Moczysnki for review on December 2nd. Mr. Molder noted that he is awaiting her
114 approval and that the item is scheduled for consideration on the next agenda.

B. Event Planning Representative Update on Next Event

i. Update on Holiday Event

117 Mr. Picarelli provided an update to the Board regarding the holiday event noting
118 that it was a great turnout although suggested for next year event to start at a later
119 time.

ii. Next Event Update

121 There were no updates at this time.

122

123

124 **ELEVENTH ORDER OF BUSINESS** **Non-Staff Reports**

125

126 Mr. Wright presented the Non-Staff Reports to the Board.

127

128 **TWELFTH ORDER OF BUSINESS** **Operations Managers' Report**

129

130 There was no report.

131

132 **THIRTEENTH ORDER OF BUSINESS** **Audience Comments**

133

134 An audience had questions regarding the county commissioners. The Board addressed the
135 audience's questions.

136

137 **FOURTEENTH ORDER OF BUSINESS** **Supervisor Comments**

138

There were no supervisor comments.

139

140 **FIFTEENTH ORDER OF BUSINESS** **Adjournment**

141

142 Mr. Picarelli thanked the members of the audience and acknowledged the supervisors who
143 attended the meeting. Mr. Picarelli commented that workshop will be moved to the next meeting
December 17, 2025.

144

145 On MOTION by Ms. Childers seconded by Mr. Molder with all in
146 favor, the meeting was adjourned at 7:00 p.m. 5-0

147

148

149

150

151

John Picarelli
Chairperson

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

The regular meeting of the Board of Supervisors of the Meadow Pointe II Community Development District was held Wednesday, December 17, 2025 at 6:30 p.m. at the Meadow Pointe II Clubhouse, located at 30051 County Line Road, Wesley Chapel, Florida 33543.

Present and constituting a quorum were:

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

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

Jayna Cooper	District Manager
Lindsay Moczynski	District Counsel
Justin Wright	Operations Manager
Kevin Ginsberg	ARC/DRVC
Anthony Vega	LMP

Residents and Members of the Public

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Following is a summary of the discussions and actions taken.

FIRST ORDER OF BUSINESS **Call to Order**

Mr. Picarelli called the meeting to order.

SECOND ORDER OF BUSINESS **Roll Call**

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

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

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

Mr. Signoretti requested to move the 4th business item Discussion on District Security

System to the end of the meeting for the convenience of the residents. Ms. Moczynski noted that a discussion of the CMAR RFQ will be added under District Counsel Report. Ms. Childers noted whether the ratification of the Pasco Sheriff Application and Agreement should be underneath the

45 consent agenda or should that be under approval or disapproval. The Board held a discussion, and
46 Ms. Moczynski advised that the Pasco Sheriff Application and Agreement can be moved to District
47 Counsel report.

48

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

50 An audience member expressed concerns about the budget for events. Mr. Picarelli
51 addressed the audience member concerned. Additionally, the audience member noted that her
52 grandson enjoyed the bouncy houses; however, she expressed safety concerns regarding older
53 children using the bouncy houses at the same time as younger children. She inquired whether
54 procedures could be modified to improve safety. Mr. Picarelli addressed the audience member
55 concern with a possible alternative solution such as providing two separate bouncy houses one for
56 the younger and the other for older children. Mr. Vega provided the landscape report.

57

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

59 Ms. Cooper presented the Annual Arbitrage Proposal Special Assessment Bonds 2018 to
60 the Board.

61 On MOTION by Mr. Picarelli, seconded by Mr. Signoretti, with all in
62 favor by roll call vote, approved the Annual Arbitrage Rebate
63 Counselor's proposal of \$400.00 to perform this task, was approved.
64 5-0.

65

66 Ms. Cooper presented the 2026-03 Authorizing Spending Authority and how there is a
67 resolution in place authorizing the operation manager spending authority, but there wasn't one
68 authorizing the district manager in conjunction with the chair in emergency situations.

69

70 On MOTION by Mr. Signoretti seconded by Ms. Childers, with all in
71 favor by roll call vote, adopted 2026-03 Authorizing Spending
72 Authority, was approved. 5-0.

73

74

75 Ms. Cooper presented the 2026-04 General Election Resolution and Notice and informed
76 the Board that this is the general election resolution and notice. We have the next election coming
77 up in November. The seats that are up are Seats Two, Three and Four which is currently held by
78 Supervisor Molder, Supervisor Childers, Supervisor Signoretti.

79

80

On MOTION by Ms. Childers seconded by Mr. Kluender, with all in favor adopted 2026-04 General Election Resolution, was approved.
5-0.

SEVENTH ORDER OF BUSINESS

District Engineers' Report

**A. Authorization to Complete Public Facilities Report
B. BDI FY 2026 CDD Labor Rate Sheet**

Mr. Picarelli reviewed the engineer report and provided an update to the Board.

Mr. Picarelli informed the Board that the District Engineer requested to have motion for the lap pool to discuss options to approve the addendum to the Request for Qualification for Construction Manager at Risk Services. Ms. Moczynski assisted and explained the purpose of the request.

On MOTION by Mr. Signoretti seconded by Ms. Childers with all in favor approved District Counsel to draft an addendum to the CMAR scope to include the lap pool project, was approved.
5-0.

Mr. Picarelli provided an important update regarding the roadway and parking areas at Covina Key. He advised the Board that the District Engineer conducted a visual inspection of the existing asphalt pavement within the parking lot and along Covina Key. The pavement was found to be in generally fair condition and structurally sound, with remaining service life. Isolated areas of distress were observed, primarily consisting of centerline cracking and small potholes. The centerline cracking appears to be non-structural in nature and typical of age-related asphalt. Fortunately, the pavement remains serviceable and suitable for continued use. To prevent further deterioration, crack sealing and pothole patching were recommended. Maintenance staff will address the identified small potholes. A discussion ensued with Ms. Childers and the Board.

Ms. Cooper discussed the Authorization to Complete Public Facilities Report and requested Ms. Moczynski to provide a summary of the report. Ms. Moczynski explained to the Board Per Florida Statute that every seven years the Community Development District has to submit a public facilities report which basically shows anything that you have done or anything that is pending or coming up. It's usually things that are included within your capital improvement plan and includes current facilities, pending projects and future projects. Ms. Moczynski advised the Board that it is required by statute but requested to confirm first with the District Engineer on the timing due to other projects going on with the community. Ms. Cooper informed the Board

118 that if they are in an agreement with District Counsel, we will direct Mr. Whited to put together a
119 proposal and include the due date of the next report, and the Board can decide at that time. Ms.
120 Cooper presented the BDI FY 2026 CDD Labor Rate Sheet and informed the Board there have
121 been no changes to the rates although they expect some changes in the next fiscal year.

122
123 **EIGHTH ORDER OF BUSINESS** **District Counsels' Report**
124

125 **A. Update from Andy Cohens Office on DRVC Case**

126 There were no current updates at this time.

127 **B. Update on public hearing with Pasco Planning Board**

128 Ms. Moczynski provided an update on the meeting with the county representatives,
129 Meadow Pointe III liaison and Meadow Pointe II liaison and the staff taking place on
130 December 18, 2025. The application will be submitted to the County after meeting with
131 the county representatives.

132
133 **C. Discussion on Resolution Setting Public Hearing on Rules of Procedure**

134 Ms. Moczynski informed the Board that the discussion item served as a reminder only
135 and will need to do this after the workshop discussion. Ms. Moczynski encouraged the Board to
136 review the materials and engage in a discussion, after which the Board would provide directions
137 to Ms. Cooper or Ms. Moczynski. She noted that based on the Board direction, staff would finalize
138 the documents and prepare a resolution to set a public hearing, so that it can go before the public
139 so they can make comments, and it can be adopted as a final version.

140
141 **D. Brief update on any open cases**

142 Ms. Moczynski informed the board that there is no update on any open cases. She also
143 recommended moving the Pasco Sheriff Application and Agreement to the Security Discussion,
144 as it involves specific dates, times, and operational details and relates to an exempt portion of the
145 statute.

146
147 On MOTION by Mr. Molder seconded by Ms. Childers with all in
148 favor, approved the Ratification of the Trespass Agreement with the
149 Pasco Sheriff's Office was approved. 5-0.

150
151 **NINTH ORDER OF BUSINESS** **Consent Agenda**
152

153
154 **A. DRVC Violation log/pictures**

155 There was no discussion at this time.

196 On MOTION by Mr. Signoretti seconded Ms. Childers by with all in
197 favor, to open security session was approved. 5-0.
198

199

200 On MOTION by Mr. Signoretti seconded Ms. Childers by with all in
201 favor, to close security session was approved. 5-0.
202

203 **FIFTEENTH ORDER OF BUSINESS Adjournment**

204

205 On MOTION by Mr. Molder seconded by Ms. Childers, with all in
206 favor, meeting adjourned at 8:00 pm. 5-0
207

208

209

210 John Picarelli
211 Chairperson
212

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

1 The Workshop Meeting of the Board of Supervisors of the Meadow Pointe II Community
2 Development District was held Wednesday, December 17, 2025 at 6:30 p.m. at the Meadow Pointe
3 II Clubhouse, located at 30051 County Line Road, Wesley Chapel, Florida 33543.

4
5 Present were:

6	John Picarelli	Chairperson
7	Robert Signoretti	Vice Chairperson
8	Kyle Molder	Assistant Secretary
9	Jamie Childers	Assistant Secretary
10	Chris Kluender	Assistant Secretary

12 *The following items were discussed during the December 17, 2025 Meadow Pointe II*
13 *Community Development District Workshop; no motions, votes or actions were taken. Any*
14 *action to be taken on the items listed below will occur at a regular meeting of the Board of*
15 *Supervisors.*

17 FIRST ORDER OF BUSINESS

Call to Order

18 Mr. Picarelli called the workshop to order at 8:00 p.m.

20 SECOND ORDER OF BUSINESS

Items for Discussion

21 A. Discussion on Deed Restrictions, Rules, Policies and Rates.

22 • A discussion ensued regarding the deed restrictions, rules, policies, and rates.

23 • Mr. Picarelli led a detailed discussion concerning the fees referenced on pages

24 280-282.

25 • Discussion ensued regarding garbage can violations, specifically noting that

26 residents cannot be fined for this violation, as referenced on page 281 Section D.

27 • Mr. Picarelli informed the Board of proposed changes to gym access fees.

28 • Mr. Picarelli stated he would verify the current rates with the Operations Manager to

29 determine whether changes are necessary.

30 • Additional discussion ensued regarding:

31 - Replacement fees for ID cards

32 - Gate remote key replacement fees

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

THIRD ORDER OF BUSINESS

Adjournment

There being no further discussion, the workshop was adjourned.

John Picarelli
Chairperson

Tab 2

MEADOW POINTE II CDD

ENGINEERS REPORT FOR JANUARY 21st, 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 30th 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 30th 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.

Tab 3

Case#	Village	Street #	Street Name	Violation(s)	DR#	ARC_DRC Delivery	Notes
CDD Meeting 01.21.2026							
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 01.22.2026
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 01.22.2026
2026 - 003	Wrencrest	30801	Tremont Dr	#14: The entire home needs 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	ARC_DRC Delivery	1st. Notice Letter mailed on 01.22.2026
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.	6,19,10,14 ,18	ARC_DRC Delivery	1st. Notice Letter mailed on 01.22.2026
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 01.22.2026
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 01.22.2026

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 01.22.2026
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 01.22.2026
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 01.22.2026
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 separating 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 01.22.2026

2026 - 011	Wrencrest	30700	Tremont Dr	<p>#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.</p>	14,18	ARC_DRC Delivery	1st. Notice Letter mailed on 01.22.2026
2026 - 012	Wrencrest	30703	Tremont Dr	<p>#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.</p>	14,18	ARC_DRC Delivery	1st. Notice Letter mailed on 01.22.2026
2026 - 013	Colehaven	30406	Colehaven Ct	<p>#6 & 19: The commercial semi cab parked in the front of the home must be removed immediately. #10: The garbage containers stored on the driveway and side of the home must be hidden out of sight in the garage or walled in on two sides on the side of the home. #16: The driveway needs to be pressure washed and all stains removed. #16: The front rock bed needs the weeds treated and removed. #16: The tree stump in the rock bed needs to be removed. #16: The sidewalk and the tree lawn curb need to be edged. #20: The mailbox needs cleaned and the mailbox post must be replaced with a PVC post. The post has several cracks along the back, and the sides leading down from the top. The support arms are deteriorating on the rear edges. The arm/base support is cracked and deteriorating.</p>	6&19, 10,16,20	ARC_DRC Delivery	1st. Notice Letter mailed on 01.22.2026
2026 - 014	Manor Isle	1537	Deerbourne Dr	<p>#16: The debris stored on the tree lawn must be removed and hidden out of sight till the next bulk pickup. #16: The front lawn is dead in 25-40% of the lawn and must be replaced. #16: The lattice privacy fence needs to be pressure washed to remove the green algae/mildew. #20: The mailbox needs cleaned with a bleach/water solution and the mailbox post must be replaced with a PVC post. The support arms are cracking, deteriorating on the edges and separating at the post. The posts have cracks extending from the top down the length of the post, as well as the fasteners are rusting.</p>	16,20	ARC_DRC Delivery	1st. Notice Letter mailed on 01.22.2026

Tab 4

					1.21.2026								
Date of Review	Case #	Village	Street	Street Name	TYPE OF REQUEST	Scheme No.	Primary	Trim	Door	Garage Door	ARC Recommendat	Board Decision	NOTES
1/21/2026	2026-004	Deer Run	29411	Allegro Dr	New Roof Install & Exterior Paint	1	SW 6154	SW 7051	SW 7020	SW 6154	Approve		Installing a Tamko Rustic Black architectural shingle roof. Approved in all villages.

Tab 5

Justin Wright

Operations Manager/Maintenance Report

January 21, 2026



- Solitude Pond Maintenance Report/ attached.
- LMP Reports. / Attached.
- Maintenance staff continue to clean storm drains and ponds throughout the district to keep the community clean.
- Maintenance staff have continued to clean, repair, and repaint the village walls and fences throughout the district.
- Maintenance staff did some work around the playground to get it ready to open.
- Maintenance staff has finished removing all Christmas decorations.
- Playground is complete. It reopened at 4pm. Waiting on new benches.
- Operations Manager ordered new Wrencrest gate meeting sign. Sign was put in the location on Wednesday afternoon.

Board Discussion / Approval

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

Tab 6



Remit payments to:
1320 Brookwood Drive, Suite H
Little Rock, AR 72202

Customer: Meadow Pointe II CDD

Technician(s): Noah W.

Date: 1/15/26 Branch: W/C

SERVICE: Monthly Bi-Monthly Quarterly Followup Removal Trash Pick up

Water Test Aeration/Fountain Planting Fish Stock Fish Barrier

SERVICE REPORT

SITE/LAKE NUMBER	INSPECTION	TREATMENT	AIRBOAT	JONBOAT	MULE	TRUCK	BACKPACK	WEEDEATER	ALGAE	GRASSES	SUBMERGED	FLOATING	CHEMISTRY	WATER LEVEL	#DAYS RESTRICTION	WEATHER CONDITIONS	WATER TESTING	PH/TEMP/DO
51		X			X					X								
52																		
53										X								
100										X								
101										X								
102										X		X						
108																		
13																		

Comments: Sites were treated for grasses, algae, floating weeds and trash were removed.

Superior Service Offerings For All Of Your Property's Aquatic Needs:

- Annual Management Programs
- Aquatic Weed and Algae Control
- Fisheries Management
- Aeration and Fountains
- Biological Augmentation
- Buffer Management
- Planting Enhancements
- Invasive Species Management
- Reservoir Management
- Lake Mapping and Bathymetry
- Water Quality Testing and Restoration
- Nutrient Remediation Programs
- Stormwater Pond Inspections and Repairs
- Mosquito and Midge Control
- Wetland Management
- Large Lake Management
- Mechanical Harvesting
- Hydro-Raking and Sediment Removal
- Regulatory Compliance and Permitting
- Professional Consultation ...and more!

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SOLITUDE

LAKE MANAGEMENT

CUSTOMER LAKE MANAGEMENT REPORT

CALL 800.432.4302 FOR SERVICE

Customer: Meadow Pointe II

Technician: Michael Casey

Account Number: _____

Date: 1-15-26 Time: 7:45 - 10:45

SITE ID	WORK PERFORMED																							
	B (Boat)	BP (Backpack Sprayer)	G (Gator)	HC (Hand Cast)																				
Method Used	41	43	44	55	56	57	58	59	64	65	66	67	68	78	85	86	87	88	89	90	91	92	83	
Treated Algae	G																							
Treated Cyanobacteria																								
Treated Submersed Weeds																								
Treated Grasses/Brush	X																							
Treated Floating Weeds																								
Treated Mosquitoes and/or Midges																								
Lake Dye																								
Site Inspection																								
WETLAND/UPLAND																								
Spot Spraying																								
Physical weed removal																								
CARP PROGRAM																								
Carp Observed																								
Barriers Inspected																								
RESTRICTION TYPE(S) DO NOT: I (Irrigate) F (Fish) S (Swim) O (Other):																								
Restriction # of days																								
Restriction Type																								

GENERAL OBSERVATIONS OF THE WATER																								
WATER CLARITY	<input type="checkbox"/> All																							
	<1', 1', 2', 3', 4', >4'																							
WATER FLOW	<input type="checkbox"/> All																							
	N(None) S(Slight) V(Visible)																							
WATER LEVEL	<input type="checkbox"/> All																							
	H(High) N(Normal) L(Low)																							

GENERAL OBSERVATIONS																											
BENEFICIAL PLANTS												FISH/WILDLIFE						BIRDS									
<input checked="" type="checkbox"/> Arrowhead	<input type="checkbox"/> Chara	<input type="checkbox"/> Lily	<input type="checkbox"/> Bass	<input checked="" type="checkbox"/> Alligator	<input type="checkbox"/> Anhinga	<input type="checkbox"/> Gallinules	<input type="checkbox"/> Bacopa	<input type="checkbox"/> Cordgrass	<input type="checkbox"/> Naiad	<input type="checkbox"/> Bream	<input type="checkbox"/> Otter	<input type="checkbox"/> Coots	<input type="checkbox"/> Herons	<input type="checkbox"/> Blue Flag Iris	<input type="checkbox"/> Golden Canna	<input checked="" type="checkbox"/> Pickerelweed	<input type="checkbox"/> Catfish	<input type="checkbox"/> Snakes	<input type="checkbox"/> Cormorant	<input type="checkbox"/> Ibises	<input type="checkbox"/> Bulrush	<input checked="" type="checkbox"/> Gulf Spikerush	<input type="checkbox"/> Soft Rush	<input type="checkbox"/> Gambusia	<input type="checkbox"/> Turtles	<input type="checkbox"/> Egrets	<input type="checkbox"/> Other

CONCERN'S FOR FOLLOW UP																							
<input type="checkbox"/> Recurring or excessive algae	Lake #	<input type="checkbox"/> Water Quality Assessment Recommended																					
<input type="checkbox"/> Persistent invasive weeds	Lake #	Persistent problems may indicate an underlying water quality issue																					
<input type="checkbox"/> Fish/wildlife issues	Lake #	that current treatments will not correct. A laboratory assessment is																					
<input type="checkbox"/> Low water clarity	Lake #	recommended to determine the cause(s) and plan the best corrective																					
<input type="checkbox"/> Bad Odors	Lake #	actions. Please call 800.432.4302 for more information.																					

Customer: Meadow Pointe II CDD

Technician(s): Noah W.

Date: 1/15/26 Branch: W/C

SERVICE: Monthly Bi-Monthly Quarterly Followup Removal Trash Pick up

Water Test Aeration/Fountain Planting Fish Stock Fish Barrier

SERVICE REPORT

SITE/LAKE NUMBER	INSPECTION	TREATMENT	AIRBOAT	JONBOAT	MULE	TRUCK	BACKPACK	WEEDEATER	ALGAE	GRASSES	SUBMERGED	FLOATING	CHEMISTRY	WATER LEVEL	# DAYS RESTRICTION	WEATHER CONDITIONS	WATER TESTING	PH/TEMP/DO
22/27		X			X					X								
23/24									X									
25/26																		
42/47									X									
45/46																		
48																		
49																		
50																		

Comments: Sites were treated for grasses, Algae and trashies were removed.

Superior Service Offerings For All Of Your Property's Aquatic Needs:

- Annual Management Programs
- Aquatic Weed and Algae Control
- Fisheries Management
- Aeration and Fountains
- Biological Augmentation
- Buffer Management
- Planting Enhancements
- Invasive Species Management
- Reservoir Management
- Lake Mapping and Bathymetry
- Water Quality Testing and Restoration
- Nutrient Remediation Programs
- Stormwater Pond Inspections and Repairs
- Mosquito and Midge Control
- Wetland Management
- Large Lake Management
- Mechanical Harvesting
- Hydro-Raking and Sediment Removal
- Regulatory Compliance and Permitting
- Professional Consultation ...and more!

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Customer: Meadow Pointe II

Technician(s): Sebastian

Date: 1/15/26 Branch: _____

SERVICE: Monthly Bi-Monthly Quarterly Followup Removal Trash Pick up

Water Test Aeration/Fountain Planting Fish Stock Fish Barrier

SERVICE REPORT																		
SITE/LAKE NUMBER	INSPECTION	TREATMENT	AIRBOAT	JONBOAT	MULE	TRUCK	BACKPACK	WEEDEATER	ALGAE	GRASSES	SUBMERGED	FLOATING	CHEMISTRY	WATER LEVEL	#DAYS RESTRICTION	WEATHER CONDITIONS	WATER TESTING	PH/TEMP/DO
31, 28, 30																		
32, 33, 37																		
36, 38, 39																		
40,																		
104																		
105																		
106																		
114	V			V														

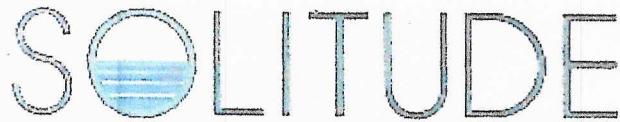
Comments: Site 32 had very bad algae that was treated this visit. Site 105 had invasive submerged weeds that were treated this visit. All other sites were treated for grasses.

Superior Service Offerings For All Of Your Property's Aquatic Needs:

- Annual Management Programs
- Aquatic Weed and Algae Control
- Fisheries Management
- Aeration and Fountains
- Biological Augmentation
- Buffer Management
- Planting Enhancements
- Invasive Species Management
- Reservoir Management
- Lake Mapping and Bathymetry
- Water Quality Testing and Restoration
- Nutrient Remediation Programs
- Stormwater Pond Inspections and Repairs
- Mosquito and Midge Control
- Wetland Management
- Large Lake Management
- Mechanical Harvesting
- Hydro-Raking and Sediment Removal
- Regulatory Compliance and Permitting
- Professional Consultation ...and more!

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Lake Management

Customer: Meadow Pointe II

Technician: Cosey

CUSTOMER LAKE MANAGEMENT REPORT

Account Number: _____

Date: 1/15/20 Time: _____

WORK PERFORMED

GENERAL OBSERVATIONS OF THE WATER

WATER CLARITY  ALL

<1', 1', ~~2'~~, 3', 4', >4'

WATER FLOW ALL

N(None) S(Slight) V(Visible)

GENERAL FIELD OBSERVATIONS

BENEFICIAL PLANTS

<input type="checkbox"/> Arrowhead	<input type="checkbox"/> Chara	<input type="checkbox"/> Lily
<input type="checkbox"/> Bacopa	<input type="checkbox"/> Cordgrass	<input type="checkbox"/> Naiad
<input type="checkbox"/> Blue Flag Iris	<input type="checkbox"/> Golden Canna	<input type="checkbox"/> Pickerelweed
<input type="checkbox"/> Bulrush	<input type="checkbox"/> Gulf Spikerush	<input type="checkbox"/> Soft Rush
<input type="checkbox"/> Other		

FISH/WILDLIFE

<input type="checkbox"/> Bass	<input type="checkbox"/> Alligator
<input type="checkbox"/> Bream	<input type="checkbox"/> Otter
<input type="checkbox"/> Catfish	<input type="checkbox"/> Snakes
<input type="checkbox"/> Gambusia	<input type="checkbox"/> Turtles

BIRDS

<input type="checkbox"/> Anhinga	<input type="checkbox"/> Gallinules
<input type="checkbox"/> Coots	<input type="checkbox"/> Herons
<input type="checkbox"/> Cormorant	<input type="checkbox"/> Ibis
<input type="checkbox"/> Egrets	<input type="checkbox"/> Osprey

CONCERNS FOR FOLLOW-UP

<input type="checkbox"/> Recurring or excessive algae	Lake # _____
<input type="checkbox"/> Persistent invasive weeds	Lake # _____
<input type="checkbox"/> Fish/wildlife issues	Lake # _____
<input type="checkbox"/> Low water clarity	Lake # _____
<input type="checkbox"/> Bad Odors	Lake # _____

Water Quality Assessment Recommended

Persistent problems may indicate an underlying water quality issue that current treatments will not correct. A laboratory assessment is recommended to determine the cause(s) and plan the best corrective actions.

SOLITUDE

LAKE MANAGEMENT

CUSTOMER LAKE MANAGEMENT REPORT

Customer: Meadow Lake 111

Account Number: _____

Technician: Kenny

Date: 01/16/25 Time: _____

SITE ID	WORK PERFORMED																				
	METHOD USED: B (Boat)			BP (Backpack Sprayer)			G (Gator)			HC (Hand Cast)											
20	21	17	13	11	10	12	11	6	9	16	8	14	1	7	109	5	103	4	3	2	
Method Used																					
Treated Algae																					
Treated Cyanobacteria																					
Treated Submersed Weeds																					
Treated Grasses/Brush																					
Treated Floating Weeds																					
Treated Mosquitoes and/or Midges																					
Lake Dye																					
Site Inspection																					
WETLAND/UPLAND																					
Spot Spraying																					
Physical weed removal																					
CARP PROGRAM																					
Carp Observed																					
Barriers Inspected																					
RESTRICTION TYPE(S) DO NOT: I (Irrigate) F (Fish) S (Swim) O (Other):																					
Restriction # of days																					
Restriction Type																					

GENERAL OBSERVATIONS OF THE WATER

WATER CLARITY	<input type="checkbox"/> All <1', 1', 2', 3', 4', >4'																				
WATER FLOW	<input type="checkbox"/> All N(None) S(Slight) V(Visible)																				
WATER LEVEL	<input type="checkbox"/> All H(High) N(Normal) L(Low)																				

GENERAL FIELD OBSERVATIONS

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

CONCERNS FOR FOLLOW-UP

<input type="checkbox"/> Recurring or excessive algae	Lake # _____	<input type="checkbox"/> Water Quality Assessment Recommended
<input type="checkbox"/> Persistent invasive weeds	Lake # _____	Persistent problems may indicate an underlying water quality issue
<input type="checkbox"/> Fish/wildlife issues	Lake # _____	that current treatments will not correct. A laboratory assessment is
<input type="checkbox"/> Low water clarity	Lake # _____	recommended to determine the cause(s) and plan the best corrective
<input type="checkbox"/> Bad Odors	Lake # _____	actions.

Tab 7

Agronomy Report Meadow Point II Jan. 2025

During inspections and reports throughout the community we are seeing a lot of fungal, weed, and Fire Ant activity as expected for this time of year. This month has been unique with temps dropping to low 50's at night and high 70's in the day. When combined with a higher-than-average dew point the landscape overall is trying to transition into spring but is highly affected by cold nightly conditions resulting in discoloration of sensitive plant material.

During this time our focus is on eliminating remaining turf weeds, knocking down ants, heavily treating fungal activity, and adding specialty liquid fertilizers to aid in winter to spring transitioning. Fungus in this community remains a prevalent issue, we are continually addressing the situation by reducing water where it is not needed and applying additional services to known fungal hot spot areas.

Services Completed:

- Spot spray Turf weed treatments focusing on broadleaf weeds
- Spot spray treatments for turf and Orn. fungus at preventative and curative rates

Future Services:

- Continued spot treatments of turf and ornamental insect/disease with added liquid fertilizers to prevent fungus and strengthen root systems
- Routine treatments for any installed Annuals including fert/fungicide/insecticide

Report by Alex Figueroa

Agronomic Manager

C.P.C.O.-B.M.P. Certified

Juniper Landscaping - Tampa North Maintenance



Meadow Pointe 2 Service Reports

From Anthony Vega <anthony.vega@juniperlandscaping.com>

Date Wed 1/7/2026 10:49 AM

To Justin Wright <justinwright@mpicdd.org>; Jen Picarelli <jen.picarelli@mpicdd.org>

Good morning. The following are service reports for MP2.

12/16/2025

The crew did detail work trimming, leave pick up, weed pulling on Mansfield Blvd, Clubhouse.

12/17/2025

The crew worked on County Line Rd detailing, trimming, cutbacks clearing sidewalks, cleaning flower beds, and spanish moss removal from oaks and crape myrtles. Entrances Longleaf, Morningside, Deer Run and Manor Isles were detailed.

12/22/2025

The crew mowed, edged and line trimmed Clubhouse, County Line Rd, Mansfield Blvd and Beardsley Dr. at the clubhouse leave clean up and ant mound treated with ant bait. All areas were blown and all debris picked up.

12/23/2024

The crew mowed, edged and line trimmed all common areas. All ponds through Wrencrest all the way to Iverson mowed and line trimmed.

Ponds on Beardsley Dr mowed and line trimmed. All ant mounds seen were raked down and treated with ant bait. All areas blown and debris picked up.

12/29/2025

The crew worked on completing detail work on entrances Lettingwell, Glenham, Wrencrest, Longleaf exit side, Covina Key, Charlesworth and Tullamore. All cut back and trimmed debris picked up. All areas were blown.

12/30/2025

The crew worked on Beardsley Dr on detail work trimming, spanish moss removal, wood line cutbacks and worked on entrances Vermillion, Iverson, Colehaven and Sedgwick. Flower bed clean up and removed craw weeds on sidewalks and road sideways.

01/05/2026

The crew worked on Morningside berm trimmed and clean up. Removed crack weeds on sidewalks and roadways. Worked on bed weed control on County Line and Mansfield Blvd. Removed dead animal alongside roadway. Cut back all burn damage from cold on gold mounds. Treated ants as seen with ant bait. All debris picked up, and areas blown. Dead pine tree removed, and palm tree removed from side of pool area. Stumps were grinded as well.

01/06/2026

The crew mowed, edged, line trimmed Clubhouse, County Line, Mansfield, Beardsley and half the common areas. All leaves and debris picked up and areas blown.

01/07/2026

Today the crew will be completing common areas left and will continue with pond mowing.

We will keep working on weed control which is one of our main priorities and we will begin our crape myrtle and oak tree work next week.

Respectfully,

Anthony Vega

Account Manager

Tampa North Branch

|

E | anthony.vega@lmppro.com

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Tab 8

YTD FHP Off Duty Activity Report

YTD as of 1/1/26	SPEED WARNINGS	SPEED CITATIONS	ARRESTS	STOP SIGN	SEAT BELT	OTHER	STREET PARKING
1/14/2026	30	9	0	0	0	16	0

		FHP OFF DUTY ACTIVITY REPORT							
DATE	SHIFT	SPEED WARNINGS	SPEED CITATIONS	ARRESTS	STOP SIGN	SEAT BELT	OTHER	STREET PARKING	
1/7/2026	4pm-8pm	6	3	0	0	0	2 1 insurance; 1 move over law	0	
1/8/2026	4am-8am	9	2	0	0	0	6 2 ins; 2 tag/reg vios; 1 improper passing; 1 red light vio	0	
1/13/2026	1pm-5pm	5	1	0	0	0	1	0	
1/14/2026	12pm-4pm	10	3	0	0	0	7 2 ins; 2 DL vios; 1 driving while susp; 1 red light vio; 1 expired tag	0	