

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

Wednesday, March 18, 2026 – 6:30 p.m.
Regular Meeting Agenda

Communications Media Technology Via Zoom:

<https://us02web.zoom.us/j/4527478885?pwd=SWJycEJVU1VjSmVvSWRVeDJIcWlrcz09&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. Landscaping report from Juniper**
- 6. Audience Comments (Comments will be limited to three minutes.)**
- 7. District Manager Report**
- 8. District Engineer Report**
 - A. Discussion of Engineer Report
- 9. District Counsel Report**
 - A. Status of any open litigation that is not confidential
 - B. Wrencrest Appeal Status
 - C. Update on Traffic Enforcement Agreement
 - D. Update on HR Lawyer and payment breakdown.
 - E. Update on retaining a land use attorney
 - F. Discussion of Service Mark Agreement
- 10. Consent Agenda**
 - A. DRVC Violation log/pictures
 - B. Approval of Meeting Minutes from February 4, 2026
 - C. Approval of Workshop Meeting Minutes from February 4, 2026
 - D. Approval of Meeting Minutes from February 18, 2026
- 11. Architectural Review Discussion Items**
- 12. Government/Community Updates**
 - A. Community Representative Update
 - i. Update on off duty Pasco County Sheriff Officer and activity report
 - B. Event Planning Representative/ Supervisor Jamie Childers
 - i. Next Event Update
- 13. Items to approve/disapprove/discuss**
- 14. Operation Manager Report**
 - A. Update on Covina Key gate
 - B. Update on signage replacement Longleaf
- 15. Audience comments**
- 16. Supervisor Requests**
- 17. Adjournment**

Management

Inframark Management Services
11555 Heron Bay, Suite 204
Coral Springs, Florida 33076
(954)-603-0055

Meeting Location

Meadow Pointe II Clubhouse
30051 County Line Road
Wesley Chapel, FL 33543
(813)-991-5016

1 **MINUTES OF MEETING**
2 **MEADOW POINTE II**
3 **COMMUNITY DEVELOPMENT DISTRICT**
4

5 The regular meeting of the Board of Supervisors of the Meadow Pointe II Community
6 Development District was held Wednesday, February 4, 2026, at 6:30 p.m. at the Meadow Pointe
7 II Clubhouse, located at 30051 County Line Road, Wesley Chapel, Florida 33543.
8

9 Present and constituting a quorum were:

10	John Picarelli	Chairperson
11	Robert Signoretta	Vice Chairperson
12	Kyle Molder	Assistant Secretary
13	Jamie Childers	Assistant Secretary
14	Chris Kluender	Assistant Secretary

15
16 Also present, either in person or via Zoom Video Communications, were:

17	Justin Wright	Operations Manager
18	Lindsay Moczynski	District Counsel
19	Kevin Ginsberg	ARC/DRC

20 Residents and Members of the Public
21

22 *This is not a certified or verbatim transcript but rather represents the context and summary of the*
23 *meeting. The full meeting is available in audio format upon request. Contact the District Office*
24 *for any related costs for an audio copy.*
25

26 ***Following is a summary of the discussions and actions taken.***
27

28 **FIRST ORDER OF BUSINESS** **Call to Order**

29 Mr. Picarelli called the meeting to order.
30

31 **SECOND ORDER OF BUSINESS** **Roll Call**

32 Supervisors and staff introduced themselves, and a quorum was established.
33

34 **THIRD ORDER OF BUSINESS** **Pledge of Allegiance**

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

36

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

38 Mr. Molder wanted to add discussion regarding a comment for the Government Community
39 Updates. Ms. Childers requested to go over the topics regarding the DRVC with the Board. Mr.
40 Picarelli requested under audience comments to discuss the new landscape transition with LMP
41 and Juniper. Mr. Picarelli requested under District Manager to discuss the new 1099 tax forms and
42 additionally to discuss the Covina key gate under Operation Manager.

43 **FIFTH ORDER OF BUSINESS** **Audience Comments**

44 The Juniper Representative introduced himself and his services to the Board.
45 The Board and Juniper representative discussion ensued. The Homeowners Association Board
46 President requested from the Board to remove dead trees in tree line. The Board will have
47 landscapers assess the trees and will move forward from there. An audience comment requesting
48 clarification on the LMP and Juniper transition and questions regarding the CMAR process. The
49 Board addressed the audience comments stating the LMP and Juniper merged together.
50 Additionally, the Board explained the process of the CMAR to the audience.

51

52 **SIXTH ORDER OF BUSINESS** **District Manager Report**

53 Mr. Signoretti discussed and explained the new 1099 tax form to the Board. A discussion
54 ensued regarding the new 1099 tax form.

55 **SEVENTH ORDER OF BUSINESS** **District Engineers' Report**

56 **A. Presentation of District Engineer Report**

57 **B. Cost of 6th lane for Lap pool**

58 Mr. Picarelli presented and discussed the District Engineer Report. A lengthy discussion
59 ensued with the Board regarding the discussion items on the District Engineer Reports.

60 **EIGHTH ORDER OF BUSINESS** **District Counsel**

61 Ms. Moczynski provided an update regarding the deed restrictions and reached out to
62 previous counsel files and has not received them yet. Additionally, regarding the Wrencrest Gate
63 the application and notices have been sent currently waiting on a response on the County. Lastly
64 the traffic enforcement agreement is with the Pasco County Attorney and unfortunately there was
65 out of the office, so there were no updates at this time. Ms. Moczynski will be following up next
66 week. Ms. Childers informed the Board that she met with Mr. Wright and Mr. Ginsberg and Ms.
67 Moczynski to review the deed restrictions, polices and procedures and recently passed legislation.
68 Ms. Childers explained that Ms. Moczynski is currently reviewing the documents to ensure that

69 they are aligned to reflect the new legislation. Additionally, they discussed revising
70 correspondence to adopt a softer tone and mailing options for future communications.

71

72 On MOTION by Ms. Childers seconded by Mr. Signoretti with all in
73 favor, for the first letter to do just first-class mail and the second letter
74 just certified mail without a signature was approved. 5-0.

75

76

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78 **NINTH ORDER OF BUSINESS**

Consent Agenda

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80 On MOTION by Ms. Childers seconded by Mr. Molder with all to
81 approve the consent agenda as presented was approved. 5-0.

82

83

84 **TENTH ORDER OF BUSINESS** **Government/Community Updates**

85 **A. Community Representative Update**

86 **i. Update on off duty Pasco County Sheriff Officer**

87 Mr. Molder provided an update to the Board regarding shift times for the officers.

88 Additionally, a discussion ensued regarding the Facebook post comments.

89 **B. Event Planning Committee Update on Next Event**

90 **i. Next Event Update**

91 There were no updates at this time.

92

93 **ELEVENTH ORDER OF BUSINESS**

Operations Managers' Report

94 **A. Update on Playground upgrade**

95 Mr. Wright reviewed the Operations Manager Report.

96

97 **TWELFTH ORDER OF BUSINESS**

Approval/Disapproval/Discussion

98 There were no approvals or disapprovals at this time.

99

100 **THIRTEENTH ORDER OF BUSINESS**

Audience Comments

101 The audience comment suggested ways to get a response faster from the county.

102

103 **FOURTEENTH ORDER OF BUSINESS**

Supervisor Comments

104 Mr. Kluender thanked everyone for attending the meetings. Mr. Signoretti addressed the
105 audience comments. Ms. Childers appreciated how the all board works together for projects. Mr.

106 Molder thanked Ms. Childers and Ms. Moczynski for their efforts. Mr. Picarelli thanked everyone
107 for attending meetings and their concerns.

108

109 **FIFTEENTH ORDER OF BUSINESS** **Adjournment**

110 There being no further business, the meeting was adjourned at 8:26 p.m.

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On MOTION by Ms. Childers seconded by Mr. Molder with all favor, 112 the meeting adjourned at 8:26p.m. 5-0.
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John Picarelli
Chairperson

**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, February 4, 2026 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

11
12 *The following items were discussed during the February 4, 2026 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.*

16
17 **FIRST ORDER OF BUSINESS**

Call to Order

18 Mr. Picarelli called the workshop to order at 8:26 p.m.

19 **SECOND ORDER OF BUSINESS**

Items for Discussion

20 A. Discussion of Rates and Measures.

- 21 • A discussion ensued regarding Non-resident room rental which will be a \$500.00
22 fee and \$100.00 deposit.
- 23 • The Board held a discussion regarding resident ID cards. It was determined that
24 residents who require a replacement ID card after five years will receive one
25 complimentary replacement. Additionally, lost or stolen cards will be \$20.00 fee.
- 26 • A discussion ensued regarding gate remotes increased from \$26.00 to \$30.00.
- 27 • Mr. Picarelli led a discussion regarding Nonresident annual fees that will be 10
28 percent more than the highest homes CDD fees.
- 29 • A discussion ensued regarding restriction violation fees
30 - Trailer tent shack garage temporary structure \$ 50.00
31 - Nuisance unreasonable disturbance \$50.00
32 - Animals \$50.00

1 **MINUTES OF MEETING**
2 **MEADOW POINTE II COMMUNITY DEVELOPMENT DISTRICT**
3

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11 Jamie Childers	Assistant Secretary
12 Chris Kluender	Assistant Secretary
13 Kyle Molder	Assistant Secretary

14
15 Also present, either in person or via Zoom Video Communications, were:

16 Jayna Cooper	District Manager
17 Jerry Whited	District Engineer
18 Lindsay Moczynski	District Counsel
19 Justin Wright	Operations Manager
20 Kevin Ginsberg	ARC/DRVC
21 Anthony Vega	Representative Juniper

22
23 Residents and Members of the Public
24

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26 *meeting. The full meeting is available in audio format upon request. Contact the District Office*
27 *for any related costs for an audio copy.*
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29 ***Following is a summary of the discussions and actions taken.***

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31 **FIRST ORDER OF BUSINESS** **Call to Order**

32 Mr. Picarelli called the meeting to order.

33
34 **SECOND ORDER OF BUSINESS** **Roll Call**

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

36
37 **THIRD ORDER OF BUSINESS** **Pledge of Allegiance**

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

39
40 **FOURTH ORDER OF BUSINESS** **Additions or Corrections to the Agenda**

41 Mr. Picarelli requested to move the District Engineer Report up after Mr. Vega's landscape
42 report. The Board requested to add a discussion about the 1st, 2nd & 3rd violation letters during
43 the DRVC section. Additionally, the Board requested to add a discussion about the Bunny Hop

44 event during community updates. Mr. Molder requested to add a discussion regarding the
45 pickleball courts that was received from a resident during the Operations Manager report.

46

47 **SIXTH ORDER OF BUSINESS** **Landscaping Report from Juniper**

48 This matter was taken out of order. Mr. Vega reviewed the landscape report including the
49 crape myrtle work and waiting a few more weeks before beginning 25%-50% cutbacks on plant
50 material due to frost damage.

51

52 **FIFTH ORDER OF BUSINESS** **Audience Comments**

53 A Longleaf resident requested an update on removing trees that are dying in CDD tree lawns.
54 Ms. Moczynski recommended a review of any required permitting and plans to confirm
55 responsibility. A resident requested 20 mph sign to be posted on the gate. A resident had questions
56 about responses to public comments.

57

58 **EIGHTH ORDER OF BUSINESS** **District Engineers' Report**

59 This matter was taken out of order.

60 **A. Discussion of Engineer Report**

61 Mr. Whited reviewed his report and the CMAR Proposals. The Board agreed that more
62 time is needed to review the proposals. This is continued to the March 4 meeting. Ms. Moczynski
63 will contact both companies to let them know.

64 **SEVENTH ORDER OF BUSINESS** **District Managers' Report**

65 **A. Consideration of new tax form W4/1099**

66 Ms. Cooper explained to the Board about the new tax forms. The Board consensus is to
67 continue with the 1099s.

68 **B. Consideration of Resolution 2026-05 Designation of Officers**

69 Ms. Cooper explained to the Board this was needed to change the treasurer for the District,
70 and the remainder of the positions can remain.

71

On MOTION by Ms. Childers, seconded by Mr. Signoretti, with all in 72 favor to approve resolution 2026-05 Designation of Officers as 73 presented, was approved. 5-0
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74

75 **C. CMAR RFQ Responses**

76 This was taken out of order during the Engineer Report and continued to the March 4,
77 2024, meeting.

78

79 **NINTH ORDER OF BUSINESS** **District Counsels' Report**

80 **A. Status of any open litigations that is not confidential**

81 Ms. Moczynski provided an update regarding the mailbox case to the Board.
82 Additionally, the only pending matter currently is the deed restriction case against the
83 resident.

84 **B. Wrencrest Appeal Status**

85 Ms. Moczynski informed the Board that the appeal is tentatively on the schedule for April
86 2nd. A recommendation was made for a land use attorney which will be brought up at the
87 next workshop for Board discussion.

88 **C. Update on Traffic Enforcement Agreement**

89 Ms. Moczynski informed the Board that they do not yet have a response from the county
90 and will continue to follow up.

91 **D. Update on Coding for Bills**

92 Ms. Moczynski informed the Board that she will add a sub-file of bond projects to pertinent
93 billings.

94

95 **E. Consideration of Resolution 2026-06 Setting Public Hearing on the Rules of**
96 **Procedures and Rates**

97 Ms. Moczynski explained the Resolution 2026-06 Setting Public Hearing on the Rules of
98 Procedures and Rates, which will set a public hearing on the proposed changes. The Board
99 clarified the BBQ Grill Deposit can have the language “rental fee” removed in Exhibit B.
100 The Board also discussed the removal of the Clubhouse Identification Card section in
101 Exhibit B.

102 On MOTION by Ms. Childers, seconded by Mr. Signoretti, with all in
103 favor to approve the adjustments to the Exhibit B of resolution 2026-
104 06 Setting Public Hearing on the Rules of Procedures and Rates as
105 presented, was approved. 5-0
106

107 **TENTH ORDER OF BUSINESS**

Consent Agenda

108 **A. DRVC Violation log/pictures**

109 There was no log for discussion at this time.

110 On MOTION by Ms. Childers, seconded by Mr. Signoretti, with all in
111 favor to approve consent agenda, was approved. 5-0
112

112

113 A discussion ensued regarding 1st, 2nd & 3rd violation notice letters.
114
115

On MOTION by Mr. Signoretti, seconded by Mr. Molder, with all in favor of accepting the changes to the communications for the implement letters as presented, was approved. 5-0

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

There were no updates at this time.

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

A. Community Representative Update

i. Update on off duty Pasco County Sheriff Officer

Mr. Molder provided an update on the 4 visits that have been scheduled. A discussion ensued, Mr. Molder will work on assigning zones to Pasco County Sheriffs, which will be sent under separate cover to be discussed at the next workshop.

B. Event Planning Coordinator

i. Discussion of Community Event Calendar

There were no updates at this time.

ii. Next Event Update

Ms. Childers volunteered to organize the bunny hop event on March 28, 2026. Ms. Moczynski advised the board that the event may need to be published as a workshop.

THIRTEENTH ORDER OF BUSINESS **Items to approve/disapprove/discuss**

A. Authority for Operations Manager to hire and terminate employment

On MOTION by Ms. Childers, seconded by Mr. Signoretti, with all in favor to approve creating an event coordinator/parking enforcement position at a range of \$15.00 -\$ 20.00 per hour, was approved. 5-0

Mr. Wright read the job description for the event coordinator/parking enforcement position into the record as directed by Ms. Moczynski.

On MOTION by Mr. Signoretti, seconded by Ms. Childers, with all in favor to approve the job description, was approved. 5-0

Ms. Moczynski recommended employee counsel to the Board. The Board will discuss the topic further at the upcoming workshop meeting.

B. Changes in fees and procedures

There were no updates at this time.

C. Approval of Operation Manager to Hire EPC employee

There were no updates at this time.

FOURTEENTH ORDER OF BUSINESS **Operations Manager Report**

Mr. Wright reviewed the Operations Manager Report. A discussion ensued on the pickleball court net and divider.

