



Meadow Pointe II CDD
May 20, 2026 REVISED
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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
- John Khatiblou, Accountant

Wednesday, May 20, 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. Landscaping report from Juniper**
- 6. Audience Comments (Comments will be limited to three minutes.)**
- 7. District Manager Report**
 - A. Consideration of Resolution 2026-08-Setting Public Hearing on Proposed Amended and Restated Amenities Policies
 - B. Announcing Registered Voter Count
 - C. Consideration of Borrelli Fee Schedule
 - D. Consideration of Avcon Proposal
- 8. District Engineer Report**
 - A. Discussion of Engineer Report
 - B. Update on Engineers meeting with Pool and Building Project Management
- 9. District Counsel Report**
 - A. Wrencrest Appeal Status
 - B. Update on Contract for Pool and Building
 - C. Consideration of Rates for Borrelli Architects
- 10. Consent Agenda**
 - A. DRVC Violation log/pictures
 - B. Approval of Meeting Minutes from April 1, 2026
 - C. Approval of Workshop Minutes from April 1, 2026
 - D. Approval of Meeting Minutes from April 15, 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**
- 15. Audience comments**
- 16. Supervisor comments**
- 17. Adjournment**

Management

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

Meeting Location

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

RESOLUTION 2026-08

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE MEADOW POINTE II COMMUNITY DEVELOPMENT DISTRICT TO DESIGNATE THE DATE, TIME AND PLACE OF PUBLIC HEARING AND AUTHORIZE PUBLICATION OF NOTICE OF SUCH HEARING FOR THE PURPOSE OF ADOPTING AMENDED AMENITIES RULES AND POLICIES OF THE DISTRICT AND PROVIDING AN EFFECTIVE DATE.

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

WHEREAS, the District’s Board of Supervisors (“**Board**”) is authorized by Section 190.011(5), *Florida Statutes*, to adopt rules and orders pursuant to Chapter 120, Florida Statutes, and to authorize user charges or fees; and

WHEREAS, the Board finds it is in the District’s best interests to set a public hearing to adopt the amended amenity rules, rates, fees, and charges set forth in **Exhibit A and Exhibit B**, which relate to the District’s amenity facilities and operation of public improvements.

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

SECTION 1. A public hearing will be held to adopt amended amenity rules, rates, fees, and charges of the District on **July 1, 2026, at 6:30 P.M, at the Meadow Pointe II Clubhouse, 30051 County Line Road, Wesley Chapel, FL 33543.**

SECTION 2. The District Secretary is directed to publish notice of the hearing in accordance with Section 120.54 and Chapter 190, *Florida Statutes*.

SECTION 3. This Resolution shall become effective immediately upon its adoption.

PASSED AND ADOPTED this 20th day of May 2026.

ATTEST:

MEADOW POINTE II COMMUNITY DEVELOPMENT DISTRICT

Secretary

Chairman, Board of Supervisors

Exhibit A: Proposed Amended Amenity Policies and Procedures

Exhibit B: Proposed Disciplinary Rule – Suspension and Termination of Privileges

EXHIBIT A

Proposed Amended Amenity Policies and Procedures

[begins on following page]

EXHIBIT A

TENNIS AND PICKLEBALL COURTS POLICIES

These amended policies shall replace Policy 5.4.

- (1) **Use at Own Risk.** Patrons and Members may use the tennis and pickleball courts at their own risk and must comply with all posted signage.
- (2) **Hours of Operation.** Unless otherwise posted, all tennis and pickleball courts hours are from dawn to dusk.
- (3) **Usage of Courts.**
 - a. Courts 1a and 1b and the multi-purpose area are designated for pickleball only.
 - b. Courts 2 and 3 are designated for tennis only.
- (4) **Supervision of Children.** Supervision by an adult eighteen (18) years or older is required for children fourteen (14) years of age or under. Children must always remain within the line of sight of the supervising adult.
- (5) **Attire and Shoes.** Appropriate clothing and proper footwear must be worn at all times.

- (6) **Etiquette.** Proper court etiquette should be observed at all times.
- (7) **Food & Drink.** No food, drinks or gum are permitted on the tennis and pickleball courts, other than such water in non-breakable containers as may be necessary for reasonable hydration.
- (8) **Glass.** No glass containers or objects are permitted. Patrons and Members should notify District Staff if broken glass is observed at the tennis and pickleball courts.
- (9) **Littering.** Patrons, Members, and Guests are responsible for cleaning up after themselves and helping to keep the Amenities clean at all times.
- (10) **Pets.** Pets, with the exception of service animals, are not permitted on the pool deck area inside the pool gates at any time.
- (11) **Reservations.** The tennis and pickleball courts must be reserved for use
 - a. Reservations can be made through the Pickle Planner app, which can be downloaded or found on the district website <https://www.meadowpointe2cdd.org/>
 - b. All reservations are subject to approval by the Operations Manager or his/her designee.
 - c. If a user does not arrive within fifteen (15) minutes of their reserved start time, the reservation will be forfeited,
- (12) **Violations.** If a user does not appear for their reserved time, the following violations, as defined in the Disciplinary Rule, may occur:
 - a. First no-show: First Violation
 - b. Third no-show: Second Violation
 - c. Sixth no-show: Third Violation
 - d. Ninth No-Show: Fourth Violation

EXHIBIT B

Proposed Disciplinary Rule – Suspension and Termination of Privileges

[begins on following page]

EXHIBIT A

SUSPENSION AND TERMINATION OF PRIVILEGES

SUSPENSION AND TERMINATION OF ACCESS RULE

Law Implemented: ss. 120.69, 190.011, 190.012, Fla. Stat. (2025)

Effective Date: _____, 2026

In accordance with Chapters 190 and 120 of the Florida Statutes, and on _____, 2026, at a duly noticed public meeting, the Board of Supervisors (“Board”) of the Meadow Pointe II Community Development District (“District”) adopted the following rules to govern disciplinary and enforcement matters. All prior rules / policies of the District governing this subject matter are hereby rescinded for any violations occurring after the date stated above.

1. **Introduction.** This rule addresses disciplinary and enforcement matters relating to the use of properties owned and managed by the District (the “Amenities”).

2. **General Rule.** All persons using the Amenities and entering District properties are responsible for compliance with all policies established for the safe operations of the Amenities (“Policies” which may be amended from time to time as determined to be in the best interests of the District). Capitalized terms not herein defined shall have the meaning ascribed to them in the District’s adopted Policies.

3. **Access Card.** Access Cards/Clubhouse Identification Cards (“Access Card”) are the property of the District. The District may request surrender of, or may deactivate, an Access Card for violation of the District’s Policies.

4. **Suspension and Termination of Rights.** The District, through its Board of Supervisors (“Board”) and District Manager and Operations Manager (or other designee of the District as determined by the Board) shall have the right to restrict or suspend, and after a hearing as set forth herein, terminate the Amenities access of any Patron/Member (“Patron”) and members of their household or Guests to use all or a portion of the Amenities for any of the following acts (each, a “Violation”):

- a. Submitting false information on any application for use of the Amenities, including but not limited to facility rental applications;
- b. Failing to abide by the terms of rental applications;
- c. Permitting the unauthorized use of an Access Card or otherwise facilitating or allowing unauthorized use of the Facilities;
- d. Exhibiting inappropriate behavior or repeatedly wearing inappropriate attire, as defined in the District's Policies;

- e. Failing to pay amounts owed to the District in a proper and timely manner (with the exception of special assessments);
- f. Failing to abide by any District rules or policies (e.g., Policies);
- g. Treating District Staff, contractors, representatives, residents, Patrons or Guests, in a harassing or abusive manner;
- h. Damaging, destroying, rendering inoperable or interfering with the operation of District property, Amenities or other property located on District property;
- i. Failing to reimburse the District for Amenities or property damaged by such person, or a minor for whom the person has charge, or a Guest;
- j. Engaging in conduct that is likely to endanger the health, safety, or welfare of the District, District Staff, contractors, representatives, landowners, Patrons or Guests;
- k. Committing or being alleged, in good faith, to have committed a crime on District property that leads the District to reasonably believe the health, safety or welfare of the District, District Staff, contractors, representatives, landowners, Patrons or Guests is likely endangered;
- l. Engaging in another Violation after a verbal warning has been given by staff (which verbal warning is not required); or
- m. Such person's Guest or a member of their household committing any of the above Violations.

Permanent termination of access to the District's Amenities shall only be considered and implemented by the Board in situations that pose a long term or continuing threat to the health, safety and/or welfare of the District, District Staff, contractors, representatives, landowners, Patrons or Guests. The Board, in its sole discretion and upon motion of any Board member, may vote to rescind a termination of access to the Amenities.

5. Suspension Procedures.

a. Procedures.

- i. **First Violation:** Verbal warning by Amenities staff. The verbal warning shall be recorded by Amenities staff and held on file at the District's clubhouse.
- ii. **Second Violation:** Verbal and written warning by Amenities staff and suspension from the Amenities for up to seven (7) days from the commencement of the suspension. Violations that result in any suspension period shall be recorded by Amenities staff, signed by the individual offender(s), and held on file at the District's clubhouse. If the offender(s) refuses to sign the record, it will not negate the validity of the suspension.
- iii. **Third Violation:** Automatic suspension of all Amenities privileges for up to thirty (30) days from the commencement of the suspension,

with the preparation by Amenities staff of a written report to be signed by the individual offender(s), filed at the District's clubhouse, and with notification to the Board. If the offender(s) refuses to sign the report, it will not negate the validity of the suspension.

- iv. Fourth Violation:** Suspension of all Amenities privileges for up to one (1) calendar year. Such suspension shall run to the next regular meeting of the Board of Supervisors. At said meeting, the record of all previous Violations will be presented to the Board for recommendation of termination of the offender(s) privileges for up to one (1) calendar year. The length of the suspension is in the discretion of the Board and may be for more or less than one (1) year, depending on the nature of the Violation(s).
- b.** Each Violation shall expire one (1) calendar year after such Violation was committed, except in cases of egregious behavior that, in the discretion of the Board, may warrant a longer or even permanent suspension. After the expiration of one (1) year, or longer as provided for herein, the number of Violations on record for such offender(s) shall be reduced by one (1) Violation. For example, if a First Violation is committed on February 1 and a Second Violation is committed on August 1, there will be two Violations on record until February 1 of the following year, at which time the First Violation will expire, and the Second Violation will thereafter be considered a First Violation until it expires on the following August 1. The provisions of this paragraph shall not at any time serve to reduce any suspensions or terminations, which may have been imposed prior to the expiration of any Violations.
- c.** Notwithstanding the foregoing, any time a user of the Amenities is arrested for an act committed, or allegedly committed, while on the premises of the Amenities, or violates these Policies in a manner that, in the discretion of the District Manager or Operation Manager upon consultation with either the Chairperson or Vice Chairperson of the District's Board of Supervisors, justifies suspension beyond the guidelines set forth above, such offender(s) shall have all Amenities privileges immediately suspended until the next Board of Supervisors meeting. At the Board meeting, the Board will be presented with the facts surrounding the arrest or Violation and the Board may make a recommendation of suspension or termination of the offender(s) privileges, which suspension or termination may include members of the offender(s) household and may, upon the First Violation, equal to or exceed one (1) year. In situations that pose a long term or continuing threat to the health, safety and welfare of the District and its residents and Patrons, Guests, and users, permanent termination of Amenities privileges may be considered and warranted.

6. Administrative Reimbursement; Property Damage Reimbursement; Automatic Extension of Suspension for Non-Payment.

- a. Administrative Reimbursement.** The Board may, in its discretion, require payment of an administrative reimbursement of up to Five Hundred Dollars (\$500) in order to offset the actual legal and/or administrative expenses incurred by the District as a result of a Violation (“Administrative Reimbursement”). Such Administrative Reimbursement shall be in addition to any suspension or termination of Amenities access, any applicable legal action warranted by the circumstances, and/or any Property Damage Reimbursement (defined below).
- b. Property Damage Reimbursement.** If damage to District property or Amenities occurred in connection with a Violation, the person or persons who caused the damage, or the person whose guest caused the damage, or the person who has charge of a minor that caused the damage, shall reimburse the District for the costs of cleaning, repairing, and/or replacing the property (“Property Damage Reimbursement”). Such Property Damage Reimbursement shall be in addition to any suspension or termination of Amenities access, any applicable legal action warranted by the circumstances, and/or any Administrative Reimbursement.
- c. Automatic Extension of Suspension for Non-Payment.** Unless there is an affirmative vote of the Board otherwise, no suspension or termination will be lifted or shall expire until all Administrative Reimbursements and Property Damage Reimbursements have been paid to the District. If an Administrative Reimbursement or Property Damage Reimbursement is not paid by its due date, the District reserves the right to request surrender of, or to deactivate, all Access Passes associated with the associated address within the District until such time as the outstanding amounts are paid.

7. Initial Hearing Procedures.

- a.** If a person’s Amenity Facilities privileges are suspended, as referenced in Section 5, such person shall be entitled to a hearing at the next regularly scheduled Board meeting that is at least eight (8) calendar days after the initial suspension, as evidenced by the date of notice sent by certified electronic or other mail service or as soon thereafter as a Board meeting is held if the meeting referenced in the letter is canceled, during which both District Staff and the person subject to the suspension shall be given the opportunity to appear, present testimony and evidence, cross examine witnesses present, and make arguments. The Board may also ask questions of District Staff, the person subject to the suspension, and witnesses present. All persons are entitled to be represented by a licensed Florida attorney at such hearing if they so choose. Any written materials should be submitted at least seven (7) days before the hearing for consideration by the Board. If

the date of the suspension is less than eight (8) days before a Board meeting, the hearing may be scheduled for the following Board meeting at the discretion of the person subject to the suspension.

- b. The person subject to the suspension may request an extension of the hearing date to a future Board meeting, which shall be granted upon a showing of good cause, but such extension shall not stay the suspension.
- c. After the presentations by District Staff, witnesses and the person subject to the suspension, the Board shall consider the facts and circumstances and determine whether to lift or extend the suspension or impose a termination. In determining the length of any suspension, or a termination, the Board shall consider the nature of the conduct, the circumstances of the conduct, the number of rules or policies violated, the person's escalation or de-escalation of the situation, and any prior Violations and/or suspensions.
- d. The Board shall also determine whether an Administrative Reimbursement is warranted and, if so, set the amount of such Administrative Reimbursement.
- e. The Board shall also determine whether a Property Damage Reimbursement is warranted and, if so, set the amount of such Property Damage Reimbursement. If the cost to clean, repair and/or replace the property is not yet available, the Property Damage Reimbursement shall be fixed at the next regularly scheduled Board meeting after the cost to clean, repair, and/or replace the property is known.
- f. After the conclusion of the hearing, the District Manager, Operations Manager, or his or her designee shall mail a letter to the person suspended identifying the Board's determination at such hearing.
- g. Any suspension or termination of Amenities privileges may be appealed to the Board of Supervisors for reversal or reduction in accordance with the provisions of Section 8 of this Amenities Disciplinary Rule ("Rule").

8. Appeal of Board Suspension. After the hearing held by the Board required by Section 7, a person subject to a suspension or termination may appeal the suspension or termination, or the assessment or amount of an Administrative Reimbursement or Property Damage Reimbursement, to the Board by filing a written request for an appeal ("Appeal Request"). The filing of an Appeal Request shall not result in the stay of the suspension or termination. The Appeal Request shall be filed within thirty (30) calendar days after mailing the notice of the Board's determination as required by Section 7(f), above. For purposes of this Rule, wherever applicable, filing will be perfected and deemed to have occurred upon receipt by the District. Failure to file an Appeal Request shall constitute a waiver of all rights to protest the District's suspension or termination and shall constitute a failure to exhaust administrative remedies. The District shall consider the appeal at a Board meeting and shall provide reasonable notice to the person of the Board meeting where the appeal will be considered. At the appeal stage, no new evidence shall be offered or considered. Instead, the appeal is an opportunity for the person subject to the suspension or termination to argue, based on the evidence elicited at the hearing, why the

suspension or termination should be reduced or vacated. The Board may take any action deemed by it, in its sole discretion, to be appropriate under the circumstances, including affirming, overturning, or otherwise modifying the suspension or termination. The Board's decision on appeal shall be final.

9. Suspension by the Board. The Board on its own initiative acting at a noticed public meeting may elect to consider a suspension of a person's access for committing any of the Violations outlined in Section 4. In such circumstances, a letter shall be sent to the person suspended which contains all the information required by Section 5, and the hearing shall be conducted in accordance with Section 7.

10. Authority of Operations Manager. The Operations Manager or their designee has the ability to remove any person from one or all Amenities if any of the above-referenced behaviors are exhibited or actions committed or if in his/her reasonable discretion it is the District's best interests to do so. The Operations Manager or their designee may at any time restrict or suspend for cause or causes, including but not limited to those described above, any person's (and his/her Household's) privileges to use any or all of the Amenities for a period not to exceed seven (7) days.

11. Authority of District Manager. The District Manager may at any time restrict, suspend, or terminate for cause or causes, including but not limited to those described above, any person's (and his/her Household's) privileges to use any or all of the District Amenities for any period of time. Any such person shall have the right to appeal the imposition of the restriction, suspension, or termination before the Board of Supervisors as outlined in Section 8 of this Rule.

12. Legal Action; Criminal Prosecution; Trespass. If any person is found to have committed a Violation, such person may additionally be subject to arrest for trespassing or other applicable legal action, civil or criminal in nature. If a person subject to suspension or termination is found at the Facilities, such person will be subject to arrest for trespassing. If a trespass warrant is issued to a person by a law enforcement agency, the District has no obligation to seek a withdrawal or termination of the trespass warrant even though the issuance of the trespass warrant may effectively prevent a person from using the District's Facilities after expiration of a suspension imposed by the District.

13. Severability. If any section, paragraph, clause or provision of this rule shall be held to be invalid or ineffective for any reason, the remainder of this rule shall continue in full force and effect, it being expressly hereby found and declared that the remainder of this rule would have been adopted despite the invalidity or ineffectiveness of such section, paragraph, clause or provision.

April 17, 2026

Jayna Cooper
District Manager
Inframark
2005 Pan Am Circle Suite 300
Tampa FL 33607

Dear Jayna Cooper:

Pursuant to your request, the following voter registration statistics are provided for their respective community development districts as of April 15, 2026.

- Hillcrest Preserve Community Development District 0
- Meadow Pointe II Community Development District 3,208
- Palmetto Ridge Community Development District 0
- Two Rivers East Community Development District 246
- Two Rivers North Community Development District 874
- Two Rivers West Community Development District 251

As always, please call me if you have any questions or need additional information.

Sincerely,

Tiffannie A. Alligood
Chief Administrative Officer

May 13th, 2026

Mr. Jerry Whited, Project Manager II
Brletic Dvorak, Inc. (BDi Engineering)
536 4th Avenue South
Unit 4
St. Petersburg, FL 33701

jwhited@bdiengineers.com

Re: **Revised Scope and Fee Proposal for Architectural and Engineering Services for the Meadow Pointe II Community Development District for Design of Lap Pool Structures, Hardscape & Landscape, Pasco County, Florida**

Dear Mr. Whited:

Pursuant to your request, Borrelli + Partners, Inc. (B+P) is pleased to provide this revised scope and fee proposal for the above-mentioned project for your review and consideration.

The project's scope, as we understand it, is described below:

It is our understanding that the nature of the Project is to provide professional services (architecture, structural engineering, MEP engineering and landscape architecture) required for the design, permitting, and construction of vertical buildings for a new aquatic complex at Meadow Pointe II located in Wesley Chapel, FL. In general, the Meadow Pointe II Community Development District (MPIICDD) anticipates buildings of approximately the following size and type:

1. Restroom Building (approximately 750 sf)
2. Mechanical Building (approximately 450 sf)
3. Chemical Building (approximately 250 sf)
4. Heater Yard (800 sf open fenced gravel yard)

Site layout shall generally be as depicted in Martin Aquatics documentation dated **12.01.2023** and attached here to **Exhibit C**.

ARCHITECTURAL / ENGINEERING SCOPE OF SERVICES:

DATA COLLECTION:

Data Collection includes preparation and attendance at a virtual project kickoff meeting and developing meeting minutes. B+P will gather existing documents the MPIICDD has available with regards to existing development on or adjacent to the site in question. Required survey and geotechnical reports/information shall be provided by MPIICDD and are not included in our scope of services and fees.

PROGRAMMING AND MASTER PLANNING PHASE:

The initial step will be to confirm the current project program for the building, identifying individual spaces, finishes and functional requirements for those spaces within the building. Program elements will be prioritized through one (1) virtual programming meeting with MPIICDD. Through this meeting with MPIICDD, B+P will establish a theme or style for the buildings and develop building diagrams which will be refined to preliminary

floor plans and elevations for MPIICDD's review comment and approval. B+P will make minor revisions to the buildings per MPIICDD's comments. The building's program will be the basis for schematic design. B+P will:

- A. Acquire all existing documents from MPIICDD.
- B. Review zoning requirements for compliance with the proposed buildings and site improvements.
- C. Develop a program report.
- D. Develop building diagrams for the building's locations.
- E. Deliver master plan for site layout to include rendered site plan and concept level landscape and hardscape.
- F. Conduct code research.
- G. Meetings with stakeholders; we have included up to two (2) virtual meetings during this phase.

CONCEPTUAL DESIGN PHASE:

Based on an approved and accepted program and master plan, the B+P team will develop conceptual level design documents for the facility and site improvements. B+P will develop a maximum of two (2) differing elevation options for MPIICDD's selection. B+P will refine the final selected concept. MPIICDD will review the 100% conceptual design and provide further comments which will be incorporated into the next schematic design phase. B+P will:

- A. Generate conceptual designs including selected 3-D black and white renderings.
- B. Finalize selected concept and incorporate MPIICDD's comments.
- C. Complete and deliver conceptual design package.
- D. Attend one (1) virtual meeting with MPIICDD to review and discuss the conceptual design.

SCHEMATIC DESIGN PHASE:

Based on an approved and accepted program, master plan and conceptual design, the B+P team will develop schematic level design documents for the facility and site improvements. MPIICDD will review the 100% schematic design and provide further comments which will be incorporated into the next design development phase. B+P will:

- A. Generate schematic designs including selected 3-D color renderings.
- B. Attend one (1) virtual meeting with MPIICDD to discuss schematic design documents.
- C. Incorporate MPIICDD's comments.
- D. Complete and deliver schematic design package.

DESIGN DEVELOPMENT PHASE (30%):

Based on the approved schematic design documents, the B+P team will prepare design development documents. These documents will consist of drawings and other documents to locate and describe the size and character of the architectural, engineering, interior systems, materials and landscape architectural elements and amenities as may be appropriate.

- A. Using the approved schematic design, the B+P team will further refine the selected design option for review and comment. Functional components and their space allocations will be organized into a scaled plan, focusing on efficient organization, and the coordination of the various systems servicing them.
- B. The B+P team will develop descriptive graphic plans for the systems and their design intent. Preliminary selection of materials and performance comparisons of architectural systems will be developed for MPIICDD to evaluate costs, constructability, durability and other design and operational aspects. MPIICDD will review the design development documents for consistency with the program, design, and budget objectives. Upon approval of the design development documents, B+P will proceed with preparation of the construction documents, incorporating all revisions suggested during MPIICDD's review. Minor changes will be implemented during the construction documents phase of work. Major changes to the design development documents following MPIICDD approval may constitute additional services. B+P will:

- A. Prepare and deliver design development documents.
- B. Incorporate MPIICDD's comments.
- C. Attend one (1) in-person meeting with MPIICDD to discuss design development documents.
- D. Complete and deliver design development package.
- E. Attend one (1) in-person meeting with the City/County's Authority Having Jurisdiction (AHJ) for an initial plan review.

CONSTRUCTION DOCUMENT PHASE:

After approval of the design development phase, B+P will refine and detail the design development documents to include information required for the bidding and construction of the project. The final work product will include architectural, engineering and landscape/irrigation design construction drawings, specifications and calculations required for the approval of agencies having jurisdiction (AHJ). CAD/REVIT systems will be used to develop and coordinate documents so that the components are integrated into the building without conflict.

- A. Construction documents and specifications will be submitted to MPIICDD for review at 50%, 90% and 100%/Final Bid Set submittal phases.
- B. A 100%/Final Bid Set, incorporating all Permitting and Bidding comments, is also anticipated within our scope and fees. Minor changes will be implemented during the next phase of the construction documents. Major changes which represent significant departures from the original design program and approved design development documents will be considered Additional Services. At each of these submittals, the team will meet with MPIICDD and discuss the comments and/or requests by MPIICDD to resolve and incorporate into the documents, observations, or requests. B+P will meet early on with the AHJ to confirm code related issues prior to 50% complete construction documents and submission to both the Building and Fire Department.

PERMITTING SERVICES:

After approval of the 90% construction documents and specifications, B+P will prepare the 90% construction documents and specifications for permitting the project with AHJ over the project. The final product will include architectural, engineering and landscape architecture/irrigation design construction drawings, specifications and calculations required for the approval of agencies having jurisdiction.

- A. Construction documents will be submitted to MPIICDD and AHJ for review after the 90% complete submittal phase has been approved or at a time agreed to by B+P and MPIICDD. The B+P team members for the architectural or engineering disciplines will be available to meet with reviewer agencies to clarify or respond to comments generated during their review of the construction documents.
- B. B+P will address comments by the Building Department and update the 100%/Final construction documents.

BIDDING SERVICES:

B+P shall assist MPIICDD with the Bidding of the project. It is anticipated MPIICDD will advertise the bid publicly or will use one of their preferred Contractor. B+P will respond to questions from the Contractor and issue any necessary clarifications and/or respond to any RFIs. B+P shall assist in evaluating Contractors' bids submitted to MPIICDD for this project. B+P will attend one (1) in-person pre-bidding meeting with MPIICDD and interested Contractors.

CONSTRUCTION ADMINISTRATION SERVICES:

B+P shall act as MPIICDD's agent for these improvements with respect to the following construction observation tasks:

- Pre-Construction Kick-Off Meeting:** Following the award of the construction contract, we will participate in and assist MPIICDD in preparing for and conducting one (1) in-person pre-construction

conference with the selected Contractor and other interested parties involved in the execution of the projects.

Progress Review Meetings and Site Observations: Attend twice (2) monthly (as required) project progress Owner, Architect & Contractor (OAC) meetings to monitor construction progress of the project design and requirements under which the contract for construction was awarded and will perform site visits and reports during the construction phase at intervals, as may be required by the progress of the construction, but not more than twice (2) monthly. Construction is anticipated not to exceed ten (10) months of construction from notice-to-proceed to close-out.

Shop Drawings: Throughout the duration of the construction phase and pursuant to the bid documents, we will receive, review and process necessary architectural submittals to verify the complete and timely fabrication and installation of the required project components.

Requests for Information: During the project's construction phase, B+P will prepare and issue supplementary response information in the form of drawings and/or text for the Contractor.

Contractor Pay Requisition: Based on the approved schedule of values, detailed as to labor and material costs for each project component, B+P review and evaluate monthly, the Contractor's periodic and final payment requests for work installed. After review and evaluation of the accuracy of the request's payment and subsequent resolution of differences between the Contractor and architectural completion estimates, we will issue a recommendation to MPIICDD for the execution of such payment requests.

Substantial & Final Completion: Upon written notification by the Contractor that the construction is substantially complete, the team will conduct one (1) in-person Substantial Completion observation and report of incomplete or defective project components. Upon the conclusion and on-site review that the project is "substantially complete", we will issue a notice for MPIICDD review and acceptance. Upon written notification by the Contractor of final completion, the team will conduct one (1) in-person Final Completion observation and report of any remaining incomplete or defective project components.

Project Close-Out: B+P will gather all operations and maintenance manuals; shop drawings and as-built drawings based on Contractor's red-line mark-up and deliver to MPIICDD at the end of the project.

PROPOSED SCHEDULE:

Notice-To-Proceed:

Data Collection/

Programming/Master Planning: 1 month
MPIICDD Review: 2 weeks

Conceptual & Schematic Design: 1 1/2 months
MPIICDD Review: 2 weeks

Design Development: 2 months
MPIICDD Review: 2 weeks

Construction Documents:
50% CDs Complete: 2 1/2 months
MPIICDD Review: 2 weeks
90% CDs Complete: 2 months
MPIICDD Review: 2 weeks

Permitting Services: 1 1/2 months [estimated]

100%/Final CDs Complete: 2 weeks

Bidding Services: 1 month [estimated]

Construction Administration: +/- 44 weeks [estimated]

PROPOSAL QUALIFICATIONS / ASSUMPTIONS:

- MPIICDD will provide an up-to-date Site and Topographic Survey for our use.
- MPIICDD will provide an up-to-date Geotechnical Report once the buildings' locations are established.

- MPIICDD will provide an up-to-date Site Environmental Survey for our use if required.
- MPIICDD will deliver to B+P all existing master plan documents, utility documents related to the site for our review.
- Full landscape architecture will not be developed for the master plan phase, only concept plantings. Full landscape architecture will be delivered beginning with schematic design.
- Irrigation design will be delivered only at 50% construction documents and 100%/final construction documents only.

NOT INCLUDED IN SCOPE OF SERVICES:

- A. Geotechnical Engineering services.
- B. Surveying Services.
- C. Environmental Consulting Services.
- D. Traffic Engineering / Studies.
- E. LEED or Green Globes Services / Commissioning.
- F. Public Presentations (other than noted herein).
- G. Models or Renderings (other than noted herein).
- H. Permit Submission Review Fees.
- I. Submission printing (Electronic Document Delivery assumed).
- J. Threshold Inspection.
- K. Aquatic Engineering.
- L. Low Voltage Systems Design.
- M. Fire Alarm System Design.
- N. Commissioning Services.

FEE PROPOSAL:

We propose to accomplish the above scope and tasks for a total lump-sum fee of **One Hundred Thirty-Eight Thousand Four Hundred Eighty-Five Dollars and Zero Cents (\$138,485.00)** exclusive of not-to-exceed reimbursable expenses. Not-to-exceed reimbursable expenses are estimated at **Two Thousand Seven Hundred Sixty-Nine Dollars and Zero Cents (\$2,769.00)**. The breakdown of fees by discipline are as follows:

Please see the Fee Summation Sheet attached as **Exhibit B** for a detailed breakdown of our professional fees by phase for your review and consideration. Please see **Exhibit A – 2022 B+P Hourly Rates** to be utilized for all authorized Additional Services.

If you have any questions or if I can provide any additional clarification regarding our services, please feel free to contact me at your convenience. Please notify us if this proposal meets with your approval. We look forward to working with you on this exciting project.

Sincerely,



Jorge A. Borrelli, ASLA, LEED AP BD+C, CPTED
President
Borrelli + Partners, Inc.
Architects Planners

Cc: Dan Trbovich, RA, NCARB, LEED AP BD+C, Sr. Associate – B+P
Chandra Murray, Chief Financial Officer, Sr. Associate – B+P

EXHIBIT A

2026 Billing Rate Schedule

Architectural Principals:	Billable Rate:
Architect/Landscape Architect/Interior Designer – Principal	\$210.00
Architectural Staff:	Billable Rate:
Sr. Project Manager	\$202.00
Project Manager	\$186.00
Project Architect	\$159.00
Architectural/ Interior Designer	\$121.00
Landscape Architectural Staff	Billable Rate:
Project Manager Landscape Architect	\$186.00
Project Landscape Architect	\$159.00
Landscape / Irrigation Designer	\$121.00
Support Staff:	Billable Rate:
Clerical/Secretarial/Administration	\$99.00
Architectural Spec. Writer	\$142.00
A/E Field Representative	Billable Rate:
Field Representative	\$158.00

EXHIBIT B

MEADOW POINT II COMMUNITY
DEVELOPMENT DISTRICT AQUATIC FACILITY
WORK SHEET

BASIC SERVICES FEES:

Architectural Fee:	\$80,885.00
MEP/FP Engineering Fee:	\$24,850.00
Structural Engineering Fee:	\$22,400.00

SUB-TOTAL BASIC SERVICES FEES: \$128,135.00

NON-BASIC SERVICES FEE:

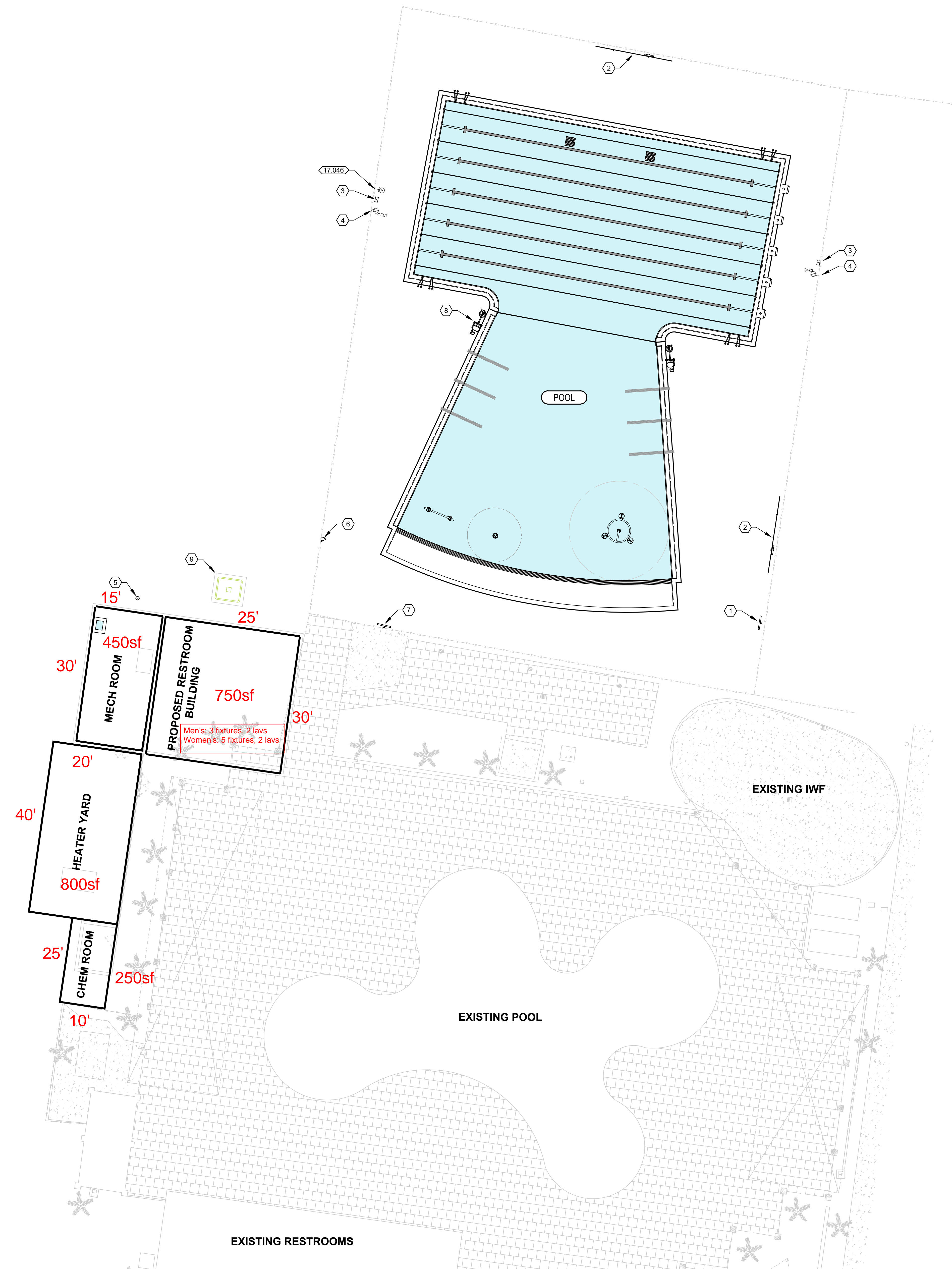
Landscape Architecture:	\$10,350.00
-------------------------	-------------

SUB-TOTAL NON-BASIC SERVICES FEES: \$10,350.00

GRAND-TOTAL FEES: \$138,485.00

Not-To-Exceed Reimbursable Expenses: \$2,769.00

EXHIBIT C



GENERAL SHEET NOTES

ALL DECKS SHALL SLOPE AWAY FROM POOL. REFER TO THE LANDSCAPE ARCHITECT'S DRAWINGS
 MINIMUM WET DECK WIDTH = 4'
 THE FIRST 15' OF THE POOL DECK EDGE WALKING PATH TOWARDS RESTROOMS SHALL BE NON-SLIP
 POOL WET DECK SHALL BE CONSTRUCTED OF CONCRETE OR OTHER IMPERVIOUS MATERIAL HAVING A SMOOTH SLIP-RESISTANT FINISH. WET DECK AREA FINISHES SHALL BE DESIGNED FOR SUCH USE AND SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S SPECIFICATIONS. WOOD DECKS AND WALKWAYS ARE PROHIBITED. REFER TO LANDSCAPE ARCHITECT AND CIVIL DRAWINGS FOR DECK DESIGN, DECK DRAINAGE AND GRADING.
 THERE IS NO PROVISION FOR FOOD OR DRINK SERVING FACILITIES WITHIN 12' OF THE WATER'S EDGE.

SHEET KEYNOTES

DESCRIPTION	DETAIL
1 POOL RULES SIGN	TBD
2 HORIZONTAL SAFETY EQUIPMENT	TBD
3 UNDERWATER LIGHT TRANSFORMER	TBD
4 GFCI / PORTABLE VACUUM PUMP RECEPTACLE	TBD
5 DEWATERING VALVE BOX	TBD
6 EMERGENCY CUT-OFF	TBD
7 RESTROOM LOCATOR SIGN	TBD
8 ADA LIFT CHAIR & ANCHOR ASSEMBLY	TBD
9 COLLECTOR TANK	TBD

SCHEDULE KEYNOTES

17.046 PHOTOCELL

RESTROOM FIXTURE REQUIREMENTS

	URINAL	WATER CLOSET	LAVATORY	FLOOR DRAIN	HOSE BIBB	CHANGING STATION	SHOWER
MEN	0	3	2	0	0	0	0
WOMEN	N/A	5	2	0	0	0	0

THE ENTRY DOORS OF ALL RESTROOMS SHALL BE LOCATED WITHIN A 200 FT WALKING DISTANCE OF THE NEAREST WATER'S EDGE OF EACH POOL SERVED BY THE FACILITIES.
 a. FLOOR SURFACES SHALL BE NON-SLIP AND IMPERVIOUS
 b. NO FOOT-BATHS, NO CARPET, NO DUCKBOARD ALLOWED
 c. SLOPE ALL FLOORS TO FLOOR DRAINS
 d. A HOSE-BIBB WITH VACUUM BREAK SHALL BE LOCATED WITHIN 25FT OF RESTROOM
 e. RESTROOM FLOOR AND WALL INTERSECTION SHALL BE COVED

SEAL

CERTIFICATE OF AUTHORITY:

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PROJECT

MEADOW POINT II CDD

30051 COUNTY LINE ROAD WESLEY CHAPEL, FLORIDA

ROBERT DVORAK AT JOHNSON, MIRMIRAN & THOMPSON, INC.

100% DD
 NOT FOR CONSTRUCTION

12/21/23 100% DD

PROJECT NO: 2271
 SCALE:
 UNITS: INCH [mm]
 SHEET SIZE: ARCH-E1 (30"x42")

TITLE
 SITE EQUIPMENT ID & UTILITY CONNECTIONS

SHEET NUMBER REV

W1.000





May 12, 2026

Mr. Jorge A. Borrelli, ASLA, LEED AP BD+C
Principal
Borrelli + Partners
Via email: jborrelli@borrelliarchitects.com

**Reference: Meadowpoint II CDD
New Pool, Restroom & Mechanical Building
Civil Engineering Proposal**

Dear Jorge:

AVCON, INC. (AVCON) is pleased to submit this revised proposal for civil engineering services related to the Meadowpoint II CDD Pool and support building(s) design based on the projects Master Plan. Based on our review of the Master Plan and discussions with Borrelli + Partners, our understanding of the **AVCON** scope of services is as follows:

Our proposed Scope of Services is attached and is summarized as follows:

- 1. 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 SWFWMD, however this scope anticipates that a stormwater permit 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.
- 2. Permitting:** AVCON staff will provide site 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.
- 3. Meetings:** AVCON will attend meetings as required with the Design Team, Owner and permitting agencies.
- 4. Construction Phase Services:** AVCON will review shop drawings, answer RFIs, and complete close-out documentation for SWFWMD, FDEP and the County.
- 5. AVCON** requires full survey to perform the site design services, survey is not included within this scope of work, survey provided by others.

Out of Scope Work

The tasks listed below are assumed to not be needed at the time of this scope development. If at a point during design development it is determined these services are needed, a more detailed scope and associated fee will be provided as required. The following items are not included in this scope:

- Parking Lot Improvements / Repairs
- Utility extensions design or upgrades (Water, sewer, electrical, communications, etc.) – AVCON will attempt to eliminate / minimize impacts to these existing facilities during design. AVCON assumes no liability or responsibility for utility relocations or re-design of existing unknown infrastructure.



- Architectural design
- Design of pool, pool deck, plumbing, or electrical for pool facilities.
- Landscaping and Irrigation
- Bid assistance is not part of this scope. AVCON understands the OWNER will selected a CONTRACTOR.

Our proposed fee for this assignment is a lump sum of \$54,675.00 which includes labor and expenses. Should you concur with this proposal, please signify your acceptance by signing in the space indicated below. Thank you for the opportunity to work with **Borrelli + Partners** on this assignment.

Sincerely,
AVCON, INC.

Approved by:

A handwritten signature in blue ink, appearing to read "Michael Kerns", is written over a light blue rectangular background.

Michael Kerns, P.E.
Associate Vice President

Name:

EXHIBIT 'B' - FEE

Proposal to: Borrelli + Partners

Consultant: AVCON, INC.

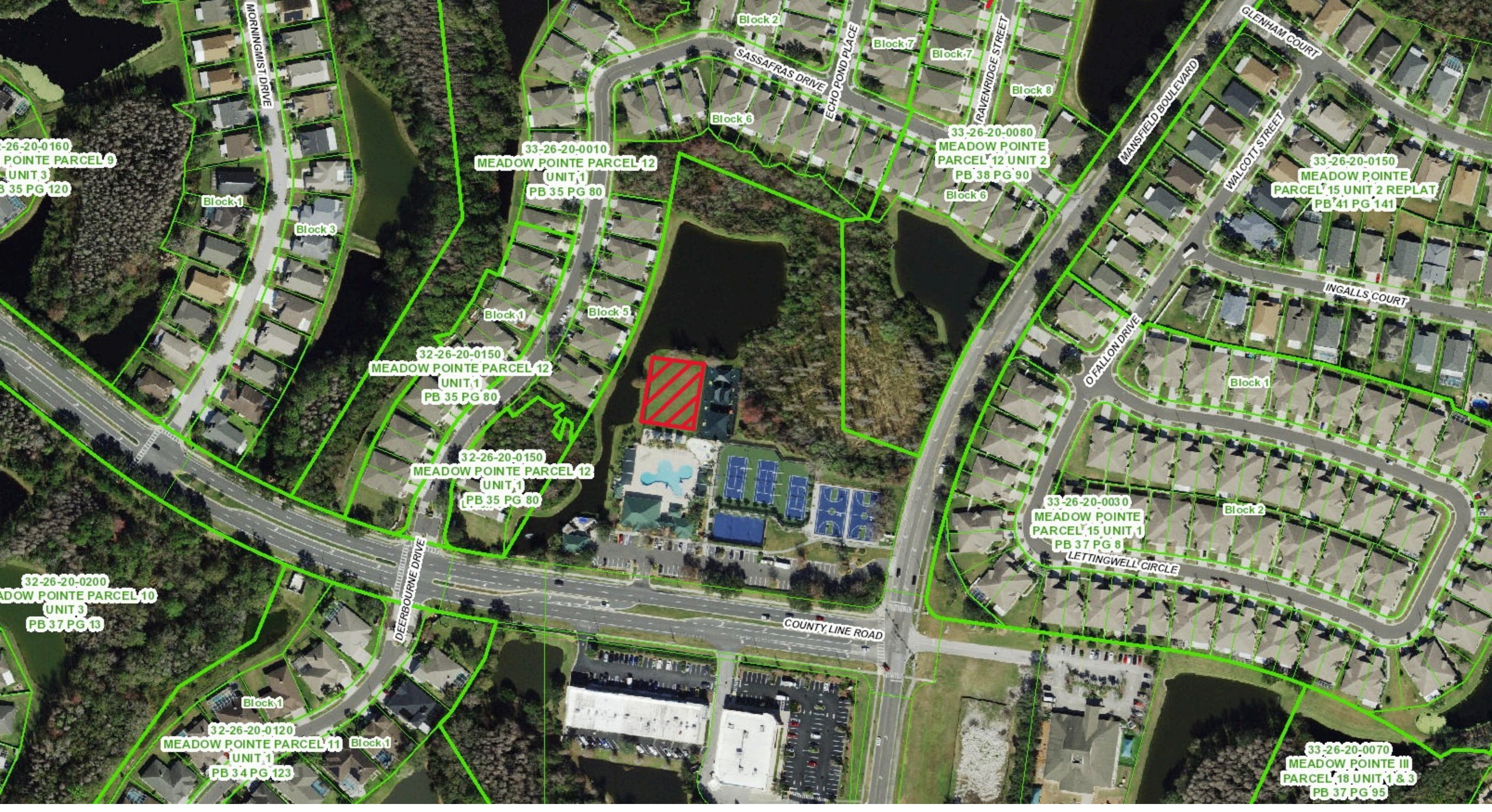


Meadowpoint II CDD
Civil Engineering Design, Permitting and Construction Administration Services

CIVIL & STRUCTURAL • AIRPORT & AVIATION CONSULTING • TRANSPORTATION DESIGN & PLANNING

No./ACTIVITY	Principal		Project Manager		Senior Engineer		Engineer		Clerical		TOTAL	
	Man Hours	Hourly Rate	Man Hours	Hourly Rate	Man Hours	Hourly Rate	Man Hours	Hourly Rate	Man Hours	Hourly Rate	Man-hours By Activity	Salary By Activity
Civil Engineering												
Final Site Plan	2.00	296.00	4.00	250.00	8.00	195.00	12.00	135.00	0.00	75.00	26.00	4,772.00
Final Demolition/SWPP Plan	2.00	296.00	4.00	250.00	8.00	195.00	6.00	135.00	0.00	75.00	20.00	3,962.00
Final Grading/Drainage Plans	2.00	296.00	4.00	250.00	16.00	195.00	10.00	135.00	0.00	75.00	32.00	6,062.00
Final Utility Adjustment Sheets	2.00	296.00	4.00	250.00	8.00	195.00	10.00	135.00	0.00	75.00	24.00	4,502.00
Final Stormwater Details	1.00	296.00	2.00	250.00	4.00	195.00	4.00	135.00	0.00	75.00	11.00	2,116.00
Final Civil Details	1.00	296.00	2.00	250.00	4.00	195.00	4.00	135.00	0.00	75.00	11.00	2,116.00
Permitting												
SWFWMD Permit Determination	1.00	296.00	4.00	250.00	0.00	195.00	0.00	135.00	0.00	75.00	5.00	1,296.00
Pasco County Permitting	1.00	296.00	8.00	250.00	8.00	195.00	6.00	135.00	0.00	75.00	23.00	4,666.00
FDEP Water Permitting	1.00	296.00	8.00	250.00	0.00	195.00	0.00	135.00	0.00	75.00	9.00	2,296.00
FDEP Wastewater Permitting	1.00	296.00	8.00	250.00	0.00	195.00	0.00	135.00	0.00	75.00	9.00	2,296.00
Coordination Meetings												
Client Meetings / Coordination	2.00	296.00	6.00	250.00	0.00	195.00	1.00	135.00	1.00	75.00	10.00	2,302.00
Agency Meetings	2.00	296.00	2.00	250.00	0.00	195.00	1.00	135.00	1.00	75.00	6.00	1,302.00
Construction Phase Services												
Shop Drawing Review	1.00	296.00	6.00	250.00	10.00	195.00	0.00	135.00	2.00	75.00	19.00	3,896.00
Site Visits	0.00	296.00	6.00	250.00	0.00	195.00	0.00	135.00	1.00	75.00	7.00	1,575.00
Stormwater Certifications	2.00	296.00	3.00	250.00	3.00	195.00	0.00	135.00	1.00	75.00	9.00	2,002.00
Record Drawings	1.00	296.00	6.00	250.00	3.00	195.00	4.00	135.00	1.00	75.00	15.00	2,996.00
Total Man-hours	22.00	\$6,512.00	77	\$19,250.00	72.00	\$14,040.00	58.00	\$7,830.00	7.00	\$525.00	236	\$48,157.00
TOTAL CONTRACT FEE COMPUTATION #												
										(CHECK APPROPRIATE BLOCK)		
										[X] Initial Estimate [] Revision No. 1 October 24, 2025		
										Civil Engineering \$23,530.00 Permitting \$10,554.00 Coordination Meetings \$3,604.00 Construction Phase Services \$10,469.00 Misc. Expenses \$500.00 Total AVCON Fee \$48,657.00		

 Project Limits



32-26-20-0160
MEADOW POINTE PARCEL 9
UNIT 3
PB 35 PG 120

Block 1

Block 3

33-26-20-0010
MEADOW POINTE PARCEL 12
UNIT 1
PB 35 PG 80

Block 1

Block 5

32-26-20-0150
MEADOW POINTE PARCEL 12
UNIT 1
PB 35 PG 80

32-26-20-0150
MEADOW POINTE PARCEL 12
UNIT 1
PB 35 PG 80

32-26-20-0200
MEADOW POINTE PARCEL 10
UNIT 3
PB 37 PG 13

Block 1

32-26-20-0120
MEADOW POINTE PARCEL 11
UNIT 1
PB 34 PG 123

Block 1



Block 2

Block 6

Block 7

Block 7

Block 8

33-26-20-0080
MEADOW POINTE
PARCEL 12 UNIT 2
PB 38 PG 90

Block 6

33-26-20-0150
MEADOW POINTE
PARCEL 15 UNIT 2 REPLAT
PB 41 PG 141

Block 1

33-26-20-0030
MEADOW POINTE
PARCEL 15 UNIT 1
PB 37 PG 8

Block 2

33-26-20-0070
MEADOW POINTE III
PARCEL 18 UNIT 1 & 3
PB 37 PG 95

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

37

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

39 Mr. Signoretti requested to add a discussion under government community updates for the
40 Sheriff. Ms. Childers will add some events and discussion under event planning. Mr. Picarelli
41 would like to add a discussion regarding the restrictions on water usage under ARC/DVRC.

42

43 **FIFTH ORDER OF BUSINESS** **Landscaping Report from Juniper**

44 Mr. Vega provided his landscape report to the Board. Additionally, they informed the
45 Board that they are preparing a letter for water restrictions and addressed areas of cutbacks of the
46 property.

47

48 **SIXTH ORDER OF BUSINESS** **Audience Comments**

49 An audience member inquired about the status for speed signs to reduce the speed limit
50 and deed restrictions regarding an empty lot. The Board addressed the audience comments.

51

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

53 There were no updates at this time.

54

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

56 **A. Discussion of Engineer Report**

57 Mr. Picarelli reviewed the district engineer to the Board.

58 **B. Update on Engineers selected for Pool and Building Projects management**

59 There were no updates at this time.

60 **NINTH ORDER OF BUSINESS** **District Counsel**

61 **A. Wrencrest Appeal Status (Taken out of order)**

62 This matter was taken out of order. Ms. Moczynski informed the Board that
63 Holtzman Vogel will be taking the lead on this matter moving forward.

64 Ms. Moczynski's office has communicated with Pasco County regarding the upcoming
65 Planning Commission hearing for April 9th and requested a continuance of the appeal
66 hearing to an undetermined date so that they don't have to keep on communicating with
67 them every month to see whether we have an approval or denial. The coordinator from the
68 County will be presenting that matter on the agenda for them for the Planning Commission

69 to review. Ms. Moczynski will be attending the Planning Commission virtually and will
70 update the Board.

71 **B. Service Mark Agreement Discussion**

72 Mr. Kluender discussed it with some persons within Meadow Pointe I and the
73 consensus is the same with Meadow Pointe II Board. Mr. Signoretti provided options to
74 the Board and a lengthy discussion ensued. The consensus was that the Board would not
75 be moving forward with any agreement at this time.

76 **C. Update on Traffic Enforcement**

77 Ms. Moczynski reached out to Holtzman Vogel because the terms of the
78 agreement proposed by the County might interfere with the Wrencrest gate process.
79 Ms. Moczynski informed the Board that it may be a good opportunity to meet with
80 the County regarding potential changes to the current traffic agreement, as well as
81 how those changes may impact the Wrencrest gate, however this matter will be
82 placed on hold until Holtzman Vogel indicates they are ready to move forward.

83 Ms. Moczynski provided a legislative update to the Board. Ms. Moczynski
84 reported that the legislative session has ended. However, a special session is
85 anticipated to address outstanding matters, including property taxes and the budget.
86 Ms. Moczynski noted that several items impacting Community Development
87 Districts (CDD) are currently awaiting the Governor approval and none have been
88 signed into law at this time. These items include potential regulations regarding e-
89 bikes, as well as a proposal to increase sovereign immunity caps. Additionally, she
90 mentioned proposed legislation outlining a formal process for officer recall, which
91 would involve a detailed and extensive procedure if enacted. Ms. Moczynski
92 concluded by stating that all items remain under review and staff will continue to
93 monitor developments, provide updates upon approval and assist the Board with
94 any questions.

95 Mr. Picarelli inquired with Ms. Moczynski the status regarding the contract
96 for the pool and building. Ms. Moczynski advised that they are coordinating a
97 meeting to discuss the terms of the contracts and the matter is still in progress. Mr.
98 Picarelli also inquired about guidance regarding the DRVC violations and write-
99 ups. Ms. Moczynski reminded the Board that the deed restriction process is ran by

100 Mr. Ginsberg who is the only one who is authorized to observe and violate anything
101 that he might see as a potential violation and once that happens, if it's not corrected
102 it goes to the Board to determine whether or not to impose a fine or suspension.

103 Ms. Childers and Ms. Moczynski held a lengthy discussion regarding the
104 communication process for the deed restrictions.

105
106 **TENTH ORDER OF BUSINESS** **Consent Agenda**

108 On MOTION by Ms. Childers seconded by Mr. Signoretti with all in
109 favor, to approve the consent agenda as presented, was approved. 5-0.

110
111 Mr. Picarelli held a discussion regarding the water restrictions and the summary of
112 restrictions to the Board.

113
114 **ELEVENTH ORDER OF BUSINESS** **Architectural Review Discussion Items**

115 Mr. Picarelli reviewed the architecture items; both requests were the same for
116 painting homes with using the color code and the items were pre-approved.

117
118 **TWELFTH ORDER OF BUSINESS** **Government/Community Updates**

119 **A. Community Representative Update**

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

121 Mr. Signoretti and the Board held a discussion regarding community matters,
122 including the need for attention in certain areas and considerations for patrols and response
123 priorities. Mr. Picarelli requested to Mr. Molder that the deputy needs to contact Mr.
124 Wright or the clubhouse while they are on duty.

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

126 **i. Next Event Update**

127 Ms. Childers informed the Board that the Bunny Hop community event was
128 successful and well attended. Additionally, she also shared information about upcoming
129 events, noting that additional support may be needed. A discussion was held regarding the
130 possibility of making the event planning position part-time.

131
132 On MOTION by Ms. Childers seconded by Mr. Signoretti with all in
133 favor, to give Mr. Wright the authority to drop the ad to a part-time
134 position for the event planning, was approved. 5-0.

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Ms. Moczynski informed Ms. Childers and Mr. Wright when outside vendors are selected for upcoming events to notify her so the appropriate licensing agreement can be provided.

THIRTEENTH ORDER OF BUSINESS Operations Managers' Report
A. Update on Playground upgrade

Mr. Wright reviewed the Operations Manager Report.

FOURTEENTH ORDER OF BUSINESS Approval/Disapproval/Discussion

There were no approvals or disapprovals at this time.

FIFTEENTH ORDER OF BUSINESS Audience Comments

There were no audience comments at this time.

SIXTEENTH ORDER OF BUSINESS Supervisor Comments

Ms. Childers thanked the Board for their continued collaboration and efforts within the community. She also expressed appreciation to staff and those who assisted with the Bunny Hop event. Mr. Picarelli also expressed his appreciation to the Board for their collective efforts, as well as to patrol services and staff for their continued support within the community.

SEVENTEENTH ORDER OF BUSINESS Adjournment

There being no further business, the meeting was adjourned at 8:00 p.m.

On MOTION by Ms. Childers seconded by Mr. Signoretti with all favor, the meeting adjourned at 8:00 p.m. 5-0.
--

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, April 1, 2026 at 6:30 p.m., immediately following the
3 adjournment of the regular Board meeting, at the Meadow Pointe II Clubhouse, located at 30051
4 County Line Road, Wesley Chapel, Florida 33543.

5
6 Present were:

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

12
13 *The following items were discussed during the April 1, 2026 Meadow Pointe II*
14 *Community Development District Workshop; no motions, votes or actions were taken. Any*
15 *action to be taken on the items listed below will occur at a regular meeting of the Board of*
16 *Supervisors.*

17
18 **FIRST ORDER OF BUSINESS**

Call to Order

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

20 **SECOND ORDER OF BUSINESS**

Items for Discussion

21 A. Discussion on FY 2027 Budget

- 22 • Mr. Picarelli informed the Board to start reviewing costs for each of their section
23 for the FY 2027 budget:
 - 24 - Mr. Kluender will review costs for plant materials
 - 25 - Mr. Signoretti will review costs for the new buildings, IT equipment
 - 26 - Ms. Childers will review costs for event planning
- 27 • Mr. Picarelli requested Inframark accountant for Meadow Pointe II to provide an
28 overview at the next meeting. This discussion will be on the April 15th meeting
29 agenda under District Manager.

30 B. Deed Restrictions changes in Morningside

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

- 31 • Mr. Picarelli had questions if the board can draw up the changes and present to
32 them before they come to make their vote.
- 33 • Ms. Childers suggested reviewing the deed restrictions during the workshop and
34 to look at the wording for changes. Additionally focusing on Morningside
35 residents to be part of the process and scheduling a Q&A meeting of the proposed
36 changes prior to voting, to give residents a chance for any questions or feedback.
- 37 • The Board discussed the possibility of sending a letter or providing a link to the
38 website outlining the expiring deed restrictions and informing them the process of
39 bringing this information up to date and appreciate the community feedback.
- 40 • The Board held a discussion to possibly see if there is a standard set of deed
41 restrictions to see how it's written to compare what they have.
- 42 • A discussion ensued regarding the deed restrictions on paint and sheds
- 43 • Ms. Childers suggested to the Board to start reviewing the deed restrictions and
44 cross out what does not apply anymore.
- 45 • Mr. Picarelli suggested to the Board to possibly send out a newsletter to notify
46 Morningside residents of the changes to the deed restrictions for Morningside.
- 47 • Ms. Childers and the Board will be requesting Ms. Moczynski to review a notice
48 for the Morningside residents about the deed restrictions to have at the next
49 meeting on April 15th. Mr. Signoretti will draft a letter to send to Ms. Moczynski
50 for her to review.
- 51 • The Board had questions regarding short terms rentals policy that will be
52 addressed to Ms. Moczynski.
- 53 • The Board held a discussion to possibly send two letters. The letters would be
54 about deed restrictions expiring although the board is working to renew and revise
55 them and the specific dates will be included when it will be discussed at the
56 workshop so the residents can join to provide feedback.
- 57 • Ms. Childers will verify with Ms. Moczynski on the voting process whether it's
58 per house or per owner. Also how does the voting process work if the property is
59 owned by a rental company.

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

- 60 • Ms. Childers will verify with Ms. Moczynski for the deed restrictions if they can
61 put a time frame on a rebuild. A lengthy discussion ensued with the Board
62 regarding the wording on the deed restrictions from 1 through 6 and to see if the
63 wording can be put into one whole deed restriction.
- 64 • The board held a discussion regarding parking and speeding issues
- 65 • There was lengthy discussion regarding shifts and zones for the patrols.
- 66

67 **THIRD ORDER OF BUSINESS**

Adjournment

68 There being no further discussion, the workshop was adjourned.

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73

John Picarelli
Chairperson

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, April 15, 2026, at 6:30 p.m. at the Meadow Pointe II
7 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	Jamie Childers	Assistant Secretary
13	Chris Kluender	Assistant Secretary

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

16	Kyle Molder	Assistant Secretary
17	Jayna Cooper	District Manager
18	Justin Wright	Operations Manager
19	Lindsay Moczynski	District Counsel
20	Kevins Ginsberg	ARC/DVRC
21	John Khatiblou	District Accountant

22
23 Residents and Members of the Public
24

25 *This is not a certified or verbatim transcript but rather represents the context and summary of the*
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.*
28

29 ***Following is a summary of the discussions and actions taken.***
30

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 Mr. Picarelli requested that the Board accept Mr. Molder virtually into the meeting.

40

41 On MOTION by Ms. Childers seconded by Mr. Signoretti, with all in
42 favor, to accept Mr. Molder into the Regular Meeting virtually was
43 approved. 4-0

44

45

46 **FOURTH ORDER OF BUSINESS**

Additions or Corrections to the Agenda

47 Mr. Picarelli added a discussion about the policies and procedures for the clubhouse.

48

49 **FIFTH ORDER OF BUSINESS**

Landscaping Report from Juniper

50 There was no landscape report.

51

52 **SIXTH ORDER OF BUSINESS**

Audience Comments

53 The Board received audience comments regarding a stop sign and speed limit signs on
54 Wrencrest, a resident thanked the Board for their hard work and dedication A resident thanked the
55 board and a resident for their hard work and dedication. A resident had questions regarding
56 pickleball and tennis rules and had questions about towing.

57

58 **SEVENTH ORDER OF BUSINESS**

District Manager Report

59 **A. Discussion of Accountant Report**

60 Mr. Khatiblou provided a review of revenue collected to date percentage of budget spent
61 to date and reviewed the current monthly burn rate.

62 **B. Update on Security Shade Meeting**

63 There will be a security shade meeting to discuss off duty deputy zones and duties on May
64 6, 2026.

65 **EIGHTH ORDER OF BUSINESS**

District Engineers' Report

66 **A. Discussion of Engineer Report**

67 Mr. Picarelli reviewed the district engineer report to the Board.

68 **B. Update on Engineers selected for Pool and Building Projects management**

69 There will be a stakeholder meeting on Friday, April 17, 2026.

70 **NINTH ORDER OF BUSINESS**

District Counsel

71 **A. Status of any open litigation that is not confidential**

72 There were no updates at this time Ms. Moczynski advised this item will be
73 removed on future agendas.

74 **B. Wrencrest Appeal Status**

75 Mr. Signoretti addressed the Wrencrest appeal status, discussion ensued.

76 **C. Update on Traffic Enforcement**

77 Ms. Moczynski advised this item is currently on a hold due to the Wrencrest gate
78 issue, this item will remain on hold until Holtzman advises on an appropriate time
79 to address the matter with the county.

80 **D. Update on Contract for Pool and Building**

81 Ms. Moczynski advised this item will be discussed at the stakeholders meeting.

82 **E. Discussion for Supervisors who they contact outside of a meeting**

83 A discussion ensued, staff members are to be addressed only by the Operations
84 Manager, all requests for information or public records request should be sent to the District
85 Manager first. Ms. Moczynski will draft a corresponding policy.

86 **F. Open the Public Hearing for the Rules of Procedures Rates and Fees**

87 On MOTION by Mr. Signoretti seconded by Mr. Childers with all in
88 favor, to Open the Public Hearing for the Rules of Procedures Rates
89 and Fees, was approved. 5-0.

91 **G. Close the Public Hering for the Rules of Procedures Rates and Fees**

92 On MOTION by Mr. Signoretti seconded by Mr. Childers with all
93 in favor, to Close the Public Hearing for the Rules of Procedures Rates
94 and Fees, was approved. 5-0.

96 **G. Consideration of the Resolution 2026-06 Adopting Rules of Procedures**
97 **Rates and Fees**

98 On MOTION by Mr. Signoretti seconded by Mr. Childers with all
99 in favor, to Adopt Resolution 2026-06 Adopting Rules of Procedures,
100 Rates and Fees was approved. 5-0.

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TENTH ORDER OF BUSINESS

Consent Agenda

On MOTION by Ms. Childers seconded by Mr. Signoretti with all in favor, to approve the consent agenda as presented, was approved. 5-0.

ELEVENTH ORDER OF BUSINESS

Architectural Review Discussion Items

There was no discussion at this time.

TWELFTH ORDER OF BUSINESS

Government/Community Updates

A. Community Representative Update

Mr. Signoretti stated that he is requesting “no parking, no standing” signs.

i. Update on off duty Pasco County Sheriff Officer

Mr. Wright will be the primary point of contact for the off-duty deputies when they arrive for their shift. Mr. Molder will be secondary.

B. Event Planning Committee Update on Next Event

i. Next Event Update

Ms. Childers and Mr. Wright are working on a scope of work for the event planner/parking enforcement position. Discussion of towing on District roads ensued.

On MOTION by Ms. Childers seconded by Mr. Signoretti with all in favor, to give Mr. Wright the authority to drop the ad to a part-time position for the event planning, was approved. 5-0.

THIRTEENTH ORDER OF BUSINESS

Approval/Disapproval/Discussion

Mr. Picarelli brought up clubhouse policies and procedures and stated that some need to be revised to be more specific or removed. This will add to the workshop agenda. The board held a discussion of the lightning policy and possible “use at your own risk” signage at District facilities.

FOURTEENTH ORDER OF BUSINESS

Operations Managers’ Report

A. Update on signage replacement Longleaf

Mr. Wright reviewed operations manager report.

FIFTEENTH ORDER OF BUSINESS

Audience Comments

138 The Board received comments on the Wrencrest gate. There was a question about street
139 parking on a curve, and a request for more public response time during the public hearings for
140 Zoom participants from the audience.

141
142 **SIXTEENTH ORDER OF BUSINESS** **Supervisor Comments**
143 Mr. Signoretti explained the meaning of the “no standing” sign. Mr. Molder suggested for
144 residents to send problem areas for patrolling to Mr. Wright. Ms. Childers thanked a long-time
145 resident who is moving for her involvement in the community over the years. Mr. Picarelli stated
146 that he is happy with the progress being made by the Board and Staff on various teams.

147
148 **SEVENTEENTH ORDER OF BUSINESS** **Adjournment**

149 There being no further business, the meeting was adjourned at 7:38 p.m.

150 On MOTION by Ms. Childers seconded by Mr. Signoretti with all
151 favor, the meeting adjourned at 7:38p.m. 5-0.

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153
154

John Picarelli
155 Chairperson
156

Tab 2

MEADOW POINTE II CDD
ENGINEERS REPORT FOR MAY 20th, 2026 BOARD MEETING

Discussion items:

- **Lap Pool** – An introductory call was completed with AD Morgan and the Borelli Group. Updated contract fee schedules from Borelli Group have been requested and will be for consideration at the meeting. A civil engineer is needed for sitework, grading, drainage and permitting. A proposal for that sub-consultant has been submitted for Board consideration. Martin Aquatics will deliver the pool shell, coping, pumping, and electrical up to the panel. Borelli Group will handle building architecture, including MEP and structural engineering. AD Morgan has been engaged to estimate construction costs; no construction estimate has been formally defined at this time. The current design is a five-lane pool. Adding a sixth lane was considered but would be estimated to add approximately \$200,000 in cost as estimated by the team.
- **New Building Construction** – The team met to review a conceptual baseline cost estimate derived from preliminary drawings and historic cost estimates. The components include a community building, maintenance building with storage mezzanine and site work. Some design highlights include an operable wall to divide community space, front and rear awnings and awnings over the maintenance building, kitchen equipment allowance, fire protection included, standard HVAC commercial split systems, electrical includes an allowance for a backup generator. Site work includes parking lots, site lighting, underground drainage, landscaping and irrigation, fencing and site furnishings (flagpoles, tables, trash cans, etc.). The cost estimate carries a 6% total contingency due to recent market volatility which is intended to cover foreseeable escalation and material increases. The scope needs to align with the budget so a discussion about the budget after Board of Supervisor Review will need to take place.
- **Dog Park at Iverson:** The Landscape Plan including varietals has been completed. We are working with the account manager for Juniper Landscaping to complete the irrigation plans for the project.



- **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.

Tab 3

MPII DRC Reporting Sheet				MPII CDD Meeting 05.20.2026			
Case#	Village	Street #	Street Name	Violation(s)	DR#	Potential Fines/Day	
2026 - 079	Wrencrest	1909	Blanchard Ct	#6, Resolution 2024-04 The truck parked on the CDD lawn/sidewalk must be parked on the driveway or Apron.	6	\$50.00	
2026 - 080	Wrencrest	30603	Wrencrest Dr	#6: The truck parked on the tree lawn must be removed immediately. Resolution 2024-04. #14:The driveway needs the weeds treated in the control joints with an organic weed killer and then pressure washed once the water restriction is lifted. #14: The CDD tree lawn must be replaced due to damage caused from being driven over and parked on by a truck, over 40% is destroyed. #14: The front lawn must be replaced as over 40% has been destroyed from a trailer being parked on it and a truck driven on it.	14	\$50.00	
2026 - 081	Wrencrest	1946	Blanchard Ct	#10: Garbage containers stored on the side of the home must be stored out of sight in the garage or walled in on three sides of the home.	10	\$50.00	
2026 - 082	Iverson	1428	Wylie Ct	#10 Garbage containers & debris needs stored out of sight, walled in on three sides behind the privacy fence that is leaning over. ** 2nd offense write up for violation in past 3 months**	10	\$50.00	
2026 - 082	Iverson	1428	Wylie Ct	#17 Trailer parked on the driveway needs to be stored in the garage or offsite.	17	\$50.00	
2026 - 083	Deer Run	29704	Eagle Station Dr	#10: Garbage containers stored on the side of the home must be stored out of sight, either in the garage or walled in on three sides on the side of the home.	10	\$50.00	

2026 - 084	Wrencrest	30433	Tremont Dr	#10: Garbage containers stored on the side of the home must be stored out of sight, either in the garage or walled in on three sides on the side of the home. #14: The robellini palms need trimmed to 9-3 position.	10, 14	\$50.00
2026 - 085	Wrencrest	30427	Tremont Dr	#10: Garbage containers stored on the side of the home must be stored out of sight, either in the garage or walled in on three sides on the side of the home.	10	\$50.00
2026 - 086	Wrencrest	30428	Tremont Dr	#10: Garbage containers stored on the side of the home must be stored out of sight, either in the garage or walled in on three sides on the side of the home.	10	\$50.00
2026 - 087	Wrencrest	30445	Tremont Dr	#14: The front landscape bed, as well as the small bed on the east side of the garage needs to have the weeds removed or treated and the border edged. #14: The pavers on the front entryway need to have the weeds treated. #14: The robellini palms need to be trimmed to a 9-3 position. #14: the mailbox needs to be cleaned with a bleach/water solution.	14	\$50.00
2026 - 088	Wrencrest	30450	Tremont Dr	#14: The driveway needs the weeds treated in the control joints with an organic weed killer and then pressure washed once the water restriction is lifted. #6, resolution 2024-04: The vehicle parked on the pavers must be parked on the driveway or on the apron. #14: The CDD tree lawn is damaged due to being driven on and must be repaired or replaced. #14: The sidewalk and tree lawn need to be edged.	6,16	\$50.00
2026 - 089	Wrencrest	1932	Blanchard Ct	#10: The garbage containers & Screen frame on the side of the home needs to be stored out of sight.	10	\$50.00

2026 - 090	Wrencrest	30625	Wrencrest Dr	#14: Weeds in the driveway control joints need treated and the driveway pressure washed after the SWFMD order is lifted. #14: The weeds in the landscape bed need treated or removed and the border edged. #18: The mailbox post support braces are deteriorating and separating from the post. The back of the post has a lengthy crack and the base is deteriorated all the way around by at least 25% due to both age and lawn equipment. Post must be replaced with a PVC post.	14,18	\$100.00
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Tab 4

MPII ARCHITECTURE REVIEW APPLICATIONS LOG						As of		05.20.2026			
CASE #	VILLAGE	ST. #	ST. NAME	TYPE OF REQUEST (Brief Description)	Scheme #	Primary	Trim	Door	Garage Door	ARC RECOMMENDATION	NOTES
2026-023	Manor Isle	1252	Deerbourne Dr	New White Gutter Installation						Approve	72 Ft. of white gutter installed to proper drainage slope.
2026-024	Manor Isle	1542	Deerbourne Dr	New Window Replacement Installation						Approve	PPG Double pane low e Windows, 16 & 2 sliders. Same form, fit, and function. White vinyl.

Tab 5

Justin Wright

Operations Manager/Maintenance Report May 20, 2026



- 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 located and cleared out control structure for engineer inspection.
- Maintenance staff cleared out covert at Tullamore entrance.
- Maintenance staff repaired breezeway door.
- Maintenance staff repaired basketball hoop.
- Maintenance staff repair shade structure on multi-use court.
- Maintenance staff replaced lights on front of clubhouse.

Board Discussion / Approval

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

Tab 6

YTD FHP Off Duty Activity Report

YTD as of 1/1/26	SPEED WARNINGS	SPEED CITATIONS	ARRESTS	STOP SIGN	SEAT BELT	OTHER	STREET PARKING
5/18/2026	238	59	0	3	4	125	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
1/22/2026	4am-8am	7	3	0	0	0	4 2 ins; 1 tag/reg vio; 1 headlights	0
1/27/2026	4am-8am	7	0	0	0	0	2 1 ins; 1 DL vio	0
2/2/2026	4am-8am	8	0	0	0	0	5 3 ins; 2 tag/reg vios	0
2/4/2026	12pm-4pm	8	4	0	0	0	7 3 ins; 1 bike lane vio; 1 DL vio; 2 tag/reg vios	0
2/5/2026	4am-8am	6	0	0	0	0	3 1 ins; 1 DL vio; 1 tag/reg vio	0
2/10/2026	11am-3pm	5	1	0	0	0	1	0
2/19/2026	11:30am-3:30pm	7	0	0	0	0	3	0
2/23/2026	4am-8am	6	4	0	0	1	5 2 ins; 2 DL vio; 1 driving w/o headlights	0
2/24/2026	2pm-6pm	8	2	0	0	0	4 2 ins; 1 DL vio; 1 reg vio	0
2/26/2026	4am-8am	11	0	0	1	0	6 2 ins; 1 fail to exhibit DL; 1 expired tag; 2 driving w/o headlights	0
3/4/2026	3pm - 7pm	8	0	0	0	0	3	0
3/9/2026	4am-8am	5	4	0	0	0	4 3 ins; 1 DL vio	0

3/17/2026	4am-8am	8	3	0	1	1	5 3 ins; 1 DL vio; 1 texting while driving	0
3/25/2026	4pm-8pm	6	4	0	0	0	4 3 ins; 1 registration	0
3/26/2026	1pm-5pm	8	0	0	0	0	3	0
3/30/2026	4am-8am	6	3	0	0	0	4 2 ins; 1 expired tag; 1 DL vio	0
4/1/2026	4pm-8pm	8	2	0	0	0	4 3 ins; 1 tag	0
4/7/2026	4am-8am	7	2	0	0	0	5 2 ins; 1 tag; 2 equipment	0
4/9/2026	1pm-5pm	6	0	0	0	0	1	0
4/13/2026	4am-8am	9	0	0	0	0	4 1 ins; 2 DL; 1 headlight	0
4/22/2026	4pm-8pm	10	5	0	0	1	8 2 ins; 2 DL vio; 3 re vios; 1 move over vio	0
4/23/2026	4am-8am	4	3	0	0	1	2 1 insurance; 1 driving w/o headlights	0
4/29/2026	8am - 12pm	4	1	0	0	0	1	0
5/6/2026	4pm-8pm	7	3	0	0	0	4 2 tag/reg vios; 1 DL vio; 1 equipment vio	0
5/8/2026	1pm-5pm	6	0	0	1	0	1	0
5/12/2026	4am-8am	9	1	0	0	0	4 3 insurance; 1 DL vio	0
5/13/2026	4pm-8pm	8	2	0	0	0	5 1 ins; 1 window tint; 1 tag; 2 DI	0
5/14/2026	4am-8am	9	0	0	0	0	3 1 equipment; 1 tag; 1 DL	0
5/18/2026	4am-8am	7	3	0	0	0	6 1 headlight; 2 tag; 1 DL; 1 ins; 1 failure to maintain single lane	0