

Board of Supervisors

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

- Lee Graffius, District Manager
- Lindsay Moczynski, District Counsel
- Jerry Whited, District Engineer
- Justin Wright, Operations Manager
- John Khatiblou, Accountant

Wednesday, July 15, 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**
- 7. District Manager Report**
 - A. Introduction to new District Manager
 - B. Status of FY 2027 Budget
 - C. Consideration of Resolution 2026-12 Designation of Officers
 - D. Acceptance of FY 2025 Audit Final Report
- 8. District Engineer Report**
 - A. Discussion of Engineer report
 - B. Discussion on new cost and floor plans for building/pool
- 9. District Counsel Report**
 - A. Wrencrest Appeal Status
 - B. Update on Morningside/Deer run sidewalks
 - C. Discussion/ Consideration of Resolution 2026-13 Adopting Amended Amenity Policies
 - D. Consideration of RFP Landscaping Evaluation Criteria and Schedule
 - E. Consideration of the OLM Proposal
 - F. Consideration of Resolution 2026-14 Declaring Vacant Seat
- 10. Consent Agenda**
 - A. DRVC Violation log/pictures
 - B. Approval of the Regular Meeting Minutes from June 3, 2026
 - C. Approval of the Regular Meeting Minutes from June 17, 2026
 - D. Approval of the Workshop Meeting Minutes from June 17, 2026
- 11. Architectural Review Discussion Items**
- 12. Government/Community Updates**
 - A. Community Representative Update
 - i. Update on off duty Pasco County Sheriff Officer
 - B. Event Planning Representative/ Supervisor Jamie Childers
 - i. Next Event Update
- 13. Items to approve/disapprove/discuss**
- 14. Operations Manager Report**
- 15. Audience Comments**
- 16. Supervisor Comments**
- 17. Adjournment**

Management

Inframark Management Services
2005 Pan Am Circle Ste 300
Tampa, Florida 33607

Meeting Location

Meadow Pointe II Clubhouse
30051 County Line Road
(813)-991-5016

RESOLUTION 2026-12

**A RESOLUTION OF THE BOARD OF SUPERVISORS
DESIGNATING THE OFFICERS OF MEADOW POINTE II
COMMUNITY DEVELOPMENT DISTRICT AND
PROVIDING FOR AN EFFECTIVE DATE.**

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

WHEREAS, the Board of Supervisors (hereinafter the “Board”) now desires to designate the Officers of the District per Chapter 190, Florida Statutes.

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

1. The following persons are elected to the offices shown, to wit:

<u>John Picarelli</u>	Chair
<u>Robert Signoretti</u>	Vice Chairperson
<u>Lee Graffius</u>	Secretary
<u>Stephen Bloom</u>	Treasurer
<u>Eric Davidson</u>	Assistant Treasurer
<u>Angel Montagna</u>	Assistant Treasurer
<u>Chris Kluender</u>	Assistant Secretary
<u>Kyle Molder</u>	Assistant Secretary
<u>Jamie Childers</u>	Assistant Secretary

2. This Resolution shall become effective immediately upon its adoption.

PASSED AND ADOPTED this 15th day of July 2026.

ATTEST:

**MEADOW POINTE II COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

Chairperson/Vice Chairperson, Board of Supervisors

Financial Statements

September 30, 2025

Meadow Pointe II Community Development District

	<u>Page</u>
I. Financial Section:	
Independent Auditor's Report	1
Management's Discussion and Analysis	3
Financial Statements:	
Government-Wide Financial Statements:	
Statement of Net Position	7
Statement of Activities	8
Fund Financial Statements:	
Balance Sheet - Governmental Funds	9
Statement of Revenues, Expenditures and Changes in Fund Balances - Governmental Funds	10
Reconciliation of the Statement of Revenues, Expenditures and Changes in Fund Balances of Governmental Funds to the Statement of Activities	11
Statement of Revenues, Expenditures and Changes in Fund Balance - Budget and Actual - General Fund	12
Notes to Financial Statements	13
II. Compliance Section:	
Independent Auditor's Report on Internal Control over Financial Reporting and on Compliance and Other Matters Based on an Audit of Financial Statements Performed in Accordance with <i>Government Auditing Standards</i>	21
Management Letter	22
Independent Accountant's Report on Compliance with the Requirements of Section 218.415, Florida Statutes	24

INDEPENDENT AUDITOR'S REPORT

To the Board of Supervisors
Meadow Pointe II Community Development District

Report on the Financial Statements

Opinions

We have audited the financial statements of the governmental activities, and each major fund of the *Meadow Pointe II Community Development District* (the "District"), as of and for the year ended September 30, 2025, and the related notes to the financial statements, which collectively comprise the District's basic financial statements as listed in the table of contents.

In our opinion, the accompanying financial statements present fairly, in all material respects, the respective financial position of the governmental activities, and each major fund of the District as of September 30, 2025, and the respective changes in financial position and the respective budgetary comparison for the General Fund for the year then ended in accordance with accounting principles generally accepted in the United States of America.

Basis for Opinions

We conducted our audit in accordance with auditing standards generally accepted in the United States of America (GAAS) and the standards applicable to financial audits contained in *Government Auditing Standards* (GAS), issued by the Comptroller General of the United States. Our responsibilities under those standards are further described in the Auditor's Responsibilities for the Audit of the Financial Statements section of our report. We are required to be independent of the District and to meet our other ethical responsibilities, in accordance with the relevant ethical requirements related to our audit. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinions.

Responsibilities of Management for the Financial Statements

The District's management is responsible for the preparation and fair presentation of the financial statements in accordance with accounting principles generally accepted in the United States of America; and for the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, management is required to evaluate whether there are conditions or events, considered in the aggregate, that raise substantial doubt about the District's ability to continue as a going concern for twelve months beyond the financial statement date, including any currently known information that may raise substantial doubt shortly thereafter.

Auditor's Responsibilities for the Audit of the Financial Statements

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinions. Reasonable assurance is a high level of assurance, but is not absolute assurance and therefore is not a guarantee that an audit conducted in accordance with GAAS and GAS will always detect a material misstatement when it exists. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control. Misstatements are considered material if there is a substantial likelihood that, individually or in the aggregate, they would influence the judgment made by a reasonable user based on the financial statements.

In performing an audit in accordance with GAAS and GAS, we:

- Exercise professional judgment and maintain professional skepticism throughout the audit.
- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, and design and perform audit procedures responsive to those risks. Such procedures include examining, on a test basis, evidence regarding the amounts and disclosures in the financial statements.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the District's internal control. Accordingly, no such opinion is expressed.

- Evaluate the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluate the overall presentation of the financial statements.
- Conclude whether, in our judgment, there are conditions or events, considered in the aggregate, that raise substantial doubt about the District's ability to continue as a going concern for a reasonable period of time.

We are required to communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit, significant audit findings, and certain internal control related matters that we identified during the audit.

Required Supplementary Information

Accounting principles generally accepted in the United States of America require that the management's discussion and analysis starting on page 3, be presented to supplement the basic financial statements. Such information is the responsibility of management and, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board, who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic or historical context. We have applied certain limited procedures to the required supplementary information in accordance with auditing standards generally accepted in the United States of America, which consisted of inquiries of management about the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We do not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

Other Reporting Required by *Government Auditing Standards*

In accordance with *Government Auditing Standards*, we have also issued a report dated June 26, 2026, on our consideration of the District's internal control over financial reporting and our tests of its compliance with certain provisions of laws, regulations, contracts, grant agreements and other matters. The purpose of that report is solely to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on the effectiveness of internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the District's internal control over financial reporting and compliance.

McDermitt Davis

Orlando, Florida

June 26, 2026

Our discussion and analysis of *Meadow Pointe II Community Development District's* (the "District") financial accomplishments provide an overview of the District's financial activities for the year ended September 30, 2025. Please read it in conjunction with the District's Independent Auditor's Report, financial statements and accompanying notes.

This information is being presented to provide additional information regarding the activities of the District and to meet the disclosure requirements of Governmental Accounting Standards Board Statement (GASB) No. 34, *Basic Financial Statements - and Management's Discussion and Analysis - for State and Local Governments* issued June 1999.

Financial Highlights

- The assets of the District exceeded its liabilities at September 30, 2025 by \$21,220,416, an increase in net position of \$572,946 in comparison with the prior year.
- At September 30, 2025, the District's governmental funds reported a fund balance of \$9,801,035, an increase of \$581,880 in comparison with the prior year.

Overview of the Financial Statements

This discussion and analysis is intended to serve as an introduction to the *Meadow Pointe II Community Development District's* financial statements. The District's financial statements comprise three components: 1) government-wide financial statements, 2) fund financial statements and 3) notes to the financial statements.

Government-Wide Financial Statements

The government-wide financial statements are designed to provide readers with a broad overview of the District's finances, in a manner similar to a private-sector business.

The statement of net position presents information on all of the District's assets, liabilities, and deferred inflows/outflows of resources, with the difference reported as net position. Over time, increases or decreases in net position may serve as a useful indicator of whether the financial position of the District is improving or deteriorating.

The statement of activities presents information showing how the government's net position changed during the most recent fiscal year. All changes in net position are reported as soon as the underlying event giving rise to the change occurs, regardless of the timing of related cash flows. Thus, revenues and expenses are reported in this statement for some items that will only result in cash flows in future fiscal periods.

The government-wide financial statements include all governmental activities that are principally supported by special assessment revenues. The District does not have any business-type activities. The governmental activities of the District include general government, physical environment, culture and recreation, transportation, and public safety related functions.

Fund Financial Statements

A fund is a grouping of related accounts that is used to maintain control over resources that have been segregated for specific activities or objectives. The District, like other state and local governments, uses fund accounting to ensure and demonstrate compliance with finance-related legal requirements. The District has one fund category: Governmental Funds.

Governmental Funds - Governmental funds are used to account for essentially the same functions reported as governmental activities in the government-wide financial statements. However, unlike the government-wide financial statements, governmental fund financial statements focus on near-term inflows and outflows of spendable resources, as well as on balances of spendable resources available at the end of the fiscal year. Such information may be useful in evaluating a District's near-term financing requirements.

Because the focus of governmental funds is narrower than that of the government-wide financial statements, it is useful to compare the information presented for governmental funds with similar information presented for governmental activities in the government-wide financial statements. By doing so, readers may better understand the long-term impact of the government's near-term financing decisions. Both the governmental fund balance sheet and the governmental fund statement of revenues, expenditures and changes in fund balances provide a reconciliation to facilitate this comparison between governmental funds and governmental activities.

Meadow Pointe II Community Development District
Management's Discussion and Analysis

The District maintains three individual governmental funds. Information is presented separately in the governmental fund balance sheet and the governmental fund statement of revenues, expenditures and changes in fund balances for the general fund, debt service fund and capital projects fund, which are considered to be major funds.

The District adopts an annual appropriated budget for its general fund. A budgetary comparison schedule has been provided for the general fund to demonstrate compliance with the budget.

Notes to Financial Statements

The notes provide additional information that is essential to a full understanding of the data provided in the government-wide and fund financial statements.

Government-Wide Financial Analysis

Statement of Net Position - The District's net position was \$21,220,416 at September 30, 2025. The following analysis focuses on the net position of the District's governmental activities.

	<u>2025</u>	<u>2024</u>
Assets, excluding capital assets	\$ 9,901,196	\$ 9,331,887
Capital Assets, net of depreciation	17,859,932	18,229,335
Total assets	<u>27,761,128</u>	<u>27,561,222</u>
Liabilities, excluding long-term liabilities	203,866	220,956
Long-term Liabilities	6,336,846	6,692,796
Total liabilities	<u>6,540,712</u>	<u>6,913,752</u>
Net Position:		
Net investment in capital assets	14,208,264	14,148,368
Restricted for debt service	201,478	195,960
Unrestricted	6,810,674	6,303,142
Total net position	<u>\$ 21,220,416</u>	<u>\$ 20,647,470</u>

Meadow Pointe II Community Development District
Management's Discussion and Analysis

The following is a summary of the District's governmental activities for the fiscal years ended September 30:

	<u>2025</u>	<u>2024</u>
Revenues:		
Program revenues	\$ 3,065,815	\$ 2,867,675
General revenues	426,453	511,690
Total revenues	<u>3,492,268</u>	<u>3,379,365</u>
Expenses:		
General government	363,543	370,597
Physical environment	1,267,899	1,309,157
Culture and recreation	740,553	743,912
Transportation	262,969	288,253
Public safety	25,213	26,993
Interest on long-term debt	259,145	269,579
Total expenses	<u>2,919,322</u>	<u>3,008,491</u>
Change in net position	572,946	370,874
Net position, beginning	20,647,470	20,276,596
Net position, ending	<u>\$ 21,220,416</u>	<u>\$ 20,647,470</u>

As noted above and in the statement of activities, the cost of all governmental activities during the year ended September 30, 2025 was \$2,919,322. The majority of these costs are comprised of physical environment and culture and recreation expense.

Financial Analysis of the Government's Funds

The District uses fund accounting to ensure and demonstrate compliance with finance related legal requirements. The focus of the District's governmental funds is to provide information on near - term inflows, outflows and balances of spendable resources. Such information is useful in assessing the District's financing requirements. In particular, unassigned fund balance may serve as a useful measure of a government's net resources available for spending at the end of the fiscal year. At September 30, 2025, the District's governmental funds reported combined ending fund balances of \$9,801,035. Of this total, \$86,575 is nonspendable, \$2,990,361 is restricted, \$3,152,234 is assigned, and the remainder of \$3,571,865 is unassigned.

The general fund balance increase of \$507,532 in the current year was due to decreased expenditures. The debt service fund did not change significantly. The capital projects fund increased by \$73,349 due to interest income.

General Fund Budgetary Highlights

An operating budget was adopted and maintained by the governing board for the District pursuant to the requirements of Florida Statutes. The budget is adopted using the same basis of accounting that is used in preparation of the fund financial statements. There were no amendments to the September 30, 2025 general fund budget. The legal level of budgetary control is at the fund level.

Capital Asset and Debt Administration

Capital Assets - At September 30, 2025, the District had \$17,859,932 invested in assets, net of accumulated depreciation. More detailed information about the District's capital assets is presented in the notes to the financial statements.

Capital Debt - At September 30, 2025, the District has \$6,430,000 in bonds outstanding. More detailed information about the District's capital debt is presented in the notes to the financial statements.

Requests for Information

If you have questions about this report or need additional financial information, contact the *Meadow Pointe II Community Development District's* Finance Department at 210 North University Drive, Suite 702, Coral Springs, Florida, 33071.

FINANCIAL STATEMENTS

Meadow Pointe II Community Development District
Statement of Net Position
September 30, 2025

	Governmental Activities
Assets:	
Cash and cash equivalents	\$ 711,876
Investments	6,078,447
Prepaid costs	58,065
Accounts receivable	442
Due from other governments	13,817
Deposits	28,510
Restricted Assets:	
Temporarily restricted cash	22,475
Temporarily restricted investments	2,987,564
Capital Assets:	
Capital assets, not being depreciated	16,300,073
Capital assets, net of depreciation	1,559,859
Total assets	27,761,128
Liabilities:	
Accounts payable and accrued expenses	77,686
Member deposits	22,475
Accrued Interest Payable	103,705
Noncurrent Liabilities:	
Due within one year	360,000
Due in more than one year	5,976,846
Total liabilities	6,540,712
Net Position:	
Net investment in capital assets	14,208,264
Restricted for debt service	201,478
Unrestricted	6,810,674
Total net position	\$ 21,220,416

Meadow Pointe II Community Development District
Statement of Activities
Year Ended September 30, 2025

Functions/Programs	Expenses	Program Revenue		Net (Expense) Revenue and Changes in Net Position
		Charges for Services	Operating Grants and Contributions	
Governmental Activities:				
General government	\$ 363,543	\$ 334,150	\$ -	\$ -
Physical environment	1,267,899	1,165,387	-	(102,512)
Culture and recreation	740,553	680,678	-	(59,875)
Transportation	262,969	241,707	-	(21,262)
Public safety	25,213	23,174	-	(2,039)
Interest on long-term debt	259,145	620,719	-	361,574
Total governmental activities	\$2,919,322	\$3,065,815	\$ -	\$ -
General Revenues:				
Investment and miscellaneous				426,453
Total general revenues				426,453
Change in net position				572,946
Net position, beginning				20,647,470
Net position, ending				\$ 21,220,416

Meadow Pointe II Community Development District
Balance Sheet - Governmental Funds
September 30, 2025

	<u>General</u>	<u>Debt Service</u>	<u>Capital Projects</u>	<u>Total Governmental Funds</u>
Assets:				
Cash and cash equivalents	\$ 711,876	\$ -	\$ -	\$ 711,876
Restricted cash	22,475	-	-	22,475
Investments	6,078,447	302,386	2,685,178	9,066,011
Accounts receivable	442	-	-	442
Due from other funds	-	2,797	-	2,797
Due from other governments	13,817	-	-	13,817
Prepaid costs	58,065	-	-	58,065
Deposits	28,510	-	-	28,510
Total assets	<u>\$ 6,913,632</u>	<u>\$ 305,183</u>	<u>\$ 2,685,178</u>	<u>\$ 9,903,993</u>
Liabilities and Fund Balances:				
Liabilities:				
Accounts payable and accrued expenses	\$ 77,686	\$ -	\$ -	\$ 77,686
Due to other funds	2,797	-	-	2,797
Member deposits	22,475	-	-	22,475
Total liabilities	<u>102,958</u>	<u>-</u>	<u>-</u>	<u>102,958</u>
Fund Balances:				
Nonspendable	86,575	-	-	86,575
Restricted for:				
Debt service	-	305,183	-	305,183
Capital projects	-	-	2,685,178	2,685,178
Assigned for:				
Operating reserves	599,105	-	-	599,105
Renewal and replacement	245,185	-	-	245,185
Roadways	1,840,397	-	-	1,840,397
Gates	31,000	-	-	31,000
Ponds	248,157	-	-	248,157
Sidewalks	188,390	-	-	188,390
Unassigned	3,571,865	-	-	3,571,865
Total fund balances	<u>6,810,674</u>	<u>305,183</u>	<u>2,685,178</u>	<u>9,801,035</u>
Total liabilities and fund balances	<u>\$ 6,913,632</u>	<u>\$ 305,183</u>	<u>\$ 2,685,178</u>	

Amounts reported for governmental activities in the statement of net position are different because:

Capital assets used in governmental activities are not financial resources and therefore are not reported in the funds. 17,859,932

Liabilities not due and payable from current available resources are not reported in governmental fund statements. All liabilities, both current and long-term, are reported in the government-wide statements.

Accrued interest payable	(103,705)	
Bonds and note payable	(6,336,846)	(6,440,551)

Net Position of Governmental Activities \$ 21,220,416

Meadow Pointe II Community Development District
Statement of Revenues, Expenditures and Changes in the Fund Balances
Governmental Funds
Year Ended September 30, 2025

	<u>General</u>	<u>Debt Service</u>	<u>Capital Projects</u>	<u>Total Governmental Funds</u>
Revenues:				
Special assessments	\$ 2,445,096	\$ 620,719	\$ -	\$ 3,065,815
Special assessments - prepayments	-	-	-	-
Investment and miscellaneous income	293,838	16,163	116,452	426,453
Total revenues	<u>2,738,934</u>	<u>636,882</u>	<u>116,452</u>	<u>3,492,268</u>
Expenditures:				
Current				
General government	353,926	9,617	-	363,543
Physical environment	848,741	-	-	848,741
Culture and recreation	740,553	-	-	740,553
Transportation	262,969	-	-	262,969
Public safety	25,213	-	-	25,213
Debt Service:				
Principal	-	360,000	-	360,000
Interest	-	259,614	-	259,614
Capital outlay	-	-	49,755	49,755
Total expenditures	<u>2,231,402</u>	<u>629,231</u>	<u>49,755</u>	<u>2,910,388</u>
Excess (Deficit) of Revenues Over Expenditures	<u>507,532</u>	<u>7,651</u>	<u>66,697</u>	<u>581,880</u>
Other Financing Sources (Uses):				
Transfers in	-	-	6,652	6,652
Transfers out	-	(6,652)	-	(6,652)
Total other financing sources (uses)	<u>-</u>	<u>(6,652)</u>	<u>6,652</u>	<u>-</u>
Net change in fund balances	507,532	999	73,349	581,880
Fund balances, beginning of year	6,303,142	304,184	2,611,829	9,219,155
Fund balances, end of year	<u>\$ 6,810,674</u>	<u>\$ 305,183</u>	<u>\$ 2,685,178</u>	<u>\$ 9,801,035</u>

Meadow Pointe II Community Development District
**Reconciliation of the Statement of Revenues, Expenditures and Changes in Fund Balances of
 Governmental Funds to the Statement of Activities**
 Year Ended September 30, 2025

Amounts reported for Governmental Activities in the Statement of Activities are different because:

Net change in fund balances - total governmental funds	\$	581,880
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Governmental funds report outlays for capital assets as expenditures because such outlays use current financial resources; however, in the statement of net position the cost of those assets is recorded as capital assets. Depreciation on capital assets is not recognized in the governmental fund statement; however, it is reported as an expense in the statement of activities.

Capital outlay	49,755	
Depreciation expense	<u>(419,158)</u>	(369,403)

Repayments of bond principal are expenditures in governmental funds while repayments reduce liabilities in the statement of net position. Also, governmental funds report the effect premiums, discounts and similar items when debt is first issued, whereas these amounts are deferred and amortized in the statement of activities.

Bond Principal		360,000
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Some expenses reported in the statement of activities do not require the use of current financial resources and, therefore, are not reported as expenditures in governmental funds.

Change in accrued interest		4,519
Amortization of bond discount		<u>(4,050)</u>

Change in Net Position of Governmental Activities	\$	<u>572,946</u>
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Meadow Pointe II Community Development District
Statement of Revenues, Expenditures and Changes in Fund Balance
Budget and Actual - General Fund
Year Ended September 30, 2025

	Budgeted Amounts		Actual Amounts	Variance with Final Budget - Positive (Negative)
	Original	Final		
Revenues:				
Special assessments	\$ 2,436,521	\$ 2,436,521	\$ 2,445,096	\$ 8,575
Investment and miscellaneous income	88,050	88,050	293,838	205,788
Total revenues	<u>2,524,571</u>	<u>2,524,571</u>	<u>2,738,934</u>	<u>214,363</u>
Expenditures:				
Current				
General government	391,150	391,150	353,926	37,224
Physical environment	1,527,095	1,527,095	848,741	678,354
Culture and recreation	198,132	198,132	740,553	(542,421)
Roads and streets	275,000	275,000	262,969	12,031
Public safety	66,276	66,276	25,213	41,063
Total expenditures	<u>2,457,653</u>	<u>2,457,653</u>	<u>2,231,402</u>	<u>226,251</u>
Excess (deficit) of revenues over expenditures	<u>66,918</u>	<u>66,918</u>	<u>507,532</u>	<u>440,614</u>
Net change in fund balance	<u>\$ 66,918</u>	<u>\$ 66,918</u>	<u>507,532</u>	<u>\$ 440,614</u>
Fund balance, beginning			<u>6,303,142</u>	
Fund balance, ending			<u>\$ 6,810,674</u>	

NOTES TO FINANCIAL STATEMENTS

NOTE 1 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

Reporting Entity

The *Meadow Pointe II Community Development District*, (the “District”) was established on October 7, 1994 by Pasco County Ordinance 94-13 pursuant to the Uniform Community Development District Act of 1980, otherwise known as Chapter 190 Florida Statutes. The Act provides, among other things, the power to manage basic services for community development, the power to borrow money and issue bonds, and the power to levy and assess non-ad valorem assessments for the financing and delivery of capital infrastructure. The District was established for the purpose of financing and managing the acquisition, construction, maintenance and operation of a portion of the infrastructure necessary for community development within the District.

The District is governed by the Board of Supervisors (the Board), which is composed of five members. The Supervisors are elected on an at large basis by the owners of the property within the District. The Board of Supervisors of the District exercise all powers granted to the District pursuant to Chapter 190, Florida Statutes.

The Board has the final responsibility for:

1. Assessing and levying assessments.
2. Approving budgets.
3. Exercising control over facilities and properties.
4. Controlling the use of funds generated by the District.
5. Approving the hiring and firing of key personnel.
6. Financing improvements.

The financial statements were prepared in accordance with Governmental Accounting Standards Board (“GASB”) Statements 14, 39, and 61. Under the provisions of those standards, the financial reporting entity consists of the primary government, organizations for which the District Board of Supervisors is considered to be financially accountable, and other organizations for which the nature and significance of their relationship with the District are such that, if excluded, the financial statements of the District would be considered incomplete or misleading. There are no entities considered to be component units of the District; therefore, the financial statements include only the operations of the District.

Government-Wide and Fund Financial Statements

The financial statements include both government-wide and fund financial statements.

The government-wide financial statements (i.e., the statement of net position and the statement of activities) report information on all of the non-fiduciary activities of the District. For the most part, the effect of interfund activity has been removed from these statements.

The statement of activities demonstrates the degree to which the direct expenses of a given function or segment is offset by program revenues. *Direct expenses* are those that are clearly identifiable with a specific function or segment. *Program revenues* include 1) charges to customers who purchase, use, or directly benefit from goods, services, or privileges provided by a given function or segment and 2) grants, contributions, and investment income that are restricted to meeting the operational or capital requirements of a particular function or segment and 3) operating-type special assessments that are treated as charges for services (including assessments for maintenance and debt service). Other items not included among program revenues are reported instead as *general revenues*.

Measurement Focus, Basis of Accounting and Financial Statement Presentation

The government-wide financial statements are reported using the *economic resources measurement* focus and the *accrual basis of accounting*. Revenues are recorded when earned and expenses are recorded when a liability is incurred, regardless of the timing of related cash flows. Assessments are recognized as revenues in the year for which they are levied.

NOTE 1 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

Governmental fund financial statements are reported using the *current financial resources measurement focus* and the modified *accrual basis of accounting*. Revenues are recognized as soon as they are both measurable and available. Revenues are considered to be *available* when they are collectible within the current period or soon enough thereafter to pay liabilities of the current period. For this purpose, the District considers revenues to be available if they are collected within 60 days of the end of the current fiscal period. Expenditures are recorded when a liability is incurred, as under accrual accounting; however, debt service expenditures are recorded only when payment is due.

Assessments, including debt service assessments and operation and maintenance assessments, are non-ad valorem assessments imposed on all lands located within the District and benefited by the District's activities. Operation and maintenance special assessments are levied by the District prior to the start of the fiscal year which begins October 1st and ends on September 30th. These assessments are imposed upon all benefited lands located in the District. Debt service special assessments are imposed upon certain lots and lands as described in each resolution imposing the special assessment for each series of bonds issued by the District.

Assessments and interest associated with the current fiscal period are all considered to be susceptible to accrual and have been recognized as revenues of the current fiscal period. Only the portion of assessments receivable due within the current fiscal period is considered to be susceptible to accrual as revenue of the current period. All other revenue items are considered to be measurable and available only when cash is received by the District.

The District reports the following governmental funds, which are considered to be major funds:

General Fund - is the District's primary operating fund. It accounts for all financial resources of the general government, except those required to be accounted for in another fund.

Debt Service Fund - accounts for the accumulation of resources for the annual payment of principal and interest on long-term debt.

Capital Projects Fund - accounts for the financial resources to be used for the acquisition or construction of major infrastructure within the District.

As a general rule, the effect of interfund activity has been eliminated from the government-wide financial statements. When both restricted and unrestricted resources are available for use, it is the government's policy to use restricted resources first, then unrestricted resources as they are needed.

Assets, Liabilities, Deferred Outflows/Inflows of Resources, and Net Position/Fund Balance

Restricted Assets - These assets represent cash and investments set aside pursuant to bond covenants.

Deposits and Investments - The District's cash and cash equivalents are considered to be cash on hand and demand deposits.

Investments of the District are reported at fair value and are categorized within the fair value hierarchy established in accordance with GASB Statement No. 72, *Fair Value Measurement and Application*. The District's investments consist of investments authorized in accordance with Section 218.415, Florida Statutes.

Prepaid Items - Certain payments to vendors reflect costs applicable to future accounting periods and are recorded as prepaid items in both government-wide and fund financial statements.

Capital Assets - Capital assets, which include property, plant, equipment, and infrastructure assets (e.g., roads, sidewalks and similar items), are reported in the applicable governmental activities column in the government-wide financial statements. Capital assets are defined by the government as assets with an initial, individual cost of more than \$5,000 and an estimated useful life in excess of two years. Such assets are recorded at historical cost or estimated historical cost if purchased or constructed. Donated capital assets are recorded at acquisition value at the date of donation.

NOTE 1 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

The costs of normal maintenance and repairs that do not add to the value of the asset or materially extend assets lives are not capitalized. Major outlays for capital assets and improvements are capitalized as projects are constructed.

Property, plant and equipment of the District are depreciated using the straight-line method over the following estimated useful lives:

<u>Assets</u>	<u>Years</u>
Buildings	10 - 20
Infrastructure	10 - 30
Machinery and equipment	3 - 20
Vehicles	10 - 15

Long Term Obligations - In the government-wide financial statements, long-term debt and other long-term obligations are reported as liabilities in the statement of net position. Bond premiums and discounts are deferred and amortized over the life of the bonds using the straight-line method. Bonds payable are reported net of premiums or discounts.

In the fund financial statements, governmental fund types recognize bond premiums and discounts, as well as bond issuance costs, during the current period. The face amount of debt issued is reported as other financing sources. Premiums and discounts on debt issuances are reported as other financing uses. Issuance costs, whether or not withheld from the actual debt proceeds received, are reported as expenditures.

Deferred Outflows/Inflows of Resources - In addition to assets, the statement of financial position will sometimes report a separate section for deferred outflows of resources. This separate financial statement element, *deferred outflows of resources*, represents a consumption of net assets that applies to a future period(s) and so will not be recognized as an outflow of resources (expense/expenditure) until then. The District does not have any item that qualifies for reporting in this category for the year ended September 30, 2025.

In addition to liabilities, the statement of financial position will sometimes report a separate section for deferred inflows of resources. This separate financial statement element, *deferred inflows of resources*, represents an acquisition of net assets that applies to a future period(s) and so will *not* be recognized as an inflow of resources (revenue) until that time. The District does not have any item that qualifies for reporting in this category for the year ended September 30, 2025.

Net Position Flow Assumption - Sometimes the District will fund outlays for a particular purpose from both restricted and unrestricted resources. In order to calculate the amounts to report as restricted- net position and unrestricted- net position in the government-wide financial statements, a flow assumption must be made about the order in which the resources are considered to be applied. It is the District's policy to consider restricted - net position to have been depleted before unrestricted-net position is applied.

Fund Balance Flow Assumptions - Sometimes the District will fund outlays for a particular purpose from both restricted and unrestricted resources (total of committed, assigned, and unassigned fund balance). In order to calculate the amounts to report as restricted, committed, assigned, and unassigned fund balance in the governmental fund financial statements a flow assumption must be made about the order in which the resources are considered to be applied. It is the District's policy to consider restricted fund balance to have been depleted before using any of the components of unrestricted fund balance. Further, when the components of unrestricted fund balance can be used for the same purpose, committed fund balance is depleted first, followed by assigned fund balance. Unassigned fund balance is applied last.

Fund Balance Policies - Fund balance of governmental funds is reported in various categories based on the nature of any limitations requiring the use of resources for specific purposes. The District itself can establish limitations on the use of resources through either commitment (committed fund balance) or an assignment (assigned fund balance).

NOTE 1 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

The committed fund balance classification includes fund balance amounts that can be used only for the specific purposes determined by a formal action of the government's highest level of decision-making authority. The Board of Supervisors is the highest level of decision-making authority for the government that can, by adoption of an ordinance or resolution prior to the end of the fiscal year, commit fund balance. Once adopted, the limitation imposed by the ordinance or resolution remains in place until a similar action is taken to remove or revise the limitation.

Amounts in the assigned fund balance classification are intended to be used by the government for specific purposes but do not meet the criteria to be classified as committed. The Board of Supervisors has authorized the District Manager to assign amounts for specific purposes. The Board of Supervisors may also assign fund balance as it does when appropriating fund balance to cover a gap between estimated revenue and appropriations in the subsequent year's appropriated budget. Unlike commitments, assignments generally only exist temporarily. In other words, an additional action does not normally have to be taken for the removal of an assignment. Conversely, as discussed above an additional action is essential to either remove or revise a commitment.

Other Disclosures

Use of Estimates - The preparation of financial statements in conformity with generally accepted accounting principles requires management to make estimates and assumptions that affect the reported amounts of assets and liabilities, and disclosure of contingent assets and liabilities at the date of the financial statements, and the reported amounts of revenues and expenditures during the reporting period. Actual results could differ from those estimates.

New Accounting Standards

In fiscal year 2025, the District has not implemented any new accounting standards with a material effect on the District's financial statements.

NOTE 2 STEWARDSHIP, COMPLIANCE AND ACCOUNTABILITY

Budgetary Information

The District is required to establish a budgetary system and an approved annual budget for the General Fund. Annual budgets are adopted on a basis consistent with accounting principles generally accepted in the United States of America. All annual appropriations lapse at the fiscal year end. The legal level of budgetary control is at the fund level. Any budget amendments that increase the aggregate budgeted appropriations, at the fund level, must be approved by the Board of Supervisors.

The District follows these procedures in establishing the budgetary data reflected in the financial statements.

1. Each year the District Manager submits to the District Board a proposed operating budget for the fiscal year commencing the following October 1.
2. Public hearings are conducted to obtain taxpayer comments.
3. Prior to October 1, the budget is legally adopted by the District Board.
4. All budget changes must be approved by the District Board.
5. The budgets are adopted on a basis consistent with accounting principles generally accepted in the United States of America.

NOTE 3 DEPOSITS AND INVESTMENTS

Deposits

The District's cash balances were entirely covered by federal depository insurance or by a collateral pool pledged to the State Treasurer. Florida Statutes Chapter 280, "Florida Security for Public Deposits Act", requires all qualified depositories to deposit with the Treasurer or another banking institution eligible collateral equal to various percentages of the average daily balance for each month of all public deposits in excess of any applicable deposit insurance held. The percentage of eligible collateral (generally, U.S. Governmental and agency securities, state or local government debt, or corporate bonds) to public deposits is dependent upon the depository's financial history and its compliance with Chapter 280. In the event of a failure of a qualified public depository, the remaining public depositories would be responsible for covering any resulting losses.

Cash balances of \$22,475 are held as deposits for fitness facility member access cards. This cash is considered restricted as it is refundable to the members.

NOTE 3 DEPOSITS AND INVESTMENTS (CONTINUED)

Investments

The District categorizes its fair value measurements within the fair value hierarchy established by generally accepted accounting principles. The fair value is the price that would be received to sell an asset, or paid to transfer a liability, in an orderly transaction between market participants at the measurement date. The hierarchy is based on the valuation inputs used to measure the fair value of the asset.

Under GASB 72, assets or liabilities are classified into one of three levels. Level 1 is the most reliable and is based on quoted prices for identical assets, or liabilities, in an active market. Level 2 uses significant other observable inputs when obtaining quoted prices for identical or similar assets, or liabilities, in markets that are not active. Level 3 is the least reliable, and uses significant unobservable inputs that uses the best information available under the circumstances, which includes the District's own data in measuring unobservable inputs.

Instead of establishing a written investment policy, the District elected to limit investments to those approved by Florida Statutes and the District Trust Indenture. Authorized District investments include, but are not limited to:

1. The Local Government Surplus Funds Trust Fund (SBA);
2. Securities and Exchange Commission Registered Money Market Funds with the highest credit quality rating from a nationally recognized rating agency;
3. Interest-bearing time deposits or savings accounts in qualified public depositories;
4. Direct obligations of the U.S. Treasury;

Investments made by the District at September 30, 2025 are summarized below.

<u>Investment Type</u>	<u>Fair Value</u>	<u>Credit Rating</u>	<u>Weighted Average Maturity</u>
US Bank Commercial Paper	\$ 2,987,564	A1	N/A
Money Market Funds	6,078,447	N/A	N/A
	<u>\$ 9,066,011</u>		

Credit Risk:

The District limits credit risk by restricting authorized investments to those described which are either backed by the full faith and credit of the United States Government or maintain the highest credit quality ratings of Moody's or S&P.

Custodial Credit Risk:

In the case of deposits, this is the risk that in the event of a bank failure, the District's deposits may not be returned to it. The District requires that bank deposits be secured as provided by Chapter 280, Florida Statutes. This law requires local governments to deposit funds only in financial institutions designated as qualified public depositories by the Chief Financial Officer of the State of Florida, and creates the Public Deposits Trust Fund, a multiple financial institution pool with the ability to assess its member financial institutions for collateral shortfalls if a default or insolvency has occurred. At September 30, 2025, all of the District's bank deposits were in qualified public depositories.

For an investment, this is the risk that, in the event of the failure of the counterparty, the government will not be able to recover the value of its investments or collateral securities that are in the possession of an outside party. At September 30, 2025, none of the investments listed are exposed to custodial credit risk because their existence is not evidenced by securities that exist in physical or book entry form.

Concentration of Credit Risk:

There is no limit on the amount the District may invest in any one issuer.

NOTE 3 DEPOSITS AND INVESTMENTS (CONTINUED)

Interest Rate Risk:

The District does not specifically address interest rate risk; however, their practice is to apply the prudent-person rule: Investments are made as a prudent person would be expected to act, with discretion and intelligence, to seek reasonable income, preserve capital, and in general, avoid speculative investments. The District invests to provide sufficient liquidity to pay obligations as they come due.

NOTE 4 CAPITAL ASSETS

Capital asset activity for the year ended September 30, 2025 was as follows:

	<u>Beginning Balance</u>	<u>Additions</u>	<u>Disposals</u>	<u>Ending Balance</u>
Governmental Activities:				
Capital Assets Not Being Depreciated:				
Land and land improvements	\$ 11,197,145	\$ -	\$ -	\$ 11,197,145
Construction in progress	5,053,173	49,755	-	5,102,928
Total capital assets not being depreciated	<u>16,250,318</u>	<u>49,755</u>	<u>-</u>	<u>16,300,073</u>
Capital Assets Being Depreciated:				
Building and improvements	6,818,673	-	-	6,818,673
Infrastructure	9,783,251	-	-	9,783,251
Machinery and equipment	436,665	-	-	436,665
Vehicles	137,962	-	-	137,962
Total capital assets being depreciated	<u>17,176,551</u>	<u>-</u>	<u>-</u>	<u>17,176,551</u>
Less Accumulated Depreciation for:				
Building and improvements	(6,482,321)	(90,589)	-	(6,572,910)
Infrastructure	(8,328,701)	(304,815)	-	(8,633,516)
Machinery and equipment	(326,246)	(15,663)	-	(341,909)
Vehicles	(60,266)	(8,091)	-	(68,357)
Total accumulated depreciation	<u>(15,197,534)</u>	<u>(419,158)</u>	<u>-</u>	<u>(15,616,692)</u>
Total capital assets being depreciated, net	<u>1,979,017</u>	<u>(419,158)</u>	<u>-</u>	<u>1,559,859</u>
Governmental activities capital assets, net	<u>\$ 18,229,335</u>	<u>\$ (369,403)</u>	<u>\$ -</u>	<u>\$ 17,859,932</u>

Depreciation was charged to physical environment expense.

NOTE 5 ASSIGNED FUNDS

The District has assigned \$3,152,234 of the general fund balance for use as follows; \$1,840,397 for future repair and replacement of roadways, \$248,157 for pond repair, \$188,390 for sidewalk repair, \$31,000 for gate repair, \$245,185 for renewal and replacement and \$599,105 has been budgeted as a general operating reserve, representing approximately three months of operations expense.

NOTE 6 LONG-TERM LIABILITIES

Series 2018 Special Assessment Revenue Bonds - Public Offering

On October 1, 2018, the District issued \$8,425,000 of Special Assessment Revenue Bonds Series 2018 consisting of \$3,465,000 Serial Series 2018 due from May 1, 2020 to May 1, 2029 with interest rates ranging from 2.375% to 3.500%; \$1,750,000 Term Bonds Series 2018 due on May 1, 2033 with a fixed interest rate of 3.875% and \$3,210,000 Term Bonds Series 2018 due on May 1, 2039 with a fixed interest rate of 4.125%. Interest is due semiannually on each May 1 and November 1. Principal on the Series 2018 Bonds is due annually commencing May 1, 2020 through May 1, 2039.

The Series 2018 Bonds are subject to redemption at the option of the District prior to their maturity and extraordinary mandatory redemption prior to their maturity in the manner determined by the Bond Indenture.

The Bond Indenture requires that the District maintain adequate funds in a reserve account to meet the debt service reserve requirement as defined in the Indenture. The requirement was met at September 30, 2025.

The Bond Indenture has certain restrictions and requirements relating principally to the use of proceeds to pay for the infrastructure improvements and the procedures to be followed by the District on assessments to property owners. The District agreed to levy special assessments in annual amounts adequate to provide payment of debt service and to meet the reserve requirements. The principal and interest on the Series 2018 Special Assessment Revenue Bonds issued under the Indenture are secured by all revenues received by the District from Series 2018 assessments levied and collected on the District lands benefited by the 2018 Project.

As of September 30, 2025, total principal and interest remaining on the Series 2018 Bonds totaled \$8,526,758. For the year ended September 30, 2025, \$619,614 principal and interest was paid. Special assessment revenue pledged was \$620,719.

Long-term debt activity for the year ended September 30, 2025 was as follows:

	Beginning Balance	Additions	Reductions	Ending Balance	Due Within One Year
Governmental activities:					
Bonds Payable:					
Revenue Bond Series 2018	\$ 6,790,000	\$ -	\$ (360,000)	\$ 6,430,000	\$ 360,000
Original Issue Discount	(97,204)	-	4,050	(93,154)	-
Governmental activity long-term liabilities	<u>\$ 6,692,796</u>	<u>\$ -</u>	<u>\$ (355,950)</u>	<u>\$ 6,336,846</u>	<u>\$ 360,000</u>

NOTE 6 LONG-TERM LIABILITIES (CONTINUED)

At September 30, 2025, the scheduled debt service requirements on the bonds payable were as follows:

<u>Year Ending September 30,</u>	<u>Governmental Activities</u>	
	<u>Principal</u>	<u>Interest</u>
2026	\$ 360,000	\$ 248,892
2027	370,000	237,634
2028	380,000	225,566
2029	395,000	212,646
2030	410,000	198,820
2031 - 2035	2,310,000	741,580
2036 - 2039	2,205,000	231,620
	<u>\$ 6,430,000</u>	<u>\$ 2,096,758</u>

NOTE 7 RISK MANAGEMENT

The District is exposed to various risks of loss related to torts; theft of, damage to, and destruction of assets; errors and omissions; and natural disasters. These risks are covered by commercial insurance from independent third parties. Settled claims from these risks have not exceeded commercial insurance coverage during the last three years.

NOTE 8 INTERFUND

At September 30, 2025, the General Fund owed the Debt Service Fund \$2,797 for assessments not yet transferred. During the year, the Debt Service Fund transferred \$6,652 to the Capital Projects Fund as allowed in the bond indenture.

COMPLIANCE SECTION

**INDEPENDENT AUDITOR'S REPORT ON INTERNAL CONTROL OVER FINANCIAL REPORTING
AND ON COMPLIANCE AND OTHER MATTERS BASED ON AN AUDIT
OF FINANCIAL STATEMENTS PERFORMED IN ACCORDANCE
WITH GOVERNMENT AUDITING STANDARDS**

To the Board of Supervisors
Meadow Pointe II Community Development District

We have audited, in accordance with the auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards* issued by the Comptroller General of the United States (government auditing standards), the financial statements of the governmental activities, and each major fund of the *Meadow Pointe II Community Development District* (the "District") as of and for the year ended September 30, 2025, and the related notes to the financial statements, which collectively comprise the District's basic financial statements, and have issued our report thereon dated June 26, 2026.

Report on Internal Control Over Financial Reporting

In planning and performing our audit of the financial statements, we considered the District's internal control over financial reporting (internal control) as a basis for designing audit procedures that are appropriate in the circumstances for the purpose of expressing our opinions on the financial statements, but not for the purpose of expressing an opinion on the effectiveness of the District's internal control. Accordingly, we do not express an opinion on the effectiveness of the District's internal control.

A deficiency in internal control exists when the design or operation of a control does not allow management or employees, in the normal course of performing their assigned functions, to prevent, or detect and correct misstatements on a timely basis. A *material weakness* is a deficiency, or a combination of deficiencies, in internal control such that there is a reasonable possibility that a material misstatement of the entity's financial statements will not be prevented, or detected and corrected on a timely basis. A *significant deficiency* is a deficiency, or a combination of deficiencies, in internal control that is less severe than a material weakness, yet important enough to merit attention by those charged with governance.

Our consideration of internal control was for the limited purpose described in the first paragraph of this section and was not designed to identify all deficiencies in internal control that might be material weaknesses or significant deficiencies. Given these limitations, during our audit, we did not identify any deficiencies in internal control that we consider to be material weaknesses. However, material weaknesses or significant deficiencies may exist that were not identified.

Report on Compliance and Other Matters

As part of obtaining reasonable assurance about whether the District's financial statements are free from material misstatement, we performed tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements, noncompliance with which could have a direct and material effect on the determination of financial statement amounts. However, providing an opinion on compliance with those provisions was not an objective of our audit and, accordingly, we do not express such an opinion. The results of our tests disclosed no instances of noncompliance or other matters that are required to be reported under *Government Auditing Standards*.

Purpose of this Report

The purpose of this report is solely to describe the scope of our testing of internal control and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the entity's internal control or on compliance. This report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the entity's internal control and compliance. Accordingly, this communication is not suitable for any other purpose.

McDermitt Davis

Orlando, Florida
June 26, 2026

MANAGEMENT LETTER

Board of Supervisors
Meadow Pointe II Community Development District

Report on the Financial Statements

We have audited the financial statements of the *Meadow Pointe II Community Development District*, (the "District") as of and for the fiscal year ended September 30, 2025, and have issued our report thereon dated June 26, 2026.

Auditor's Responsibility

We conducted our audit in accordance with auditing standards generally accepted in the United States of America; the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States; and Chapter 10.550, Rules of the Auditor General.

Other Reporting Requirements

We have issued our Independent Auditor's Report on Internal Control over Financial Reporting and Compliance and Other Matters Based on an Audit of Financial Statements Performed in Accordance with *Government Auditing Standards* and Independent Auditor's Report on an examination conducted in accordance with *AICPA Professional Standards*, AT-C Section 315, regarding compliance requirements in accordance with Chapter 10.550, rules of the Auditor General. Disclosures in those reports, which are dated June 26, 2026, should be considered in conjunction with this management letter.

Prior Audit Findings

Section 10.554(1)(i)1., Rules of the Auditor General, require that we determine whether or not corrective actions have been taken to address findings and recommendations made in the preceding financial audit report. There were no such findings in the preceding financial audit report.

Official Title and Legal Authority

Section 10.554(1)(i)4., Rules of the Auditor General, requires that the name or official title and legal authority for the primary government and each component unit of the reporting entity be disclosed in this management letter, unless disclosed in the notes to the financial statements. This information has been disclosed in the notes to the financial statements.

Financial Condition and Management

Section 10.554(1)(i)5.a. and 10.556(7), Rules of the Auditor General, require us to apply appropriate procedures and communicate the results of our determination as to whether or not the District has met one or more of the conditions described in Section 218.503(1), Florida Statutes, and to identify of the specific condition(s) met. In connection with our audit, we determined that the District did not meet any of the conditions described in Section 218.503(1), Florida Statutes.

Pursuant to Sections 10.554(1)(i)5.b. and 10.556(8), Rules of the Auditor General, we applied financial condition assessment procedures for the District. It is management's responsibility to monitor the District's financial condition, and our financial condition assessment was based in part on representations made by management and the review of financial information provided by same.

Section 10.554(1)(i)2., Rules of the Auditor General, requires that we communicate any recommendations to improve financial management. In connection with our audit, we did not have any such recommendations.

Specific Information

As required by Section 218.39(3)(c), Florida Statutes, and Section 10.554(1)(i)7, Rules of the Auditor General, the District reported:

- a. The total number of District employees compensated in the last pay period of the District's fiscal year as not applicable.
- b. The total number of independent contractors to whom nonemployee compensation was paid in the last month of the District's fiscal year as 14.
- c. All compensation earned by or awarded to employees, whether paid or accrued, regardless of contingency n/a.
- d. All compensation earned by or awarded to nonemployee independent contractors, whether paid or accrued, regardless of contingency as \$213,670.

- e. Each construction project with a total cost of at least \$65,000 approved by the District that is scheduled to begin on or after October 1 of the fiscal year being reported, together with the total expenditures for such project as zero.
- f. A budget variance based on the budget adopted under Section 189.016(4), Florida Statutes, before the beginning of the fiscal year being reported if the District amends a final budget under Section 189.016(6), Florida Statutes, see budget statement.

As required by Section 218.39(3)(c), Florida Statutes, and Section 10.554(1)(i)9, Rules of the Auditor General, the District reported:

- a. The rate or rates of non-ad valorem special assessments imposed by the district as:

Operations and maintenance	\$ 1,017.12
Trash	216.00
Village reserves	31.89 - 342.22
Deed	51.87
Debt Service	51.77 - 565.54
- b. The total amount of special assessments collected by or on behalf of the District as \$3,065,815.
- c. The total amount of outstanding bonds issued by the District and the terms of such bonds as see notes to financial statements.

Additional Matters

Section 10.554(1)(i)3., Rules of the Auditor General, requires us to communicate noncompliance with provisions of contracts or grant agreements, or abuse, that have occurred, or are likely to have occurred, that have an effect on the financial statements that is less than material but which warrants the attention of those charged with governance. In connection with our audit, we did not note any such findings.

Purpose of this Letter

Our management letter is intended solely for the information and use of the Legislative Auditing Committee, members of the Florida Senate and the Florida House of Representatives, the Florida Auditor General, Federal and other granting agencies, the Board of Supervisors and applicable management, and is not intended to be and should not be used by anyone other than these specified parties.

McDiarmid Davis

Orlando, Florida
June 26, 2026



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Orlando, Florida 32810
407-843-5406
www.mcdermittdavis.com

**INDEPENDENT ACCOUNTANT'S REPORT ON COMPLIANCE WITH
THE REQUIREMENTS OF SECTION 218.415, FLORIDA STATUTES**

Board of Supervisors
Meadow Pointe II Community Development District

We have examined Meadow Pointe II Community Development District's (the District) compliance with the requirements of Section 218.415, Florida Statutes, during the year ended September 30, 2025. Management is responsible for the District's compliance with those requirements. Our responsibility is to express an opinion on the District's compliance based on our examination.

Our examination was conducted in accordance with attestation standards established by the American Institute of Certified Public Accountants and the standards applicable to attestation engagements contained in *Government Auditing Standards* issued by the Comptroller General of the United States and, accordingly, included examining, on a test basis, evidence about the District's compliance with those requirements and performing such other procedures as we considered necessary in the circumstances. We believe that our examination provides a reasonable basis for our opinion. Our examination does not provide a legal determination on the District's compliance with specified requirements.

In our opinion, the District complied, in all material respects, with the aforementioned requirements for the year ended September 30, 2025.

McDermitt Davis

Orlando, Florida
June 26, 2026



July 7, 2026

Justin Wright
MEADOW POINTE II CDD
30051 County Line Road
Wesley Chapel, FL 33543

Re: Re-bidding of landscape maintenance for Meadow Pointe II CDD

Dear Justin:

This letter agreement authorizes OLM, Inc. to rebid the landscape maintenance for the Meadow Pointe II CDD.

OLM will modify and update the current specifications as needed and will coordinate the bid process, conducting an on-site prebid meeting. Bids will be submitted to the District Office and OLM will receive bids via email from the bidding contractors. OLM will then verify accuracy, evaluate bids, and provide a bid summary package with detailed pricing backup.

After final dollar amounts are agreed upon, OLM will assist in the preparation of final contracts ready for execution. The fee for this will be \$2,800.

Please sign below authorizing us to begin and return via email.

Do not hesitate to call if you have any questions.

Sincerely,

Paul Woods

Paul Woods

Signature	Print	Company	Date
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RESOLUTION 2026-14

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE MEADOW POINTE II COMMUNITY DEVELOPMENT DISTRICT DECLARING A VACANCY PURSUANT TO SECTION 190.006(3)(b), FLORIDA STATUTES; 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*; and

WHEREAS, on November 3, 2026, three (3) members of the Board of Supervisors (“Board”) are to be elected by the “Qualified Electors” of the District, as that term is defined in Section 190.003, *Florida Statutes*; and

WHEREAS, the District published a notice of qualifying period set by the Pasco County Supervisor of Elections at least two (2) weeks prior to the start of said qualifying period; and

WHEREAS, at the close of the qualifying period, no one qualified to run for the available seat designated as “Seat 2”; and

WHEREAS, pursuant to Section 190.006(3)(b), *Florida Statutes*, the Board shall declare Seat 2 vacant, effective the second Tuesday following the general election, and a Qualified Elector is to be appointed to such seat within ninety (90) days thereafter; and

WHEREAS, the Board finds that it is in the best interests of the District to adopt this Resolution declaring Seat 2 as vacant.

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

SECTION 1. The following seat is hereby declared vacant effective as of November 17, 2026: Seat 2 (currently held by Kyle Molder).

SECTION 2. Until such time as the Board nominates a Qualified Elector to fill the vacancy declared in Section 1 above, the incumbent Supervisor for Seat 2 shall remain in office.

SECTION 3. This Resolution shall become effective upon its passage. **PASSED AND ADOPTED** this 15th day of July 2026.

ATTEST:

MEADOW POINTE II COMMUNITY DEVELOPMENT DISTRICT

Print Name: _____

Chairperson/ Vice Chairperson

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

9 The regular meeting of the Board of Supervisors of the Meadow Pointe II Community
10 Development District was held Wednesday, June 3, 2026, at 6:30 p.m. at the Meadow Pointe II
11 Clubhouse, located at 30051 County Line Road, Wesley Chapel, Florida 33543.

12 Present and constituting a quorum were:

13 John Picarelli Chairperson
14 Robert Signoretti Vice Chairperson
15 Kyle Molder Assistant Secretary
16 Chris Kluender Assistant Secretary

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

18 Justin Wright Operations Manager
19 Lindsay Moczynski District Counsel
20 Jayna Cooper District Manager

21 Residents and Members of the Public

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

26
27 **FIRST ORDER OF BUSINESS** **Call to Order**

28 Mr. Picarelli called the meeting to order.

29
30 **SECOND ORDER OF BUSINESS** **Roll Call**

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

32
33 **THIRD ORDER OF BUSINESS** **Pledge of Allegiance**

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

35

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

37 Mr. Molder requested that the Pasco Off-Duty Program be added to the agenda. Mr.
38 Picarelli stated that it would be included under the Government and Community Updates section.

39
40 **FIFTH ORDER OF BUSINESS** **Landscaping Report from Juniper**

41 Mr. Vega presented his Landscape Report to the Board.

42
43 **SIXTH ORDER OF BUSINESS** **Audience Comments**

44 A resident inquired Mr. Wright addressed the residents question. A resident inquired about
45 the Board not wanting pickleball on courts two and three and wanted to know why the court cannot
46 be used. The Board addressed the residents concerns and a discussion ensued. A resident inquired
47 about an invasive plant; the board addressed the resident and the direction to address the issue.

48
49 **SEVENTH ORDER OF BUSINESS** **District Manager Report**

50 **A. Presentation of Fiscal Year 2027 Proposed Budget**

51 Ms. Cooper presented the Fiscal Year 2027 Proposed Budget at the high-water mark to
52 the Board.

53
54 **B. Consideration of Resolution 2026-09 Approved Fiscal Year 2027 Proposed Budget**
55 **& Setting Public Hearing**

56 Ms. Cooper presented the Resolution 2026-09 Approved Fiscal Year 2027
57 Proposed Budget and Setting Public Hearing. Additionally reminded the Board to File
58 Form 1 which is due July 1, 2026.

59

On MOTION by Mr. Molder seconded by Mr. Signoretti with all in 60 favor, to adopt Resolution 2026-09 Approving Fiscal Year 2027 61 Proposed Budget and Setting Public Hearing was approved. 4-0.
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62
63
64 **EIGHTH ORDER OF BUSINESS** **District Engineers' Report**

65 **A. Discussion of Engineer Report**

66 Mr. Whited provided new building construction updates to the Board. The project
67 team reviewed the conceptual cost estimate of the proposed community center and maintenance
68 building. Additionally, the discussion also focused on long term functionality and future

69 flexibility. Mr. Whited provided an update on the lap pool and a proposal for the Board
70 consideration. AD Morgan has been engaged to estimate construction costs. Mr. Whited
71 provided an update on the Dog Park at Iverson. BDI met with Matt Gerich, the branch manager
72 at Juniper on site to discuss the landscape plan and the needs for an irrigation plan. Mr. Gerich
73 will work to provide a full irrigation plan.

74 **NINTH ORDER OF BUSINESS** **District Counsel**

75 **A. Update on Contract for Pool and Building (Out of Order)**

76 Ms. Moczynski reported to the Board that she sent out the amendment to the
77 Borrelli Group and is continuing to work on the contract for AVCON. She also
78 informed the Board the revised estimates will be received soon from AD Morgan.

79
80 **B. Wrencrest Appeal Status (Out of Order)**

81 Ms. Moczynski reported to the Board that the Planning Commission Appeal
82 Meeting was held, and directions have been received from the Planning
83 Commission. Ms. Moczynski is working with Holtzman Vogel and the County on
84 a resolution to move forward.

85
86 Ms. Moczynski informed the Board of the qualifying period for the general
87 elections from June 8th to June 12th and if any questions arise to reach out to the
88 Supervisor of Elections. Additionally, Ms. Moczynski informed the Board and
89 audience about the complaints about the deed restrictions process and enforcement.
90 Ms. Moczynski reminded the Board and residents that all the deed restrictions run
91 through the Deed coordinator, Keving Ginsburg, who is responsible for
92 investigating any possible violations which are then brought before the Board.

93
94 **TENTH ORDER OF BUSINESS** **Consent Agenda**

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On MOTION by Mr. Molder seconded by Mr. Signoretti with all in 97 favor, to approve the consent agenda as presented, was approved. 4-0.
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98
99 Mr. Molder held a discussion to review photos of violations to the Board.

100

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

102 On MOTION by Mr. Molder seconded by Mr. Signoretti with all in
103 favor, to approve the Architectural Review as presented, was
104 approved. 4-0.

106
107 **TWELFTH ORDER OF BUSINESS** **Government/Community Updates**

108 **A. Community Representative Update**

109 There were no further updates at this time.

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

111 Mr. Molder presented the and Pasco Off-Duty Program to the Board.

112 On MOTION by Mr. Molder seconded by Mr. Kluender with all in
113 favor, to approve Juniper Proposal for Summer Seasonal Flower
114 Rotation in the amount of \$5,625.00 as presented, was approved.
115 4-0.

116
117 Mr. Picarelli requested a roll call vote to approve the Juniper Invoice for Summer
118 Seasonal Flower Rotation in the amount of \$ 5,625.00, was approved 4-0.

119 -Mr. Molder-Approved

120 -Mr. Signoretti- Approved

121 - Mr. Kluender- Approved

122 -Mr. Picarelli-Approved.

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

124 **i. Next Event Update**

125 There were no updates at this time.

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

127 **A. Update on Playground upgrade**

128 Mr. Wright reviewed the Operations Manager Report.

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

130 There were no approvals or disapprovals at this time.

131
132 **FIFTEENTH ORDER OF BUSINESS** **Audience Comments**

133 There was an audience comment inquired about the off-duty report and speeding. Mr.
134 Molder addressed the audience member. Lastly, Mr. Molder stated that Law enforcement has
135 discretion when they are on District property. An audience member inquired about a vehicle being
136 parked on the grass on the tree line. The Board addressed the audience concerns.

137

138 **SIXTEENTH ORDER OF BUSINESS**

Supervisor Comments

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140 Mr. Molder commented that Juniper is doing a good job. Mr. Picarelli commented cutting
141 costs for the new building to the Board.

142

143 **SEVENTEENTH ORDER OF BUSINESS**

Adjournment

144

There being no further business, the meeting was adjourned at 7:39 p.m.

145

On MOTION by Mr. Signoretti seconded by Mr. Kluender with all
146 favor, the meeting adjourned at 7:39 p.m. 4-0.

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149

John Picarelli

150

Chairperson

151

151

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, June 17, 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 Signoretti	Vice Chairperson
12	Jamie Childers	Assistant Secretary
13	Chris Kluender	Assistant Secretary
14	Kyle Molder	Assistant Secretary

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

16	Jayna Cooper	District Manager
17	Justin Wright	Operations Manager
18	Lindsay Moczynski	District Counsel
19	Kevins Ginsberg	ARC/DVRC

20
21 Residents and Members of the Public
22

23 *This is not a certified or verbatim transcript but rather represents the context and summary of the*
24 *meeting. The full meeting is available in audio format upon request. Contact the District Office*
25 *for any related costs for an audio copy.*
26

27 ***Following is a summary of the discussions and actions taken.***
28

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

30 Mr. Picarelli called the meeting to order.

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

33 Supervisors and staff introduced themselves, and a quorum was established.
34
35

36 **THIRD ORDER OF BUSINESS**

Pledge of Allegiance

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

38 .

39 **FOURTH ORDER OF BUSINESS**

Additions or Corrections to the Agenda

40 Mr. Molder had questions regarding the DRV tracker sheet and bonds. Mr. Picarelli
41 informed Mr. Molder that the DRV sheet will be discussed under the consent agenda and the bond
42 will be under approval, disapproval for discussion. Mr. Picarelli added a discussion regarding
43 ponds in the community.

44

45 **FIFTH ORDER OF BUSINESS**

Landscaping Report from Juniper

46 This section was skipped and will circulate back when Mr. Vega signs on.

47

48 **SIXTH ORDER OF BUSINESS**

Audience Comments

49 The Board received audience comments regarding an Airbnb and protocol for the vacant
50 Board seat in the upcoming election.

51

52 **SEVENTH ORDER OF BUSINESS**

District Manager Report

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54 Ms. Cooper explained that Seat 2 will officially be declared vacant the second Tuesday
55 after the general election, November 10th. An appointment can be made at a regular Board meeting
56 after that date. In this case, the Board could look to appoint someone at the November 18th
57 meeting. We would need to include it as an agenda item, and the appointment is made by majority
58 vote. The Board may continue to function with vacant seats, as long as there is still quorum. A
59 Resolution will be passed declaring the seat vacant. The Board reviewed the insurance proposals
60 from EGIS & Brown and Brown. Discussion ensued.

61

62 **A. Brown & Brown Insurance Proposal**

63 Ms. Cooper presented the Brown & Brown Insurance Proposal to the Board. Mr. Picarelli
64 held a discussion with the board comparing cost and service of the Brown & Brown vs EGIS. Ms.
65 Cooper will send the presentation to the board. Mr. Picarelli would like to do a vote at the next
66 meeting. The decision was tabled to the July 1 meeting.

67

68 **EIGHTH ORDER OF BUSINESS**

District Engineers' Report

69 **A. Discussion of Engineer Report**

70 Mr. Picarelli reviewed the District Engineer Report to the Board.

71 **B. Discussion on new cost and floor plans for buildings**

72 Mr. Picarelli stated that another meeting will be held on Friday. Additionally,
73 informed the board that the estimate that was included in the District Engineer Report is
74 not accurate due to items that need to be removed.

75 **NINTH ORDER OF BUSINESS** **District Counsel**

76 **A. Wrencrest Appeal Status**

77 Ms. Moczynski informed the board that the Wrencrest Gate process is moving along. Mr.
78 Signoretti provided an update that the County asked for a revision to the design and everything is
79 under review to resubmit.

80 **B. Update on Rules and Guidelines**

81 Ms. Moczynski informed the Board that the updated amenity policies remain a work in
82 progress and are currently being finalized. Ms. Moczynski indicated that the goal is to
83 present a draft version for the Board to review at the July 1 meeting.

84
85 **C. Update on Supervisor code and conduct**

86 Ms. Moczynski presented Resolution 2026-10 Adopting Ethics Policy and Code of
87 Conduct to the Board. This resolution is to reinforce the ethics policies that you have to do as
88 dictated in Florida Statute and about the Code of Conduct for the supervisors and their
89 responsibilities.

90 **D. Consideration of Resolution 2026-10 Adopting Ethics Policy and Code**
91 **Of Conduct**

92 On MOTION by Mr. Signoretti seconded by Ms. Childers with all
93 in favor, to adopt Resolution 2026-10 adopting ethics policy and code
94 of conduct as presented, was approved. 5-0.

95
96 Ms. Moczynski will provide the resolution for the vacant seat at either July or August
97 Meeting for consideration.

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102 **TENTH ORDER OF BUSINESS** **Consent Agenda**

103

104 On MOTION by Ms. Childers seconded by Mr. Signoretti with all in
105 favor, to approve the consent agenda as presented, was approved. 5-0.
106

107 Mr. Molder inquired about the DRV log and discussion ensued.
108

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

110 There were items that were pre-approved and discussion ensued regarding case 2026-029.

111 Ms. Cooper informed the Board per Resolution 2025-03 the Board has no discretion to alter or
112 change current approved color schemes within Sherwin Williams Homescape Book 1 & Book 2.
113 Therefore, the requested color scheme will not be approved.
114

115 On MOTION by Mr. Signoretti seconded by Ms. Childers with all in
116 favor, to approve the architectural review with the exception of the
117 second one that was disapproved., as modified. 5-0.
118

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

120 **A. Community Representative Update**

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

122 Mr. Molder informed the board that June and July requests are in for June and the
123 schedule has been sent out.
124

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

126 **i. Next Event Update**

127 Ms. Childers held a discussion ensued regarding purchasing an outdoor inflatable
128 maze for various events. Ms. Childers informed the Board that we do have funding within
129 our own current budget and we would not be overspending the budget.

130 **THIRTEENTH ORDER OF BUSINESS** **Approval/Disapproval/Discussion**
131 **(Out of Order)**

132 Mr. Molder requested expenditure detail report for Series 2018 to date. Ms. Cooper will provide.

133 Mr. Picarelli provided an overview of the purpose of stormwater retention ponds.
134

135 **FOURTEENTH ORDER OF BUSINESS** **Operations Managers' Report**

136 Mr. Wright presented the Operations Manager Report to the Board.
137
138

139 **FIFTEENTH ORDER OF BUSINESS** **Audience Comments**

140 The Board received audience comments regarding Airbnb. Ms. Moczynski stated that
141 further questions from residents can be directed to District Management.

142

143 **SIXTEENTH ORDER OF BUSINESS** **Landscaping Report from Juniper**

144 Mr. Vega reviewed the state of plants that did not come back from being damaged by the
145 frosts. Discussion of drought impacts, lack of water pressure, and moisture management ensued.

146

147

148 **SEVENTEENTH ORDER OF BUSINESS** **Supervisor Comments**

149 Ms. Childers brought up questions regarding doing a more permanent memorial on County
150 Line Road. Ms. Moczynski will look into it. Mr. Picarelli thanked the Board & Staff for their hard
151 work and contributions.

152

153 **EIGHTEENTH ORDER OF BUSINESS** **Adjournment**

154 There being no further business, the meeting was adjourned at 7:56 p.m.

155 On MOTION by Ms. Childers seconded by Mr. Signoretti with all
156 favor, the meeting adjourned at 7:56p.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, June 17, 2026 at 6:30 p.m., immediately following
3 the adjournment of the regular Board meeting, at the Meadow Pointe II Clubhouse, located at
4 30051 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 Justin Wright	Operations Manager
13 Jayna Cooper	District Manager

14
15 *The following items were discussed during the June 17, 2026 Meadow Pointe II*
16 *Community Development District Workshop; no motions, votes or actions were taken. Any*
17 *action to be taken on the items listed below will occur at a regular meeting of the Board of*
18 *Supervisors.*

19
20 **FIRST ORDER OF BUSINESS**

Call to Order

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

22 **SECOND ORDER OF BUSINESS**

Items for Discussion

23 A. Discussion on FY 2027 Budget

- 24 • Mr. Picarelli discussed the budget items to the Board.

25 B. Deed Restrictions changes in Morningside

- 26 • Ms. Childers went through the deed restrictions and HOA Guidelines from
27 different communities and they were very similar to what is currently in place.
- 28 • Ms. Childers wanted to discuss with Ms. Moczynski regarding residential
29 dwelling properties and business activities being conducted and to clarify the
30 wording for the deed restrictions. A lengthy discussion ensued regarding Airbnb's.
- 31 • Ms. Childers held a lengthy discussion about comparing the wording and detail of
32 other deed restrictions to the board.

