Meadow Pointe II CDD

October 21, 2026

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Agenda

Meadow Pointe II Community Development District

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

Communications Media Technology Via Zoom:
https://us02web.zoom.us/j/4527478885?pwd=SWJycEJVU1VjSmVvSWRVeDJlcWIrZz09&omn=87393916259
Meeting ID: 452 747 8885 Passcode: 6DfetC
Call In #: 1-929-205-6099

1. **Call to Order**
2. **Roll Call**
3. **Pledge of Allegiance/Moment of Silence for our Fallen Service Members and First Responders**
4. **Additions or Corrections to the Agenda**
5. **Landscaping report from Juniper**
6. **Audience comments**
7. **District Manager Report**
   - **A.** Updates on Landscaping Contract
   - **B.** Report of FY 2026 Special Districts Performance Measures and Standards
8. **District Engineer Report**
   - **A.** Discussion of Engineer report
   - **B.** Discussion on progress for building and pool from meetings
   - **C.** Update on installing rock holders before new building
9. **District Counsel Report**
   - **A.**Wrencrest Appeal Status/update on striping and signage
   - **B.** Update on Morningside/Deer run sidewalks
   - **C**. Discussion/update/Public hearing on new resolution Easement and Variance policy
   - **D.** Discussion on DRVC position
10. **Consent Agenda**
    - **A.** Approval of the Regular Meeting Minutes from September 2, 2026
    - **B.** Approval of the Workshop Meeting Minutes from September 2, 2026
    - **C.** Approval of the Regular Meeting Minutes from September 16, 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/Halloween Event progress/need for volunteers
13. **Items to approve/disapprove/discuss**
14. **Operations Manager Report**
15. **Audience Comments**
16. **Supervisor Comments**
17. **Adjournment**

INFRAMARK
COMMUNITY MANAGEMENT

Memorandum

To: Board of Supervisors

From: District Management

Date:

RE: HB7013 – Special Districts Performance Measures and Standards

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To enhance accountability and transparency, new regulations were established for all special districts, by the Florida Legislature, during its 2024 legislative session. Starting on October 1, 2024, or by the end of the first full fiscal year after its creation (whichever comes later), each special district must establish goals and objectives for each program and activity, as well as develop performance measures and standards to assess the achievement of these goals and objectives. Additionally, by December 1 each year (initial report due on December 1, 2026), each special district is required to publish an annual report on its website, detailing the goals and objectives achieved, the performance measures and standards used, and any goals or objectives that were not achieved.

District Management has identified the following key categories to focus on for Fiscal Year 2026 and develop statutorily compliant goals for each:

- Community Communication and Engagement
- Infrastructure and Facilities Maintenance
- Financial Transparency and Accountability

Additionally, special districts must provide an annual reporting form to share with the public that reflects whether the goals and objectives were met for the year. District Management has streamlined these requirements into a single document that meets both the statutory requirements for goal/objective setting and annual reporting.

The proposed goals/objectives and the annual reporting form are attached as exhibit A to this memo. District Management recommends that the Board of Supervisors adopt these goals and objectives to maintain compliance with HB7013 and further enhance its commitment to the accountability and transparency of the District.

Exhibit A:

Goals, Objectives, and Annual Reporting Form

Meadow Pointe II Community Development District ("District")
Performance Measures/Standards & Annual Reporting Form

October 1, 2025 – September 30, 2026

1. Community Communication and Engagement

Goal 1.1: Public Meetings Compliance

Objective: Hold at least four regular Board of Supervisor ("Board") meetings per year to conduct District-related business and discuss community needs.
Measurement: Number of public Board meetings held annually as evidenced by meeting minutes and legal advertisements.
Standard: A minimum of four Board meetings were held during the fiscal year.
Achieved: Yes ☒ No ☐

Goal 1.2: Notice of Meetings Compliance

Objective: Provide public notice of each meeting in accordance with Florida Statutes, using at least two communication methods.
Measurement: Timeliness and method of meeting notices as evidenced by posting to the District's website, publishing in local newspaper of general circulation, and or via electronic communication.
Standard: 100% of meetings were advertised in accordance with Florida Statutes on at least two mediums (e.g., newspaper, District website, electronic communications).
Achieved: Yes☒ No ☐

Goal 1.3: Access to Records Compliance

Objective: Ensure that meeting minutes and other public records are readily available and easily accessible to the public by completing monthly District website checks.
Measurement: Monthly website reviews will be completed to ensure meeting minutes and other public records are up to date as evidenced by District Management's records.
Standard: 100% of monthly website checks were completed by District Management or third party vendor.
Achieved: Yes ☒ No ☐

2. Infrastructure and Facilities Maintenance

Goal 2.1: Field Management and/or District Management Site Inspections Objective: Field manager and/or district manager will conduct inspections per District Management services agreement to ensure safety and proper functioning of the District's infrastructure.
Measurement: Field manager and/or district manager visits were successfully completed per management agreement as evidenced by field manager and/or district manager's reports, notes or other record keeping method.
Standard: 100% of site visits were successfully completed as described within District Management services agreement
Achieved: Yes ☒ No ☐

Goal 2.2: District Infrastructure and Facilities Inspections

Objective: District Engineer will conduct an annual inspection of the District's infrastructure and related systems.
Measurement: A minimum of one inspection completed per year as evidenced by district engineer's report related to District's infrastructure and related systems.
Standard: Minimum of one inspection was completed in the fiscal year by the District's engineer.
Achieved: Yes ☒ No ☐

3. Financial Transparency and Accountability

Goal 3.1: Annual Budget Preparation

Objective: Prepare and approve the annual proposed budget by June 15 and final budget was adopted by September 30 each year.

Measurement: Proposed budget was approved by the Board before June 15 and final budget was adopted by September 30 as evidenced by meeting minutes and budget documents listed on the District's website and/or within District records.

Standard: 100% of budget approval & adoption were completed by the statutory deadlines and posted to the District's website.

Achieved: Yes ☒ No ☐

Goal 3.2: Financial Reports

Objective: Publish to the District's website the most recent versions of the following documents: Florida Auditor General link (https://flauditor.gov/) to obtain current and past Annual audit, current fiscal year budget with any amendments, and most recent financials within the latest agenda package.

Measurement: Florida Auditor General link (https://flauditor.gov/) to the Annual audit, previous years' budgets, and financials are accessible to the public as evidenced by corresponding documents on the District's website.

Standard: District's website contains 100% of the following information: Department of Financial Services link to obtain Annual audit, most recent adopted/amended fiscal year budget, and most recent agenda package with updated financials.

Achieved: Yes ☒ No ☐

Goal 3.3: Annual Financial Audit

Objective: Conduct an annual independent financial audit per statutory requirements and publish the Florida Auditor General link (https://flauditor.gov/) to the results to the District's website for public inspection, and transmit to the State of Florida.

Measurement: Timeliness of audit completion and publication as evidenced by meeting minutes showing Board approval and annual audit is available on the District's website and transmitted to the State of Florida.

Standard: Audit was completed by an independent auditing firm per statutory requirements and results were posted to the District's website and transmitted to the State of Florida.

Achieved: Yes ☒ No ☐

SIGNATURES:

Chair/Vice Chair: _____ Date: _____

Printed Name: _____

Meadow Pointe II Community Development District

District Manager: _____ Date: _____

Printed Name: _____

Meadow Pointe II Community Development District

MINUTES OF MEETING
MEADOW POINTE II
COMMUNITY DEVELOPMENT DISTRICT

The regular meeting of the Board of Supervisors of the Meadow Pointe II Community Development District was held Wednesday, September 2, 2026, immediately following the Workshop, at 6:30 p.m. at the Meadow Pointe II Clubhouse, located at 30051 County Line Road, Wesley Chapel, Florida 33543.

Present and constituting a quorum were:

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

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

Justin Wright	Operations Manager
Lindsay Moczynski	District Counsel
Kevin Ginsberg	ARC/DVRC
Lee Graffius	District Manager

Residents and Members of the Public

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

Following is a summary of the discussions and actions taken.

FIRST ORDER OF BUSINESS **Call to Order**

Mr. Picarelli called the meeting to order.

SECOND ORDER OF BUSINESS **Roll Call**

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

THIRD ORDER OF BUSINESS **Pledge of Allegiance**

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

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

Mr. Picarelli added a discussion regarding the landscaping scoring.

Mr. Woods discussed the Landscape Request for Proposal (RFP) with the Board and reviewed the RFP Process. He advised that he will assist the Board with any questions or comments.

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

There was no report at this time.

SIXTH ORDER OF BUSINESS **Audience Comments**

An audience member had questions regarding hurricane shutters for the new building and possibility of installing fencing around certain parts of Community Development District Property. An audience member commented regarding a notice of violation regarding pavers. The Board addressed the audience comments.

SEVENTH ORDER OF BUSINESS **District Manager Report**

There was no report at this time.

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

A. Discussion of Engineer Report

B. Discussion on new cost and floor plans for building/pool

C. Discussion and voting on anything needed from Workshop

D. Consideration of Landscaping Proposals

Mr. Picarelli and Mr. Whited held a discussion regarding fencing about the Dog Park.

On MOTION by Ms. Childers seconded by Mr. Signoretti with all in favor by a roll call vote, to approve the project conceptual estimate of $3,954,097 to begin the concept was approved. 5-0.

Ms. Childers reassured the Board that the District currently has sufficient funds available in its reserves to cover these needs. Therefore, using these funds at this time is not anticipated to require an increase in costs or assessments for the residents.

NINTH ORDER OF BUSINESS **District Counsel**

A. Wrencrest Appeal Status

Ms. Moczynski informed the Board that they prepared the notice letters.

B. Update on Morningside/Deer Run Sidewalks

Ms. Moczynski informed the Board that they followed up with the county regarding ownership.

C. Resolution 2026-18 Adopting Amended and Restated Policies and Procedures

Ms. Moczynski presented the 2026-18 Adopting Amended and Restated Policies and Procedures to the Board. Once is signed, it will be presented to the website.

> On MOTION by Mr. Signoretti seconded by Ms. Childers with all in favor, to approve 2026-18 Adopting Amended and Restated Policies and Procedures, was approved. 5-0.

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

i. Update on off duty Pasco County Sheriff Officer

Mr. Molder informed the Board that requests have been sent for October and November patrol scheduling.

B. Event Planning Committee Update on Next Event

i. Next Event Update

Ms. Childers informed the Board that they are currently working on the Halloween event.

THIRTEENTH ORDER OF BUSINESS **Approval/Disapproval/Discussion**

Ms. Moczynski and the Board reviewed and discussed the proposals received in response to the Landscape Maintenance Request for Proposals (RFP). The Board evaluated each proposal based on the established RFP evaluation criteria, including qualifications and experience, scope of services, proposed pricing, references, and overall responsive to the RFP requirements.

Each Board Member completed an individual scoring sheet for the responding vendors. The individual scores were then totaled and averaged to determine the overall ranking of the proposals.

Following the scoring and discussion, Juniper received the highest overall score with 97.6 points, followed by ASI with 86.4 points, Red-Tree with 85.93 points, Russell with 85.6 points, and Sunrise with 78.8 points.

> On MOTION by Ms. Molders seconded by Ms. Childers with all in favor by a roll call vote, to accept the Landscaping Scoring for the Request for Proposal (RFP) and to move forward to award Juniper the RFP was approved. 5-0.

Mr. Picarelli held a roll call for this motion.

Robert Signoretti	Yes
Jamie Childers	Yes
Chris Kluender	Yes
Kyle Molder	Yes
John Picarelli	Yes

FOURTEENTH ORDER OF BUSINESS Operations Managers' Report

Mr. Wright presented the Operations Manager Report to the Board.

FIFTEENTH ORDER OF BUSINESS Audience Comments

An audience member had questions regarding zoom for the workshop and the cost of the new building and the costs for the bonds for the building. The Board addressed the audience questions.

SIXTEENTH ORDER OF BUSINESS **Supervisor Comments**

The Board thanked all attendees for their participation and contributions to the meeting.

SEVENTEENTH ORDER OF BUSINESS **Adjournment**

There being no further business, the meeting was adjourned at 8:21 p.m.

On MOTION by Ms. Childers seconded by Mr. Signoretti with all favor, the meeting adjourned at 8:21 p.m. 5-0.

_____

John Picarelli
Chairperson

MINUTES OF MEETING
MEADOW POINTE II
COMMUNITY DEVELOPMENT DISTRICT

The Workshop of the Board of Supervisors of the Meadow Pointe II Community Development District was held Wednesday, September 2, 2026 at 6:00 p.m., at the Meadow Pointe II Clubhouse, located at 30051 County Line Road, Wesley Chapel, Florida 33543.

Present were:

John Picarelli	Chairperson
Robert Signoretti	Vice Chairperson
Kyle Molder	Assistant Secretary
Jamie Childers	Assistant Secretary
Chris Kluender	Assistant Secretary
Justin Wright	Operations Manager
Lee Graffius	District Manager
Adam Bourgeois	Representative A.D Morgan
Paul Woods	Representative OLM
Lindsay Moczynski	District Counsel
Jerry Whited	District Engineer

The following items were discussed during the September 2, 2026 Meadow Pointe II Community Development District Workshop; no motions, votes or actions were taken. Any action to be taken on the items listed below will occur at a regular meeting of the Board of Supervisors.

FIRST ORDER OF BUSINESS **Call to Order**

Mr. Picarelli called the workshop to order at 6:00 p.m.

SECOND ORDER OF BUSINESS **Items for Discussion**

A. Discussion on Building

- Mr. Picarelli informed the Board that Mr. Whited and the representative from A.D Morgan have been working together on the preliminary design for the building across the street. As additional items were incorporated into the design, the projected cost exceeded expectations and the amount allocated through the bonds. Mr. Picarelli informed the Board that a representative was present to provide an overview on the project and explain the proposed design and cost changes.

- Mr. Picarelli discussed to the Board the relevance of having the building and what it can do for the community and how beneficial it can provide to the home value of the community.
- The representative from A.D Morgan discussed the building design and progression and plans and costs.
- The representative noted that the engineer initial design estimate was approximately $6 million which was considered higher than anticipated. The team returned to the drawing board and conducted several value engineering meetings and conference calls since May. These efforts reduced the estimated costs from approximately $6 million to $4.3 million by July.
- The team subsequently revisited the building design and elected to use a pre-engineered metal building rather than spilt face CMU construction as a more cost-effective option. The representative noted that architectural components can be incorporated to enhance the building's overall appearance.
- As of August the revised project estimate is approximately $3.95 million representing a reduction of approximately 34% from the original estimate.
- It was clarified to the Board that the $3.95 million estimate included the maintenance building and all the site work with a reduced capacity of the main building.
- Mr. Woods and Mr. Bourgeois presented and discussed the design and the steps of the process of it getting approved by the Board.
- A discussion ensued regarding the design of the building with the Board and representatives.
- This discussion will be brought to the regular meeting under approval/disapproval.

THIRD ORDER OF BUSINESS **Adjournment**

There being no further discussion, the workshop was adjourned.

62
63 _____
64 John Picarelli
65 Chairperson

MINUTES OF MEETING
MEADOW POINTE II
COMMUNITY DEVELOPMENT DISTRICT

The regular meeting of the Board of Supervisors of the Meadow Pointe II Community Development District was held Wednesday, September 16, 2026, immediately following the Workshop, at 6:30 p.m. at the Meadow Pointe II Clubhouse, located at 30051 County Line Road, Wesley Chapel, Florida 33543.

Present and constituting a quorum were:

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

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

Lindsay Moczynski	District Counsel
Jerry Whited	District Engineer
Kevin Ginsberg	ARC/DVRC
Lee Graffius	District Manager

Residents and Members of the Public

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Following is a summary of the discussions and actions taken.

FIRST ORDER OF BUSINESS **Call to Order**

Mr. Picarelli called the meeting to order.

SECOND ORDER OF BUSINESS **Roll Call**

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

THIRD ORDER OF BUSINESS **Pledge of Allegiance**

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

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

There were no additions or corrections.

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

The Report was provided in the agenda. Juniper representative was not in attendance.

SIXTH ORDER OF BUSINESS **Audience Comments**

There were audience comments regarding traffic issues and off duty officer response and comments on upcoming local events in the area.

SEVENTH ORDER OF BUSINESS **District Manager Report**

A. Updates on Landscaping Contract

B. Consideration of Resolution 2026-18 Adopting Goals and Objectives

Mr. Graffius stated notices for Wrencrest gate will be mailed out next week. The landscaping award notices were sent on September 9, 2026 to all vendors that bid on the Request for Proposal. Mr. Graffius presented the Goals and Objectives to the board.

On MOTION by Ms. Childers seconded by Mr. Picarelli with all in favor approved Resolution 2026-18 Goals and Objectives was approved. 5-0.

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

A. Discussion of Engineer Report

B. Discussion on progress for building and pool from meetings

Mr. Picarelli reviewed the Engineer report. The pool scope is to be reviewed for items that can done by onsite staff to reduce costs in construction. Additionally will be reviewing plans for pool equipment housing and restroom construction materials.

NINTH ORDER OF BUSINESS **District Counsel**

A. Wrencrest Appeal Status

Ms. Moczynski confirmed no sign is required to be posted for the Wrencrest gate.

B. Update on Morningside/Deer Run Sidewalks

Ms. Moczynski informed the Board there were no updates from the county on sidewalk and apron ownership in two villages.

C. Progress on new amenities rules

Ms. Moczynski informed the Board that the redlined amenity rules will be sent out for final review. This will be on next month's agenda. Additionally Ms. Moczynski stated the District can enter into contract negotiations with Juniper once the period has passed following the mailing of the notices of intent to award.

TENTH ORDER OF BUSINESS **Consent Agenda**

On MOTION by Mr. Signoretti seconded by Mr. Molder 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

i. Update on off duty Pasco County Sheriff Officer

Mr. Molder provided an update on sheriff's patrol and schedule for the next quarter. It was verified with counsel that the annual application renewal may be completed. Mr. Molder stated some off-duty patrol shifts have not been filled. Additional patrols will be added for upcoming holidays.

B. Event Planning Committee Update on Next Event

i. Next Event Update

Ms. Childers informed the Board the Halloween event is progressing. Planning has stated for the Holiday event.

THIRTEENTH ORDER OF BUSINESS **Approval/Disapproval/Discussion**

There was no discussion at this time.

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

Mr. Wright was unable to attend the meeting. Mr. Picarelli provided an update. Mr. Wright has provided engineer the contact for the company that installed hurricane shutters on current amenities for the new construction project.

FIFTEENTH ORDER OF BUSINESS **Audience Comments**

A resident commented on signage possibilities preventing drop off of children for school at entrance of Longleaf.

SIXTEENTH ORDER OF BUSINESS **Supervisor Comments**

Mr. Picarelli thanked residents, staff and Supervisors for their attendance and participation.

SEVENTEENTH ORDER OF BUSINESS **Adjournment**

There being no further business, the meeting was adjourned at 8:21 p.m.

On MOTION by Ms. Signoretti seconded by Mr. Molder with all favor, the meeting adjourned at 7:13 p.m. 5-0.

_____

John Picarelli
Chairperson

Tab 2

MEADOW POINTE II CDD

ENGINEERS REPORT FOR OCTOBER 21st 2026 BOARD MEETING

Discussion items:

New Building Construction – The following is the latest information from the last project team meetings on 09/11/26. The next project team meeting is scheduled for 10/23/2026.

The project team met following the Board's approval to move forward with the approximately $3.95 million new building project. The architect is preparing the design services proposal, while AD Morgan will prepare its preconstruction/construction management proposal separately.

The team also discussed civil, geotechnical, landscaping, and stormwater needs. The goal is to keep landscaping and site improvements as cost-effective as possible while meeting County requirements. The civil engineer will also evaluate whether existing drainage infrastructure and the nearby pond can be utilized instead of constructing the small pond shown on the preliminary plans.

Once the design team is under contract, the project will move into design, and an updated project schedule and budget check will be developed. AD Morgan anticipates approximately six to seven weeks from completion of 100% construction documents to preparation of the GMP.

Lap Pool Construction – The following is the latest information from the last project team meeting on 09/25/2026. The next project team meeting is scheduled for 10/23/2026.

The project team continues to advance the design of the proposed lap pool and associated support facilities. During the most recent design coordination meeting, the team reviewed the building configuration, mechanical equipment layout, electrical requirements, landscaping, and several value-engineering opportunities. The current direction is to maintain a masonry/CMU building for the restrooms, mechanical room, and chemical room rather than introducing a separate metal building, which was determined to provide limited cost benefit and additional coordination and constructability concerns.

The team is also evaluating potential cost savings around the heater and chiller equipment yard, including the use of fencing and landscape screening in lieu of portions of the masonry enclosure, while continuing to protect the primary pool equipment within enclosed areas where appropriate for

durability and long-term maintenance. Additional value engineering is being considered within the restroom and amenity scope.

Electrical service remains an open item, as the existing electrical capacity may not be sufficient to support the proposed pool equipment and additional service improvements may be required. The design team is evaluating those requirements and the associated budget impacts.

The design team is currently working toward issuance of the 50% Construction Documents package, with the final drawing package targeted for completion by the end of October. Contractor pricing will be coordinated concurrently as the design progresses so the team can continue evaluating the overall project budget and value-engineering opportunities.

Gate at Wrencrest Drive:

BDi has sent a subconsultant agreement to the traffic engineer to review. They will expedite the signage and striping plan as soon as they are all set with the agreement.

Dog Park Development:

The proposed dog park fencing has been approved, and the County has approved a pervious geoweb-grid system for parking. We have sent the conceptual design to the County engineers to get feedback on if any of the included details of the plan would need to be updated or if we can simplify the plan at all to value engineer the project based on the materials, they are asking that we use. Our contact Patrick Dutter is out of the office until next week the 26th , so we expect a response to the conceptual plan at that time.

SOI for ERP 21274.016

SWFWMD provided District Management with a letter for inspection of the ponds associated with permit number 21274.016. We have scheduled the inspection and will provide a report.

Tab 3

MPII ARCHITECTURE REVIEW APPLICATIONS LOG						As of	10.21.2026			
CASE #	**VILLAGE**	**ST. #**	**ST. NAME**	**TYPE OF REQUEST (Brief Description)**	**Scheme #**	**Primary**	**Trim**	**Door**	**Garage Door**	**ARC RECOMMENDATION**
2026-044	Morningside	30005	Morningmist Dr	Exterior Paint	116	6119	7012	2842	6119	Approve

Tab 4

Justin Wright
Operations Manager/Maintenance Report
October 21, 2026

- Solitude Pond Maintenance Report/ attached.
- LMP Reports. / Attached.
- Maintenance staff continue to clean storm drains and ponds throughout the district to keep the community clean.
- Maintenance staff have continued to clean, repair, and repaint the village walls and fences throughout the district.
- Maintenance staff installed an outdoor bulletin board by the multi-use court.
- Maintenance staff installed a speed bump by the end of the parking lot.
- Maintenance staff help clean up after the Halloween event
- Maintenance staff removed a large tree that fell out of the conservation area in the Tullamore village.
- Maintenance staff removed a large tree that fell out of the conservations area behind the tennis courts.
- Maintenance staff repaired a doggy waste station on Beardsley Dr.

Board Discussion / Approval

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

Tab 5

Outlook

Meadow Pointe 2 Landscape Service Report

From Anthony Vega <anthony.vega@juniperlandscaping.com>
Date Wed 10/7/2026 10:21 AM
To Justin Wright <justinwright@mpiicdd.org>; Jen Picarelli <jen.picarelli@mpiicdd.org>

Meadow Pointe 2 Landscape Service Report

Service Period: September 28 – October 6, 2026

Landscape Maintenance

Routine mowing, line trimming, edging, and detail work were completed throughout the **Clubhouse, Mansfield Boulevard, Beardsley Drive, County Line Road, and common areas.** All ponds were also mowed and line trimmed.

Detail services included:

- **Clubhouse:** Full detail trimming and bed weed-control herbicide applications.
- **County Line Road:** Full detail cleanup, removal of dead plant material, and mechanical bed-weed removal.
- **Mansfield Boulevard:** Full detail trimming, removal of dead plant material, mechanical bed-weed removal, and herbicide applications at village entrance beds. Woodline behind the white fence was cut back.
- **Charlesworth & Tullamore:** Full detail service, woodline cutbacks, and oak tree elevation.
- **Beardsley Drive:** Full detail trimming, woodline cutbacks behind the white fence, and herbicide applications at village entrances.

Village Entrance Detailing

The following entrances received detailed maintenance and/or bed-weed control:

- Longleaf — entrance and exit
- Morningside — both entrances
- Deer Run — both entrances
- Manor Isles
- Lettingwell
- Glenham
- Wrencrest
- Vermillion
- Sedgwick
- Colehaven
- Iverson

- Charlesworth & Tullamore

Oak Tree Elevation

Oak tree elevation continued along **County Line Road from Deer Run toward Manor Isles**, with County Line Road now completed.

The crew will continue oak tree elevation along **Mansfield Boulevard and Beardsley Drive** as weather and site conditions allow.

Agronomy

Turf weed control remains a primary challenge due to the continued rainfall. Frequent rain can reduce the effectiveness of herbicide applications by limiting treatment windows and affecting product performance.

We will continue monitoring turf conditions and increase follow-up treatments as weather conditions allow to improve weed-control results.

Upcoming Work

- **Mulch installation:** Scheduled toward the end of October. Beds will be thoroughly treated, weed-controlled, and cleaned prior to installation.
- **Fall annual flowers:** Planting recommendations will be submitted for approval, with installation targeted for the **third week of October**, pending approval and weather conditions.

Respectfully,
Anthony Vega
Account Manager
Tampa North Branch

E | anthony.vega@juniperlandscaping.com
Visit us at www.junipercares.com
DESIGN | BUILD | MAINTAIN
Juniper www.junipercares.com

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
6/29/2026	307	74	0	5	6	159	0
10/19/2026	229	20	2	1	8	115	0

FHP OFF DUTY ACTIVITY REPORT

DATE	SHIFT	SPEED WARNINGS	SPEED CITATIONS	ARRESTS	STOP SIGN	SEAT BELT	OTHER	STREET PARKING VIOLATIONS
7/1/2026	4pm-8pm	4	0	1	0	0	2 2 reg/tag vio; 1 arrest for warrant - taken to county jail	0
7/7/2026	4am-8am	8	0	0	0	0	3 1 DL; 1 ins; 1 driving w/o headlights	0
7/8/2026	4pm-8pm	10	1	0	0	0	5 1 DL; 2 ins; 2 reg	0
7/14/2026	5am-9am	12	0	0	1	0	7 1 driving w/o headlights; 1 red light vio; 1 window tint; 2 DL vios; 2 ins	0
7/21/2026	4am-8am	8	0	0	0	0	3 2 ins; 1 expired tag	0
7/22/2026	4pm-8pm	9	0	0	0	0	5 1 move over law; 2 ins; 2 tag/reg vio	0
7/28/2026	4am-8am	9	2	0	0	0	7 1 susp DL; 1 ins; 3 tag/reg; 2 DL	0
7/29/2026	1pm-5pm	4	1	1	0	1	2	0
8/4/2026	4am-8am	7	0	0	0	0	2 1 ins; 1 equipment vio	0
8/5/2026	3:30pm-7:30pm	9	0	0	0	0	4 2 ins; 2 window tint	0
8/13/2026	1pm-5pm	5	2	0	0	0	2	0
8/13/2026	4am-8am	9	0	0	0	0	5 4 insurance; 1 driving w/o headlights	0
8/18/2026	4am-8am	10	0	0	0	0	4 2 ins; 1 DL; 1 equipment	0
8/19/2026	4pm-8pm	10	0	0	0	0	6 3 ins; 1 reg; 1 window tint; 1 ped vio	0
8/25/2026	4am-8am	9	0	0	0	1	5 2 ins; 2 expired tag; 1 expired DL	0

8/27/2026	4am-8am	7	2	0	0	0	3 1 ins; 1 reg; 1 driving w/o headlights	0
9/9/2026	4pm-8pm	1	0	0	0	0	Bad weather during shift	0
9/11/2026	4am-8am	11	2	0	0	2	6 2 ins; 2 DL ; 1 tag/reg; 1 improper passing	0
9/15/2026	4am-8am	9	0	0	0	1	4 2 ins; 1 tag/reg; 1 driving w/o headlights	0
9/16/2026	1:30pm-5:30pm	7	2	0	0	0	3 1 ins; 1 tag/reg; 1 window tint	0
9/17/2026	4am-8am	9	0	0	0	0	5 1 ins; 1 DL vio; 2 window tint; 1 driving w/o headlights	0
9/22/2026	5am-9am	6	3	0	0	0	3 Insurance	0
9/23/2026	1pm-5pm	11	0	0	0	0	6 3 ins; 1 move over law; 1 faulty equipment; 1 tag vio	0
9/24/2026	2pm-6pm	5	1	0	0	0	2	0
10/1/2026	2pm-6pm	5	1	0	0	0	2	0
10/7/2026	2pm-6pm	7	0	0	0	0	5 Stopping in roadway dropping kids off on mandsfield; 2 ins; 1 tint; 1 DL vio	0
10/13/2026	4am-8am	9	1	0	0	0	6 1 driving w/o headlights; 1 failure to yield to right of way; 4 ins	0
10/14/2026	4pm-8pm	10	1	0	0	0	5 1 failure to yield to emergency vehicle; 1 DL vio; 3 ins	0
10/15/2026	4am-8am	8	0	0	0	0	2 1 DL; 1 ins	0
10/19/2026	4am-8am	6	2	0	0	0	3 2 tag/reg vios; 1 ins	0