

Meadow Pointe Community Development District

Board of Supervisors

Michael Smith, Chairman
Alicia Willis, Vice-Chairman
Alan Sourk, Assistant Secretary
Nathaniel Kirkland, Assistant Secretary

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David Wenck, District Manager
Kathryn "KC" Hopkinson, District Counsel
Tonja Stewart, District Engineer
Keith Fisk, Operations Manager

Regular & Workshop Meeting Agenda

Thursday, April 20, 2023, 7:00 P.M.

Meeting URL: <https://us06web.zoom.us/j/81341763227>

Meeting ID: 813 4176 3227

If you do not have a way to join Zoom via a device connected to the internet you can also call into the meeting **Dial In (305) 224-1968**

A hybrid meeting procedure using media technology communications to allow audience members to attend via ZOOM.

Regular Meeting

1. Call to Order and Roll Call
2. Pledge of Allegiance
3. Audience Comments (3) Minute Time Limit
4. Consent Agenda
 - A. Approval of the Minutes of the March 16, 2023 Meeting
 - B. Acceptance of March 2023 Financials
5. Old Business
6. Deed Restriction and Architectural Review Matters
7. Operations Matters
8. Community Council Update
9. District Manager
 - Quarterly Compliance Audit Report from Campus Suite
10. New Business
 - Discussion of Waste Connections, Inc. Contract
 - Discussion of Blue Water Aquatics Contract
 - Discussion of Complete IT Service & Solutions Estimate
 - Consideration of Filling Vacant Board Seat, Seat #4
11. Supervisor Comments
12. Audience Comments (3 minute time limit)
13. Meeting Suspended

Workshop Meeting

- Discussion of Preliminary, Proposed, Fiscal Year 2024 Budget
14. Regular meeting adjournment.

Note: The next meeting is scheduled for May 18, 2023

Meeting Location: 28245 County Line Road Wesley Chapel, FL 33544

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

The regular meeting of the Board of Supervisors of the Meadow Pointe Community Development District was held Thursday, March 16, 2023 at 7:00 p.m. at the Meadow Pointe Community Park, Clubhouse A 28245 County Line Road Wesley Chapel, FL 33544, and residents attended via Zoom at <https://us06web.zoom.us/j/82967680453?> and Meeting ID: 829 6768 0453

Present and constituting a quorum were:

Michael Smith	Chairman
Alicia Willis	Vice Chair
Alan Sourk	Assistant Secretary
Nathaniel Kirkland	Assistant Secretary

Also present:

David Wenck	District Manager
Keith Fisk	Operations Manager
Dennis Costa	Community Council
Residents	

The following is a summary of the discussions and actions taken at the March 16, 2023 Board of Supervisors meeting.

FIRST ORDER OF BUSINESS **Call to Order and Roll Call**

The meeting was called to order and a quorum was established.

SECOND ORDER OF BUSINESS **Pledge of Allegiance**

The Pledge of Allegiance was recited.

The new District Counsel assigned to the District joined the meeting remotely.

Ms. Kathryn "KC" Hopkinson of the law firm of Straley, Robin, and Vericker introduced herself.

The Board welcomed the new District Counsel and she left the meeting.

FIFTH ORDER OF BUSINESS **Consent Agenda**

A. Approval of the Minutes of the February 16, 2023 Meeting

B. Acceptance of February, 2023 Financials

On MOTION by Ms. Willis seconded by Mr. Kirkland with all in favor the consent agenda was accepted. 4-0

THIRD ORDER OF BUSINESS **Presentation of Plaque to
Lutfi Jadallah**

Mr. Jadallah commented on the history of the Meadow Pointe District.

A service commemorative plaque was presented to Mr. Jadallah for his twenty-plus years of service to the community.

FOURTH ORDER OF BUSINESS

Audience Comments

Beacons and crosswalks were briefly discussed.

SIXTH ORDER OF BUSINESS

Old Business

Update on County Crosswalks

- Ms. Willis noted we don't have a date yet for when they will be done with the double crosswalks. They will keep the side that has pilons. The crosswalks that will be utilized will be repainted.

Update on Roadway Safety

- Ms. Willis reported she has a meeting with the County Commissioner on March 22nd to go over concerns about speeding, the lack of patrols, funding for the sheriff's office and what is going on in the community.

SEVENTH ORDER OF BUSINESS

Deed Restriction and Architectural Review Matters

Renter Requirements and Restrictions

- Mr. Smith noted he would like to update the deed restrictions. The current list was written thirty years ago, and is not a readable document.
- Mr. Wenck responded it has to be amended through legislation and a lobbyist would need to be hired.
- With Board consensus, Mr. Smith would like to approach the new District Counsel to layout the process for getting a normal set of deed restrictions written and implemented.
- Mr. Fisk noted we have an open violation for 29615 Birdseye Drive rental piece and property. A junk hauler was contacted to pick up trash items left outside by the tenant. Re-new Management, the rental establishment that owns the house, has been contacted and they responded they will send the haulers invoice to their accountant to remit payment to the District.

EIGHTH ORDER OF BUSINESS

Operations Matters

- **Aquaworx-Slide Preventive Maintenance Proposal**

On MOTION by Mr. Smith seconded by Ms. Willis with all in favor, the Aquaworx proposal for slide preventative maintenance in the amount of not to exceed \$9,500, was approved. 4-0

- **Krueger Contracting Drainage Proposal**

Mr. Fisk noted Krueger is the company we are looking into getting the swales taken care of. We discussed the three areas we are looking to have corrected with the standing water that ends up on the sidewalk and one area at the Grasslands on the south side of the road, where there has been a lot of damage, having that regraded down to the storm drain and re-sodded. The proposal for the Grasslands area is for \$2,950.

The other section is between the Arbors and Broadlands, and the proposal is for \$2,650.

The other site is from the Arbors down to the Springs and the proposal is for \$5,800.

The total cost for all three projects is \$11,400.

On MOTION by Ms. Willis seconded by Mr. Smith with all in favor, the proposal from Krueger Contracting for drainage at #746, 747, and 748 in the amount of not to exceed \$11,400, was approved. 4-0

- **Blue Water Aquatics Proposal**

For killing and cutting pond littoral shelf vegetation.

Ms. Willis motioned seconded by Mr. Kirkland to approve the proposal from Blue Water Aquatics in the amount of \$2,675.

Discussion.

On Voice Vote with Ms. Willis, Mr. Kirkland, and Mr. Sourk voting Aye and Mr. Smith voting Nay, the proposal from Blue Water Aquatics in the amount of \$2,675 was approved. 3-1

Update on Sidewalk Drainage Options

This item was previously discussed.

NINTH ORDER OF BUSINESS

Community Council Update

Mr. Dennis Costa reported the July 16th event went well.

The fair event is coming along.

Mr. Smith suggested planning an event for the first week in June after school gets out.

Ideas for the event will be brought to the next meeting.

TENTH ORDER OF BUSINESS

District Manager

A notice will be posted to the District’s website regarding the Board seat vacancy, of

Seat #4. Interested candidates should plan to attend the next Board meeting scheduled for April 20, 2023.

- **Preliminary Discussion of the Fiscal Year 2024 Budget**
Scheduling a budget workshop meeting was suggested by the District Manager.

The regular April 20, 2023 meeting will be suspended at the end for the Board to conduct a budget workshop before adjourning. The District website will be noticed regarding the budget workshop on April 20, 2023.

ELEVENTH ORDER OF BUSINESS

- **Aquatics Report**
None.

TWELFTH ORDER OF BUSINESS

New Business

- Consideration of Filling the Vacant Board Seat, Seat 4
This item was tabled to be discussed at the April 20, 2023 meeting

THIRTEENTH ORDER OF BUSINESS

Supervisor Comments

- Ms. Willis noted Meadow Pointe II has asked if Meadow Pointe would consider sharing our pool with them from now until May 25th, the week before Memorial Day.

FOURTEENTH ORDER OF BUSINESS

Audience Comments

- Resident comments were received.

FIFTEENTH ORDER OF BUSINESS

Adjournment

On MOTION by Mr. Smith seconded by Mr. Kirkland with all in favor, the meeting was adjourned. 4-0

Meadow Pointe

Governmental Funds

Community Development District

Notes to the Financial Statements

Financial Overview / Highlights

- ▶ Total revenues are currently at 106.84% of the annual budget. 105.75% of special assessments have been collected through March.

- ▶ Total expenditures are at approximately 40.38% of the annual budget.

Variance Analysis

Account Name	YTD Actual	Annual Budget	% of Budget	Explanation
Expenditures - General Fund				
<i>Administrative</i>				
ProfServ-Mgmt Consulting Serv	\$34,166	\$64,483	53%	Budget includes monthly management fee and annual fee for assessment roll preparation.
Web Hosting/Email services	\$1,553	\$1,553	0%	Annual Website Services for FY2023.
Insurance-General Liability	\$32,204	\$35,364	91%	EGIS Insurance premium has been paid for FY2023.
Annual District Filing Fee	\$175	\$175	100%	Annual Filing for FY 2023.
<i>Field</i>				
Contracts-Landscape Consultants	\$3,360	\$6,720	50%	All payments to OLM for landscape inspections.
R&M-Lake	\$11,450	\$27,500	42%	All payments for monthly lake maintenance and repairs.
R&M-Landscape Renovations	\$16,675	\$20,000	83%	All payments to Greenview Landscaping for renovations, removal of Liriope, level dirt and install SOD/flowers.
<i>Parks and Recreation</i>				
ProfServ-Pool Maintenance	\$25,080	\$30,000	84%	Pavers Rescue repair pool and shower areas - \$11,418, Triangle Pool Service installed motor - \$3,356, Aquaworx annual maintenance - \$9,500.
Communication - Telephone	\$2,787	\$6,000	46%	Spectrum and Verizon monthly charges.
R&M-General	\$6,716	\$38,200	18%	All payments for repair and maintenance items.
Op Supplies - General	\$24,792	\$36,287	68%	Includes pool chemicals - \$1,176, security detail - \$1,600, cleaning supplies, holiday gifts for employees - \$1,200, and misc expenses.

The notes are intended to provide additional information helpful when reviewing the financial statements.

Balance Sheet
March 31, 2023

ACCOUNT DESCRIPTION	GENERAL FUND	RESIDENTIAL SERVICES FUND	TOTAL
<u>ASSETS</u>			
Cash - Checking Account	\$ 1,388,737	\$ -	\$ 1,388,737
Cash On Hand/Petty Cash	300	-	300
Due From Other Funds	-	164,617	164,617
Investments:			
Money Market Account	618,278	-	618,278
Utility Deposits - TECO	18,775	-	18,775
TOTAL ASSETS	\$ 2,026,090	\$ 164,617	\$ 2,190,707
<u>LIABILITIES</u>			
Accounts Payable	\$ 16,770	\$ 13,297	\$ 30,067
Accrued Expenses	16,290	-	16,290
Sales Tax Payable	88	-	88
Deposits	600	-	600
Due To Other Funds	164,617	-	164,617
TOTAL LIABILITIES	198,365	13,297	211,662
<u>FUND BALANCES</u>			
Nonspendable:			
Deposits	18,775	-	18,775
Assigned to:			
Operating Reserves	262,932	43,679	306,611
Unassigned:			
	1,546,018	107,641	1,653,659
TOTAL FUND BALANCES	\$ 1,827,725	\$ 151,320	\$ 1,979,045
TOTAL LIABILITIES & FUND BALANCES	\$ 2,026,090	\$ 164,617	\$ 2,190,707

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending March 31, 2023

<u>ACCOUNT DESCRIPTION</u>	<u>ANNUAL ADOPTED BUDGET</u>	<u>YEAR TO DATE BUDGET</u>	<u>YEAR TO DATE ACTUAL</u>	<u>VARIANCE (\$) FAV(UNFAV)</u>	<u>YTD ACTUAL AS A % OF ADOPTED BUD</u>
<u>REVENUES</u>					
Interest - Investments	\$ 2,500	\$ 1,250	\$ 10,166	\$ 8,916	406.64%
Interest - Tax Collector	-	-	295	295	0.00%
Special Assmnts- Tax Collector	1,427,125	1,427,125	1,509,235	82,110	105.75%
Special Assmnts- Discounts	(57,085)	(57,085)	(59,342)	(2,257)	103.95%
Other Miscellaneous Revenues	5,500	2,750	3,222	472	58.58%
Access Cards	1,000	500	1,990	1,490	199.00%
Amenities Revenue	-	-	7,733	7,733	0.00%
TOTAL REVENUES	1,379,040	1,374,540	1,473,299	98,759	106.84%
<u>EXPENDITURES</u>					
<u>Administration</u>					
P/R-Board of Supervisors	12,000	6,000	6,935	(935)	57.79%
FICA Taxes	918	459	337	122	36.71%
ProfServ-Engineering	10,000	5,000	-	5,000	0.00%
ProfServ-Legal Services	10,000	5,000	1,912	3,088	19.12%
ProfServ-Mgmt Consulting	64,483	32,241	34,166	(1,925)	52.98%
ProfServ-Property Appraiser	150	150	-	150	0.00%
ProfServ-Recording Secretary	1,500	750	-	750	0.00%
Auditing Services	5,200	5,200	-	5,200	0.00%
Website Hosting/Email services	1,553	1,553	1,553	-	100.00%
Postage and Freight	2,000	1,000	1,018	(18)	50.90%
Insurance - General Liability	35,364	26,523	32,204	(5,681)	91.06%
Printing and Binding	1,500	750	2	748	0.13%
Legal Advertising	1,100	550	-	550	0.00%
Miscellaneous Services	100	50	89	(39)	89.00%
Misc-Assessment Collection Cost	28,543	28,543	28,998	(455)	101.59%
Misc-Taxes	3,300	3,300	2,298	1,002	69.64%
Annual District Filing Fee	175	175	175	-	100.00%
Total Administration	177,886	117,244	109,687	7,557	61.66%
<u>Field</u>					
Contracts-Security Services	1,600	800	-	800	0.00%
Contracts-Landscape	158,421	79,211	78,010	1,201	49.24%
Contracts-Landscape Consultant	6,720	3,360	3,360	-	50.00%
Utility - General	20,000	10,000	5,708	4,292	28.54%
R&M-General	36,000	18,000	1,191	16,809	3.31%
R&M-Irrigation	10,000	5,000	1,950	3,050	19.50%
R&M-Lake	27,500	13,750	11,450	2,300	41.64%
R&M-Landscape Renovations	20,000	10,000	16,675	(6,675)	83.38%
R&M-Mulch	13,000	6,500	14,850	(8,350)	114.23%
R&M-Sidewalks	10,000	5,000	-	5,000	0.00%
R&M-Trees	15,000	7,500	13,500	(6,000)	90.00%
Cap Outlay-Machinery and Equip	5,000	2,500	-	2,500	0.00%
Total Field	323,241	161,621	146,694	14,927	45.38%

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending March 31, 2023

<u>ACCOUNT DESCRIPTION</u>	<u>ANNUAL ADOPTED BUDGET</u>	<u>YEAR TO DATE BUDGET</u>	<u>YEAR TO DATE ACTUAL</u>	<u>VARIANCE (\$) FAV(UNFAV)</u>	<u>YTD ACTUAL AS A % OF ADOPTED BUD</u>
<u>Road and Street Facilities</u>					
Electricity - Streetlights	162,314	81,157	88,863	(7,706)	54.75%
Total Road and Street Facilities	162,314	81,157	88,863	(7,706)	54.75%
<u>Parks and Recreation</u>					
Payroll-Salaries	270,000	135,000	111,946	23,054	41.46%
Payroll-Benefits	4,500	2,250	-	2,250	0.00%
FICA Taxes	20,655	10,328	8,744	1,584	42.33%
Life and Health Insurance	9,000	4,500	-	4,500	0.00%
Workers' Compensation	8,611	4,306	3,884	422	45.11%
ProfServ-Pool Maintenance	30,000	15,000	25,080	(10,080)	83.60%
Contracts-Pest Control	1,113	557	-	557	0.00%
Communication - Telephone	6,000	3,000	2,787	213	46.45%
Utility - General	40,000	20,000	18,573	1,427	46.43%
R&M-General	38,200	19,100	6,716	12,384	17.58%
R&M-Mulch	5,000	2,500	-	2,500	0.00%
R&M-Fitness Equipment	1,800	900	-	900	0.00%
Holiday Decoration	13,000	6,500	6,926	(426)	53.28%
Misc-News Letters	7,500	3,750	-	3,750	0.00%
Special Events	5,000	2,500	2,155	345	43.10%
Op Supplies - General	36,287	18,144	24,792	(6,648)	68.32%
Subscriptions and Memberships	1,043	522	-	522	0.00%
Capital Outlay	41,700	20,850	-	20,850	0.00%
1st Quarter Operating Reserves	176,190	176,190	-	176,190	0.00%
Total Parks and Recreation	715,599	445,897	211,603	234,294	29.57%
TOTAL EXPENDITURES	1,379,040	805,919	556,847	249,072	40.38%
Excess (deficiency) of revenues Over (under) expenditures	-	568,621	916,452	347,831	0.00%
Net change in fund balance	\$ -	\$ 568,621	\$ 916,452	\$ 347,831	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2022)	911,273	911,273	911,273		
FUND BALANCE, ENDING	\$ 911,273	\$ 1,479,894	\$ 1,827,725		

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending March 31, 2023

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
REVENUES					
Interest - Investments	\$ -	\$ -	\$ -	\$ -	0.00%
Special Assmnts- Tax Collector	330,649	330,649	205,805	(124,844)	62.24%
Special Assmnts- Discounts	(13,226)	(13,226)	(8,092)	5,134	61.18%
TOTAL REVENUES	317,423	317,423	197,713	(119,710)	62.29%
EXPENDITURES					
Administration					
ProfServ-Administrative	2,100	1,050	-	1,050	0.00%
ProfServ-Legal Services	7,000	3,500	458	3,042	6.54%
Deed Restrictions	7,200	3,600	-	3,600	0.00%
Deed Restrictions-Printing & Postage	7,200	3,600	944	2,656	13.11%
Misc-Assessment Collection Cost	6,613	6,613	3,954	2,659	59.79%
Office Supplies	3,000	1,500	58	1,442	1.93%
Total Administration	33,113	19,863	5,414	14,449	16.35%
Garbage/Solid Waste Services					
Utility - Refuse Removal	284,310	142,155	131,759	10,396	46.34%
Total Garbage/Solid Waste Services	284,310	142,155	131,759	10,396	46.34%
TOTAL EXPENDITURES	317,423	162,018	137,173	24,845	43.21%
Excess (deficiency) of revenues Over (under) expenditures	-	155,405	60,540	(94,865)	0.00%
Net change in fund balance	\$ -	\$ 155,405	\$ 60,540	\$ (94,865)	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2022)	90,780	90,782	90,780		
FUND BALANCE, ENDING	\$ 90,780	\$ 246,187	\$ 151,320		

Meadow Pointe

Community Development District

**Non-Ad Valorem Special Assessments
(Pasco County Tax Collector - Monthly Collection Distributions)
For the Fiscal Year Ending September 30, 2023**

Date Received	Net Amount Received	Discount / (Penalties) Amount	Collection Costs	Gross Amount Received	ALLOCATION	
					General Fund Assessments	Residential Services Fund Assessments
Assessments Levied				\$1,757,771	\$ 1,546,839	\$ 210,933
Allocation %				100%	88.00%	12.00%
11/07/22	\$ 12,982	\$ 705	\$ 265	\$ 13,952	\$ 12,278	\$ 1,674
11/15/22	\$ 73,097	\$ 3,108	\$ 1,492	\$ 77,697	\$ 68,373	\$ 9,324
11/21/22	\$ 280,342	\$ 11,919	\$ 5,721	\$ 297,983	\$ 262,225	\$ 35,758
11/25/22	\$ 98,558	\$ 4,190	\$ 2,011	\$ 104,760	\$ 92,189	\$ 12,571
12/02/22	\$ 616,517	\$ 26,192	\$ 12,582	\$ 655,290	\$ 576,656	\$ 78,635
12/09/22	\$ 376,313	\$ 15,820	\$ 7,680	\$ 399,813	\$ 351,835	\$ 47,978
12/20/22	\$ 65,728	\$ 2,701	\$ 1,341	\$ 69,771	\$ 61,398	\$ 8,373
01/12/23	\$ 28,100	\$ 923	\$ 573	\$ 29,596	\$ 26,045	\$ 3,552
02/07/23	\$ 48,836	\$ 1,747	\$ 997	\$ 51,579	\$ 45,389	\$ 6,189
03/08/23	\$ 14,179	\$ 129	\$ 289	\$ 14,598	\$ 12,846	\$ 1,752
TOTAL	\$ 1,614,653	\$ 67,434	\$ 32,952	\$ 1,715,039	\$ 1,509,235	\$ 205,805
% COLLECTED				98%	98%	98%
TOTAL OUTSTANDING				\$ 42,732	\$ 37,604	\$ 5,128

Meadow Pointe

Community Development District

Cash and Investment Report March 31, 2023

<u>ACCOUNT NAME</u>	<u>BANK NAME</u>	<u>YIELD</u>	<u>MATURITY</u>	<u>BALANCE</u>
GENERAL FUND				
Checking Account - Operating	SouthState	0.00%	n/a	1,346,246
Checking Account - Operating	Regions	0.00%	n/a	42,491
		Subtotal		<u>1,388,737</u>
Petty Cash		0.00%	n/a	300
Money Market Account	Bank United	4.00%	n/a	98,121
Money Market Account	Valley National	4.25%	n/a	491,297
Money Market Account	Truist	0.01%	n/a	28,859
		Subtotal		<u>618,278</u>
		Total		<u>\$ 2,007,315</u>

Meadow Pointe

Community Development District

Cash Receipts Schedule
March 31, 2023

<u>Date</u>	<u>Source</u>	<u>Amount</u>	<u>Misc. Income</u>	<u>Other</u>	<u>Description</u>
10/04/21	Rentals / Fobs	724	724		
10/20/22	Rentals / Agreements / Fobs / Parking	1,931	1,931		
10/20/22	HOA Fines / Legal Fees / Fobs	1,309	1,309		
11/01/22	Sales Tax Collection Allowance	3	3		
11/07/22	Tax Collector	12,278		12,278	See assessment collection worksheet
11/15/22	Tax Collector	68,373		68,373	See assessment collection worksheet
11/21/22	Tax Collector	262,225		262,225	See assessment collection worksheet
11/25/22	Tax Collector	92,189		92,189	See assessment collection worksheet
12/01/22	Fobs / Rentals	383	383		
12/02/22	Tax Collector	576,656		576,656	See assessment collection worksheet
12/09/22	Tax Collector	351,835		351,835	See assessment collection worksheet
12/20/22	Tax Collector	61,398		61,398	See assessment collection worksheet
01/06/23	Interest	571	571		
01/12/23	Tax Collector	26,045		26,045	See assessment collection worksheet
02/01/23	Rentals / Agreements / Fobs / Parking	2,570	2,570		
02/07/23	Tax Collector	45,389		45,389	See assessment collection worksheet
02/28/23	Rentals / Agreements / Fobs / Parking	2,355	2,355		
03/01/23	Fobs / Rentals	1,005	1,005		
03/08/23	Tax Collector	12,846		12,846	See assessment collection worksheet
03/16/23	Fobs / Rentals / Parking	914	914		
03/30/23	Refund - Times Publishing	1,181	1,181		
Total		1,522,180	12,945	1,509,235	



Quarterly Compliance Audit Report

Meadow Pointe

Date: April 2023 - 1st Quarter
Prepared for: Sandra Demarco
Developer: Inframark
Insurance agency:



Preparer:
Jason Morgan - *Campus Suite Compliance*
ADA Website Accessibility and Florida F.S. 189.069 Requirements

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Compliance Audit Overview

The Community Website Compliance Audit (CWCA) consists of a thorough assessment of Florida Community Development District (CDD) websites to assure that specified district information is available and fully accessible. Florida Statute Chapter 189.069 states that effective October, 2015, every CDD in the state is required to maintain a fully compliant website for reporting certain information and documents for public access.

The CWCA is a reporting system comprised of quarterly audits and an annual summary audit to meet full disclosure as required by Florida law. These audits are designed to assure that CDDs satisfy all compliance requirements stipulated in Chapter 189.069.

Compliance Criteria

The CWCA focuses on the two primary areas – website accessibility as defined by U.S. federal laws, and the 16-point criteria enumerated in [Florida Statute Chapter 189.069](#).



ADA Website Accessibility

Several federal statutes (American Disabilities Act, Sec. 504 and 508 of the Rehabilitation Act of 1973) require public institutions to ensure they are not discriminating against individuals on the basis of a person's disability. Community websites are required to conform to web content accessibility guidelines – [WCAG 2.1](#), which is the international standard established to keep websites barrier-free and the recognized standard for ADA-compliance.



Florida Statute Compliance

Pursuant to F.S. [189.069](#), every CDD is required to maintain a dedicated website to serve as an official reporting mechanism covering, at minimum, 16 criteria. The information required to report and have fully accessible spans: establishment charter or ordinance, fiscal year audit, budget, meeting agendas and minutes and more. For a complete list of statute requirements, see page 3.

Audit Process

The Community Website Compliance Audit covers all CDD web pages and linked PDFs.* Following the [WCAG 2.1](#) levels A, AA, and AAA for web content accessibility, a comprehensive scan encompassing 312 tests is conducted for every page. In addition, a human inspection is conducted to assure factors such as navigation and color contrasts meet web accessibility standards. See page 4 for complete accessibility grading criteria.

In addition to full ADA-compliance, the audit includes a 16-point checklist directly corresponding with the criteria set forth in Florida Statute Chapter 189.069. See page 5 for the complete compliance criteria checklist.

* **NOTE:** Because many CDD websites have links to PDFs that contain information required by law (meeting agendas, minutes, budgets, miscellaneous and ad hoc documents, etc.), audits include an examination of all associated PDFs. **PDF remediation** and ongoing auditing is critical to maintaining compliance.



ADA Website Accessibility

Result: **PASSED**

Accessibility Grading Criteria

Passed	Description
Passed	Website errors* 0 WCAG 2.1 errors appear on website pages causing issues**
Passed	Keyboard navigation The ability to navigate website without using a mouse
Passed	Website accessibility policy A published policy and a vehicle to submit issues and resolve issues
Passed	Color contrast Colors provide enough contrast between elements
Passed	Video captioning Closed-captioning and detailed descriptions
Passed	PDF accessibility Formatting PDFs including embedded images and non-text elements
Passed	Site map Alternate methods of navigating the website

*Errors represent less than 5% of the page count are considered passing

**Error reporting details are available in your Campus Suite Website Accessibility dashboard



Florida F.S. 189.069 Requirements

Result: **PASSED**

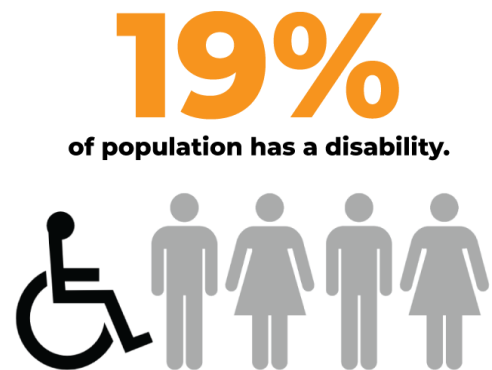
Compliance Criteria

Passed	Description
Passed	Full Name and primary contact specified
Passed	Public Purpose
Passed	Governing body Information
Passed	Fiscal Year
Passed	Full Charter (Ordinance and Establishment) Information
Passed	CDD Complete Contact Information
Passed	District Boundary map
Passed	Listing of taxes, fees, assessments imposed by CDD
Passed	Link to Florida Commission on Ethics
Passed	District Budgets (Last two years)
Passed	Complete Financial Audit Report
Passed	Listing of Board Meetings
Passed	Public Facilities Report, if applicable
Passed	Link to Financial Services
Passed	Meeting Agendas for the past year, and 1 week prior to next

Accessibility overview

Everyone deserves equal access.

With nearly 1-in-5 Americans having some sort of disability – visual, hearing, motor, cognitive – there are literally millions of reasons why websites should be fully accessible and compliant with all state and federal laws. Web accessibility not only keeps board members on the right side of the law, but enables the entire community to access all your web content. The very principles that drive accessible website design are also good for those without disabilities.



Sight, hearing, physical, cognitive.

The legal and right thing to do

Several federal statutes (American Disabilities Act, Sec. 504 and 508 of the Rehabilitation Act of 1973) require public institutions to ensure they are not discriminating against individuals on the basis of a person's disability. Community websites are required to conform to web content accessibility guidelines, WCAG 2.1, the international standard established to keep websites barrier-free. Plain and simple, any content on your website must be accessible to everyone.



ADA Compliance Categories

Most of the problems that occur on a website fall in one or several of the following categories.



Contrast and colors

Some people have vision disabilities that hinder picking up contrasts, and some are color blind, so there needs to be a distinguishable contrast between text and background colors. This goes for buttons, links, text on images – everything. Consideration to contrast and color choice is also important for extreme lighting conditions.

Contract checker: <http://webaim.org/resources/contrastchecker>



Using semantics to format your HTML pages

When web page codes are clearly described in easy-to-understand terms, it enables broader sharing across all browsers and apps. This ‘friendlier’ language not only helps all the users, but developers who are striving to make content more universal on more devices.



Text alternatives for non-text content

Written replacements for images, audio and video should provide all the same descriptors that the non-text content conveys. Besides helping with searching, clear, concise word choice can make vivid non-text content for the disabled.

Helpful article: <http://webaim.org/techniques/alttext>



Ability to navigate with the keyboard

Not everyone can use a mouse. Blind people with many with motor disabilities have to use a keyboard to make their way around a website. Users need to be able to interact fully with your website by navigating using the tab, arrows and return keys only. A “skip navigation” option is also required. Consider using [WAI-ARIA](#) for improved accessibility, and properly highlight the links as you use the tab key to make sections.

Helpful article: www.nngroup.com/articles/keyboard-accessibility

Helpful article: <http://webaim.org/techniques/skipnav>



Easy to navigate and find information

Finding relevant content via search and easy navigation is a universal need. Alt text, heading structure, page titles, descriptive link text (no ‘click here’ please) are just some ways to help everyone find what they’re searching for. You must also provide multiple ways to navigate such as a search and a site map.

Helpful article: <http://webaim.org/techniques/sitetools/>



Properly formatting tables

Tables are hard for screen readers to decipher. Users need to be able to navigate through a table one cell at a time. In addition to the table itself needing a caption, row and column headers need to be labeled and data correctly associated with the right header.

Helpful article: <http://webaim.org/techniques/tables/data>



Making PDFs accessible

PDF files must be tagged properly to be accessible, and unfortunately many are not. Images and other non-text elements within that PDF also need to be ADA-compliant. Creating anew is one thing; converting old PDFs – called PDF remediation – takes time.

Helpful articles: <http://webaim.org/techniques/acrobat/acrobat>



Making videos accessible

Simply adding a transcript isn't enough. Videos require closed captioning and detailed descriptions (e.g., who's on-screen, where they are, what they're doing, even facial expressions) to be fully accessible and ADA compliant.

Helpful article: <http://webaim.org/techniques/captions>



Making forms accessible

Forms are common tools for gathering info and interacting. From logging in to registration, they can be challenging if not designed to be web-accessible. How it's laid out, use of labels, size of clickable areas and other aspects need to be considered.

Helpful article: <http://webaim.org/techniques/forms>



Alternate versions

Attempts to be fully accessible sometimes fall short, and in those cases, alternate versions of key pages must be created. That is, it is sometimes not feasible (legally, technically) to modify some content. These are the 'exceptions', but still must be accommodated.



Feedback for users

To be fully interactive, your site needs to be able to provide an easy way for users to submit feedback on any website issues. Clarity is key for both any confirmation or error feedback that occurs while engaging the page.



Other related requirements

No flashing

Blinking and flashing are not only bothersome, but can be disorienting and even dangerous for many users. Seizures can even be triggered by flashing, so avoid using any flashing or flickering content.

Timers

Timed connections can create difficulties for the disabled. They may not even know a timer is in effect, it may create stress. In some cases (e.g., purchasing items), a timer is required, but for most school content, avoid using them.

Fly-out menus

Menus that fly out or down when an item is clicked are helpful to dig deeper into the site's content, but they need to be available via keyboard navigation, and not immediately snap back when those using a mouse move from the clickable area.

No pop-ups

Pop-up windows present a range of obstacles for many disabled users, so it's best to avoid using them altogether. If you must, be sure to alert the user that a pop-up is about to be launched.

Web Accessibility Glossary

Assistive technology	Hardware and software for disabled people that enable them to perform tasks they otherwise would not be able to perform (e.g., a screen reader)
WCAG 2.0	Evolving web design guidelines established by the W3C that specify how to accommodate web access for the disabled
504	Section of the Rehabilitation Act of 1973 that protects civil liberties and guarantees certain rights of disabled people
508	An amendment to the Rehabilitation Act that eliminates barriers in information technology for the disabled
ADA	American with Disabilities Act (1990)
Screen reader	Software technology that transforms the on-screen text into an audible voice. Includes tools for navigating/accessing web pages.
Website accessibility	Making your website fully accessible for people of all abilities
W3C	World Wide Web Consortium – the international body that develops standards for using the web



WASTE CONNECTIONS, INC.
Connect with the Future

Pricing Summary

MEADOW POINTE 1 CDD

SERVICES	FREQUENCY	MONTHLY per home
Trash service with 96-gallon toter on wheels (able to hold 4-6 bags of trash)	2 x a week (Tues / Fri)	\$19.58
Recycling	Once a week On Wednesday	Included above rate
Yard waste	Once a week	Included in above rate
Bulk Items	Residents would be allowed 3 bulk picks within the year (acceptable items only)	

*****ANNUAL CPI INCREASES NOT TO EXCEED 7%*******

*****THE AGREEMENT WILL BE FOR FIVE (5) YEARS WITH AN AUTO-RENEWAL OF FIVE (5) YEARS.*****

RESIDENTS WOULD ONLY PLACE THE CONTAINER WE PROVIDE SINCE THIS WILL BE AN AUTOMATED ROUTE- (TRUCK WILL HAVE ARM TO PICK UP CAN, EMPTY, AND PLACE BACK)

****FOR BULK ITEMS (AFTER 3 PICK UPS), RESIDENTS WOULD CALL AND PAY FOR THE ITEMS.**

******IF TOTER NEEDS TO BE REPLACED (normal wear and tear, we will replace at no cost), if residents damage, it would be a replacement cost of \$50.00 per toter.******

Our Statement of Operating Values

We strive to assure complete safety of our employees, our customers and the public in all of our operations. Protection from accident or injury is paramount in all we do.

We provide our customers with the best possible service in a courteous, effective manner, showing respect for those we are fortunate to serve.

The Meadow Pointe I aquatic contract allows for automatic renewal with escalation based on the current annual CPI. As of right now, that rate is at 6.04%. I have no way of knowing what that rate will be at actual renewal time, so I would suggest you use the current rate as your budge amount.

Let me know if you have any questions.

Brenda Jordan

Office Manager



Blue Water Aquatics Inc.

5119 State Road 54, New Port Richey FL 34652

Office Phone: (727) 842-2100

Website: www.BlueWaterAquaticsInc.com

2664 Cypress Ridge Blvd | Suite 103
 Wesley Chapel, FL. 33544
<https://completeit.io>
 (813) 444-4355



Customer Contact Information:

Meadow Pointe 1 CDD (MP1)
 28245 County Line Road
 Wesley Chapel, FL 33543

Estimate #	3701
Estimate Date	03-23-23
Sales Team Member	
Total	\$1,861.50

(Estimate Valid For 30-Days)

Item	Description	Unit Cost	Quantity	Line Total
PNM-8082VT	Hanwha P-Series 2MP 3-Channel Multi-Directional Camera, 3-6mm Varifocal Lenses, White	\$1,214.00	1.0	\$1,214.00
(none)	Hardware Mounting Assembly	\$235.00	1.0	\$235.00
Tech Labor-Cameras ACS	Hourly Labor Service Minimum 1-hour Cameras/ACS	\$165.00	2.5	\$412.50

THIS IS ONLY AN ESTIMATE

Subtotal	\$1,861.50
Tax (if applicable)	\$0.00
Estimate Total	\$1,861.50

Please refer to contract or Complete I.T. Corp website for additional details including but not limited to warranty information.



WORKSHOP

Budget To Be Sent Under Separate Cover