

Meadow Pointe Community Development District

Board of Supervisors

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

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

Regular Meeting Agenda

Thursday, October 19, 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. Chairman’s Comments
4. Audience Comments (3) Minute Time Limit
5. Consent Agenda
 - A. Approval of the Minutes of the August 17, 2023 Meeting
 - B. Acceptance of September 2023 Financials
6. Deed Restriction and Architectural Review Matters
7. Operations Matters
 - A. Update on Gym Relocation
 - B. Update on New Trash Pickup Procedures
 - C. Compensation Review for Hourly Employees
 - D. Replacement of water features at splash pad
 - E. Holiday lights, Events Done Bright and Champa Bay Holiday Lights
 - F. Tree Service – Two Men and A Chainsaw, Village Entrances
 - G. Complete IT – New cameras gym and door alarm
8. Community Council Update
9. District Manager
10. New Business
11. Supervisor Comments
12. Audience Comments (3 minute time limit)
13. Adjournment.

Note: The next meeting is scheduled for November 16, 2023

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

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

The regular meeting and public hearing of the Board of Supervisors of the Meadow Pointe Community Development District was held Thursday, August 17, 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:

Andy Mendenhall	Inframark, Regional District Manager
Keith Fisk	Operations Manager

Residents

The following is a summary of the discussions and actions taken at the August 17, 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.

THIRD ORDER OF BUSINESS

Chairman's Comments

Mr. Smith commented on the notices received by residents regarding the assessment increase. He noted due to receiving the trash services bids that were lower than the current prices we pay, and receiving the bids after the notices were sent out, the need for an increase is mitigated by the new prices.

The first round of Audience Comments will be for comments regarding agenda items except for the budget. Comments regarding the budget should be held until the public hearing segment of today's meeting.

August 17, 2023

Meadow Pointe C.D.D.

FOURTH ORDER OF BUSINESS

Audience Comments on Agenda Items

There were no audience comments on agenda items other than budget comments either from audience members physically present, emails, faxes, on-line or on the phone.

FIFTH ORDER OF BUSINESS

Consent Agenda

A. Approval of the Minutes of the July 30, 2023 Meeting

B. Acceptance of June 2023 Financials

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

SIXTH ORDER OF BUSINESS

Public hearing on the Adoption of the Fiscal Year 2024 Budget

Mr. Mendenhall briefly explained the budget adoption process.

On MOTION by Mr. Smith seconded by Mr. Kirkland with all in favor the public hearing was opened. 4-0

The audience members were encouraged to comment on the budget at this time.

Mr. Don Vienencyr commented on the maintenance costs for County Line Road which is county property.

Ms. Elenore Erickson commented on the budget.

Ms. Eileen Fennelly had questions regarding the new trash pickup service.

Mr. Doug Parzuchowski had questions regarding the new trash pickup service.

Ms. Michelle Jungly inquired about when the budget will be available for residents to review.

Mr. Rick Sergent inquired about the increase in CDD assessments.

Ms. Svetlana Kurganskaya, of Parkland, inquired about the assessment calculations and irrigation on County Line Road.

Ms. Valiente inquired about the difference between the CDD budget versus the expenses for the road.

Mr. Williams asked if there was any consideration made for the people who have been here since the beginning of Meadow Pointe.

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Meadow Pointe C.D.D.

Mr. George Johnson asked for clarification on the two notices received regarding the assessment increase.

Residents attending the meeting via Zoom had comments or questions as follows:

- Inquired about the \$85,000 charge for the gym that is going to be relocated.

On MOTION by Ms. Willis seconded by Mr. Kirkland with all in favor the public hearing was closed. 4-0

Mr. Smith responded to the questions and comments posed by the residents noting the following:

- Inframark Management helps the Board to shape the financial budget.
- Residents who need further information on how the budget is prepared can contact Mr. Smith for detailed information.
- Responding to the question regarding clarification on the two notices received by residents Mr. Smith noted in the second letter the 22% increase was in residential services only, which is the majority trash pickup. The general services assessment did not change and that was not noted in the first notice. The second notice that referenced \$923 is the total assessments, the general services, and residential services. We cannot pull money from general services to pay for trash and residential services.
- Any questions about the budget can be directed to Mr. Smith and he will arrange to have budget consultants explain the budget further.

Ms. Willis commented on the notice letters and reproached Inframark for the confusion. Mr. Mendenhall apologized to the Board and residents for the confusion and noted the District will not be responsible for the cost of one of the mailings. He assured all that Inframark is working with District Counsel's on making the notices more understandable. In the future, if an assessment increase is expected, drafts of a potential notice will be provided to the Board for review and editing in advance of any notices being sent to residents.

- Mr. Smith continued responding to questions and comments posed by residents earlier in the meeting as follows:
- We can ask the county about reimbursing the District for maintaining County Line Road. Residents can also send letters to the County Commissioner.

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- The new trash pickup questions were responded to by Mr. Smith noting everyone is going to single driver pickup; you can get a second trash can which is up to each individual resident at a cost of five additional dollars per month billed directly to the resident. A twice yearly dumpster drop will be done, one after Christmas for Christmas trees and one for spring cleaning. Special pickups can be arranged with a call to the vendor with a charge to the resident.
- Residents are encouraged to attend the CDD meetings to be more informed of what is being done in the community. Moving the gym has been discussed at several meetings during the year and there has been a lot of public support of the move.
- Regarding the bond payoff, there is no discount for being a long term resident.
- Regarding roads, since they are publicly owned, we do not have control over when the paving will be done. They are looking at restructuring their paving contract to come out and pave the road and we do not have a date.

Agenda Item 6A

A. Resolution 2023-04 Adopting the Budget for Fiscal Year 2024

Mr. Smith MOVED seconded by Ms. Willis to adopt Resolution 2023-04 adopting the fiscal year 2024 budget.

Discussion ensued.

Mr. Smith noted with our new trash pickup contract an increase is not needed now, but there will be an increase at year 4 or 5 at some point.

Mr. Smith recommended going with no increase at this time.

On VOICE Vote with all in favor Resolution 2023-04 adopting the fiscal year 2024 budget with no increase to the current assessments was adopted. 4-0

B. Resolution 2023-05 Levying Non-Ad Valorem Assessments

On MOTION by Mr. Smith seconded by Ms. Willis with all in favor Resolution 2023-05 imposing annually recurring operations and maintenance non-ad valorem special assessments; providing for collection and enforcement of all district special assessments; certifying an assessment roll; providing for amendment of the assessment roll; providing for challenges and procedural irregularities; providing for severability; providing for an effect date, and incurring a 0% assessment increase, was adopted. 4-0

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SEVENTH ORDER OF BUSINESS **Old Business**

Mr. Smith noted the grills will be ready to be used on Wednesday.
The gym equipment has been ordered.

EIGHT ORDER OF BUSINESS **Deed Restriction and Architecture Matters**

The current deed restriction list was provided to the Board. The deed restriction board met last night and the Advisory Committee went from 21 to 7 people and we went through the modified deed restrictions, edited it, and will prepare a final for Board review.

NINTH ORDER OF BUSINESS **Operations Matters**

Mr. Keith Fisk responded to an emailed question from a resident regarding whether the new gym hours will change. The Board was asked to think about a change when the new gym is done.

The following was also reported by Mr. Fisk:

Two new lane lines for the pool were ordered and paid in the amount of \$1,294 for the two lines plus shipping for a total cost of \$1,879.

A. Splash Pad Resurfacing

The splash pad flooring needs to be redone. The original flooring was done in 2012 and Aquaplex will redo all the blue areas there and do a patch job of brown areas at a cost of \$19,310.

On MOTION by Ms. Willis seconded by Mr. Kirkland with all in favor the proposal from Aquaplex for repairing the flooring and some surrounding areas of the splash pad in the amount of \$19,310 was approved. 4-0

Quotes for taking down the cabana at Pinedale Park, and having a canopy installed over the top of the picnic table concrete slab we have there were received. The cost for removing the building would be \$17,523, which is something for the Board to think about. We can look at having cameras installed, possibly adding a door key code to allow use of the restrooms.

We have a drainage problem at the playground. Kruger gave a price of \$2,670 to correct the drainage problem.

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On MOTION by Mr. Smith seconded by Mr. Kirkland with all in favor the quote from Kruger to install a drainage system at the playground at a cost of \$2,670 was approved. 4-0

Three trees on one of the ponds need to be removed and hauled away at a cost of \$1,680.

On MOTION by Mr. Smith seconded by Ms. Willis with all in favor the quote received to remove and haul away three trees to allow for access to one of the Meadow Pointe ponds in the amount of \$1,680 was approved. 4-0

Some of the water features on the splash pad need to be replaced and the Board should consider approving the replacement at the next Board meeting.

B. Additional Information Regarding Trash Pickup

This item was previously discussed. A letter will be going out regarding this.

C. Update on Gym Relocation

This item was previously discussed.

D. Update on Deed Restriction Advisory Board

This item was previously discussed.

E. Additional Pickleball Courts Discussion

This item was not discussed.

TENTH ORDER OF BUSINESS

Community Council Update

- Mr. Dennis Costa reported we are looking at doing a pizza/beer/wing night sometime in September, adults only, RSVP. September 15th or 16th was suggested.

A wine tasting event is considered to be held on October 6th, an adult only, RSVP event.

A Christmas open house event is also being planned and a Santa event is tentatively being planned for December 15th.

Advent Health inquired about us hosting an event for them on October 13th.

Mr. Fisk stated the garage sale will be held on October 7th.

ELEVENTH ORDER OF BUSINESS

District Manager

A. Approval of the Fiscal Year 2024 Meeting Schedule

The proposed meeting schedule was included in today’s meeting package. The schedule is similar to last year’s schedule.

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On MOTION by Mr. Smith seconded by Mr. Kirkland with all in favor the fiscal year 2024 meeting schedule as proposed and included in today's agenda package, was approved. 4-0

TWELFTH ORDER OF BUSINESS

New Business

A. Discussion of Allowing Metal Standing Seam Roofing in the Community

Mr. Smith noted any request would have to go through the ARC board.

It was noted Mr. Sourk will be handling the Board ARC review paperwork.

FOURTEEN ORDER OF BUSINESS

Audience Comments

The following was discussed:

Holiday lights at the entrances, splash pad costs, trash pickup discounts, request to rent the cabana on Labor Day weekend for a 2 ½ hour time slot was denied due to heat emergency, dangerous rocks in the splash pad, allowing children to use the pool slide, neighbors possible code violation regarding noise, solicitation in the community, and speed bumps.

THIRTEENTH ORDER OF BUSINESS

Supervisor Comments

Mr. Smith responded to the question and comments posed by the audience as follows, regarding the splash pad quote, the contractor selected has worked on the splash pad before and has done a good job; there is nothing in the budget for night patrol.

Mr. Fisk noted the current security contract ends at the end of this month. There will be an increase of \$70 per hour. Right now, we have FHP and pay \$60 per month to patrol some mornings and evenings, and this contract expires at the end of this month. If we move forward with the contract, it will cost \$70 per hour.

The Board was asked if they wish to extend the contract with FHP.

On MOTION by Ms. Willis seconded by Mr. Smith with all in favor extending the FHP contract for another three months at \$70 per hour, was approved. 4-0

Mr. Smith's response to audience comments continued as follows: Mr. Fisk will check out the rocks at the splash pad; the engineer that designed the slide set the height requirement and there should not be any flexibility to that; regarding cabana rental at this time with the heat emergency, exclusive use is not advisable as it should be available to all residents.

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A consensus of the Board was to allow the requested 2 ½ hour cabana rental on Labor Day weekend.

Audience comments responses continued; regarding solicitation we don't have staff to enforce this, resident can call the police non-emergency number, the nuisance noise complaint will be added to the deed restrictions for the offending resident.

Mr. Fisk noted a resident has asked to allow installing an ADU, a tiny house, in his back yard.

Mr. Smith suggested that the resident contact the county, bring his plans to the county, and ask if they will issue a permit.

FIFTEENTH ORDER OF BUSINESS

Adjournment

There being no further business to discuss,

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

Meadow Pointe

Community Development District

Notes to the Financial Statements

Financial Overview / Highlights

- ▶ Total revenues are currently at 104.68% of the annual budget. 99.96% of special assessments have been collected through September.

- ▶ Total expenditures are at approximately 84.79% 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	\$65,208	\$64,483	101%	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	\$6,720	\$6,720	100%	All payments to OLM for landscape inspections.
R&M-Lake	\$26,960	\$27,500	98%	All payments for monthly lake maintenance and repairs.
R&M-Landscape Renovations	\$39,435	\$20,000	197%	All payments to Greenview Landscaping for renovations, removal of Liriope, level dirt and install SOD/flowers, installed seasonal flowers.
R&M-Mulch	\$14,850	\$13,000	114%	Greenview Landscaping for mulch installation.
R&M-Trees	\$27,730	\$15,000	185%	BrightView Landscape Services for tree removal - \$13,500, Two Men & A Chainsaw for tree removal - \$14,230.
<i>Parks and Recreation</i>				
ProfServ-Pool Maintenance	\$41,923	\$30,000	140%	Pavers Rescue repair pool and shower areas - \$11,418, Triangle Pool Service installed motor - \$3,356; antiwave forerunner wave lines and supplies - \$4,498, Aqua Worx annual maintenance - \$9,500, Specialty Surfaces aqua flex non porous installation - \$9,655.
Communication - Telephone	\$5,990	\$6,000	100%	Spectrum and Verizon monthly charges.
R&M-General	\$24,513	\$38,200	64%	Includes Cookin' Outdoors outdoor kitchen - \$13,000, miscellaneous repair and maintenance items.
Op Supplies - General	\$54,994	\$36,287	152%	Includes pool chemicals - \$5,070, security detail - \$2,320, holiday gifts for employees - \$1,200, cleaning supplies and misc expenses.

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

Balance Sheet
September 30, 2023

ACCOUNT DESCRIPTION	GENERAL FUND	RESIDENTIAL SERVICES FUND	TOTAL
ASSETS			
Cash - Checking Account	\$ 411,242	\$ -	\$ 411,242
Cash On Hand/Petty Cash	300	-	300
Due From Other Funds	-	137,863	137,863
Investments:			
Money Market Account	937,499	-	937,499
Prepaid Items	48,074	-	48,074
Utility Deposits - TECO	18,775	-	18,775
TOTAL ASSETS	\$ 1,415,890	\$ 137,863	\$ 1,553,753
LIABILITIES			
Accounts Payable	\$ 76,658	\$ 13,297	\$ 89,955
Accrued Expenses	15,000	-	15,000
Sales Tax Payable	239	-	239
Deposits	600	-	600
Due To Other Funds	137,863	-	137,863
TOTAL LIABILITIES	230,360	13,297	243,657
FUND BALANCES			
Nonspendable:			
Prepaid Items	48,074	-	48,074
Deposits	18,775	-	18,775
Assigned to:			
Operating Reserves	262,932	43,679	306,611
Unassigned:			
	855,749	80,887	936,636
TOTAL FUND BALANCES	\$ 1,185,530	\$ 124,566	\$ 1,310,096
TOTAL LIABILITIES & FUND BALANCES	\$ 1,415,890	\$ 137,863	\$ 1,553,753

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending September 30, 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	\$ 2,500	\$ 2,500	\$ 35,483	\$ 32,983	1419.32%
Interest - Tax Collector	-	-	804	804	0.00%
Special Assmnts- Tax Collector	1,427,125	1,427,125	1,426,575	(550)	99.96%
Special Assmnts- Discounts	(57,085)	(57,085)	(54,754)	2,331	95.92%
Other Miscellaneous Revenues	5,500	5,500	3,872	(1,628)	70.40%
Access Cards	1,000	1,000	5,029	4,029	502.90%
Insurance Reimbursements	-	-	10,500	10,500	0.00%
Amenities Revenue	-	-	16,076	16,076	0.00%
TOTAL REVENUES	1,379,040	1,379,040	1,443,585	64,545	104.68%
EXPENDITURES					
Administration					
P/R-Board of Supervisors	12,000	12,000	13,470	(1,470)	112.25%
FICA Taxes	918	918	643	275	70.04%
ProfServ-Engineering	10,000	10,000	3,179	6,821	31.79%
ProfServ-Legal Services	10,000	10,000	17,239	(7,239)	172.39%
ProfServ-Mgmt Consulting	64,483	64,483	65,208	(725)	101.12%
ProfServ-Property Appraiser	150	150	150	-	100.00%
ProfServ-Recording Secretary	1,500	1,500	-	1,500	0.00%
Auditing Services	5,200	5,200	4,245	955	81.63%
Website Hosting/Email services	1,553	1,553	1,553	-	100.00%
Postage and Freight	2,000	2,000	4,880	(2,880)	244.00%
Insurance - General Liability	35,364	35,364	32,204	3,160	91.06%
Printing and Binding	1,500	1,500	2	1,498	0.13%
Legal Advertising	1,100	1,100	1,693	(593)	153.91%
Miscellaneous Services	100	100	89	11	89.00%
Misc-Assessment Collection Cost	28,543	28,543	27,442	1,101	96.14%
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	177,886	174,470	3,416	98.08%
Field					
Contracts-Security Services	1,600	1,600	1,840	(240)	115.00%
Contracts-Landscape	158,421	158,421	170,421	(12,000)	107.57%
Contracts-Landscape Consultant	6,720	6,720	6,720	-	100.00%
Utility - General	20,000	20,000	15,537	4,463	77.69%
R&M-General	36,000	36,000	21,350	14,650	59.31%
R&M-Irrigation	10,000	10,000	3,710	6,290	37.10%
R&M-Lake	27,500	27,500	26,960	540	98.04%
R&M-Landscape Renovations	20,000	20,000	39,435	(19,435)	197.18%
R&M-Mulch	13,000	13,000	14,850	(1,850)	114.23%
R&M-Sidewalks	10,000	10,000	-	10,000	0.00%
R&M-Trees	15,000	15,000	27,730	(12,730)	184.87%
Cap Outlay-Machinery and Equip	5,000	5,000	-	5,000	0.00%
Total Field	323,241	323,241	328,553	(5,312)	101.64%

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending September 30, 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	162,314	184,086	(21,772)	113.41%
Total Road and Street Facilities	162,314	162,314	184,086	(21,772)	113.41%
<u>Parks and Recreation</u>					
Payroll-Salaries	270,000	270,000	250,213	19,787	92.67%
Payroll-Benefits	4,500	4,500	-	4,500	0.00%
FICA Taxes	20,655	20,655	19,516	1,139	94.49%
Life and Health Insurance	9,000	9,000	1,223	7,777	13.59%
Workers' Compensation	8,611	8,611	4,098	4,513	47.59%
ProfServ-Pool Maintenance	30,000	30,000	41,923	(11,923)	139.74%
Contracts-Pest Control	1,113	1,113	75	1,038	6.74%
Communication - Telephone	6,000	6,000	5,990	10	99.83%
Utility - General	40,000	40,000	44,483	(4,483)	111.21%
R&M-General	38,200	38,200	24,513	13,687	64.17%
R&M-Mulch	5,000	5,000	-	5,000	0.00%
R&M-Fitness Equipment	1,800	1,800	1,350	450	75.00%
Holiday Decoration	13,000	13,000	6,926	6,074	53.28%
Misc-News Letters	7,500	7,500	-	7,500	0.00%
Special Events	5,000	5,000	3,920	1,080	78.40%
Op Supplies - General	36,287	36,287	54,994	(18,707)	151.55%
Subscriptions and Memberships	1,043	1,043	-	1,043	0.00%
Capital Outlay	41,700	41,700	22,995	18,705	55.14%
1st Quarter Operating Reserves	176,190	176,190	-	176,190	0.00%
Total Parks and Recreation	715,599	715,599	482,219	233,380	67.39%
TOTAL EXPENDITURES	1,379,040	1,379,040	1,169,328	209,712	84.79%
Excess (deficiency) of revenues					
Over (under) expenditures	-	-	274,257	274,257	0.00%
Net change in fund balance	\$ -	\$ -	\$ 274,257	\$ 274,257	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2022)	911,273	911,273	911,273		
FUND BALANCE, ENDING	\$ 911,273	\$ 911,273	\$ 1,185,530		

Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending September 30, 2023

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<u>REVENUES</u>					
Special Assmnts- Tax Collector	330,649	330,649	330,521	(128)	99.96%
Special Assmnts- Discounts	(13,226)	(13,226)	(12,685)	541	95.91%
TOTAL REVENUES	317,423	317,423	317,836	413	100.13%
<u>EXPENDITURES</u>					
<u>Administration</u>					
ProfServ-Administrative	2,100	2,100	-	2,100	0.00%
ProfServ-Legal Services	7,000	7,000	458	6,542	6.54%
Deed Restrictions	7,200	7,200	-	7,200	0.00%
Deed Restrictions-Printing & Postage	7,200	7,200	3,264	3,936	45.33%
Misc-Assessment Collection Cost	6,613	6,613	6,358	255	96.14%
Office Supplies	3,000	3,000	58	2,942	1.93%
Total Administration	33,113	33,113	10,138	22,975	30.62%
<u>Garbage/Solid Waste Services</u>					
Utility - Refuse Removal	284,310	284,310	273,914	10,396	96.34%
Total Garbage/Solid Waste Services	284,310	284,310	273,914	10,396	96.34%
TOTAL EXPENDITURES	317,423	317,423	284,052	33,371	89.49%
Excess (deficiency) of revenues					
Over (under) expenditures	-	-	33,784	33,784	0.00%
Net change in fund balance	\$ -	\$ -	\$ 33,784	\$ 33,784	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2022)	90,782	90,782	90,782		
FUND BALANCE, ENDING	\$ 90,782	\$ 90,782	\$ 124,566		

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				\$1,757,774	\$ 1,427,125	\$ 330,649
Allocation %				100%	81%	19%
11/07/22	\$ 12,982	\$ 705	\$ 265	\$ 13,952	\$ 11,328	\$ 2,625
11/15/22	\$ 73,097	\$ 3,108	\$ 1,492	\$ 77,697	\$ 63,082	\$ 14,615
11/21/22	\$ 280,342	\$ 11,919	\$ 5,721	\$ 297,983	\$ 241,930	\$ 56,053
11/25/22	\$ 98,558	\$ 4,190	\$ 2,011	\$ 104,760	\$ 85,054	\$ 19,706
12/02/22	\$ 616,517	\$ 26,192	\$ 12,582	\$ 655,290	\$ 532,026	\$ 123,264
12/09/22	\$ 376,313	\$ 15,820	\$ 7,680	\$ 399,813	\$ 324,605	\$ 75,207
12/20/22	\$ 65,728	\$ 2,701	\$ 1,341	\$ 69,771	\$ 56,647	\$ 13,124
01/12/23	\$ 28,100	\$ 923	\$ 573	\$ 29,596	\$ 24,029	\$ 5,567
02/07/23	\$ 48,836	\$ 1,747	\$ 997	\$ 51,579	\$ 41,877	\$ 9,702
03/08/23	\$ 14,179	\$ 129	\$ 289	\$ 14,598	\$ 11,852	\$ 2,746
04/13/23	\$ 23,614	\$ 5	\$ 482	\$ 24,101	\$ 19,567	\$ 4,533
05/10/23	\$ 4,899	\$ -	\$ 100	\$ 4,999	\$ 4,059	\$ 940
06/06/23	\$ 1,762	\$ -	\$ 36	\$ 1,798	\$ 1,460	\$ 338
06/13/23	\$ 10,977	\$ -	\$ 230	\$ 11,207	\$ 9,060	\$ 2,099
TOTAL	\$ 1,655,906	\$ 67,439	\$ 33,800	\$ 1,757,144	\$ 1,426,575	\$ 330,521
% COLLECTED				100%	100%	100%
TOTAL OUTSTANDING				\$ 630	\$ 550	\$ 128

Meadow Pointe

Community Development District

Cash and Investment Report September 30, 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	59,040
Checking Account - Operating	Valley National	5.46%	n/a	346,096
Checking Account - Operating	Regions	0.00%	n/a	6,106
		Subtotal		<u>411,242</u>
Petty Cash		0.00%	n/a	300
Money Market Account	Bank United	5.12%	n/a	937,499
		Subtotal		<u>937,499</u>
		Total		<u>\$ 1,349,041</u>

Meadow Pointe
Community Development District

Cash Receipts Schedule
September 30, 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	11,328		11,328	See assessment collection worksheet
11/15/22	Tax Collector	63,082		63,082	See assessment collection worksheet
11/21/22	Tax Collector	241,930		241,930	See assessment collection worksheet
11/25/22	Tax Collector	85,054		85,054	See assessment collection worksheet
12/01/22	Fobs / Rentals	383	383		
12/02/22	Tax Collector	532,026		532,026	See assessment collection worksheet
12/13/23	Fobs / Rentals / Parking	536	536		
12/09/22	Tax Collector	324,605		324,605	See assessment collection worksheet
12/20/22	Tax Collector	56,647		56,647	See assessment collection worksheet
01/06/23	Interest	571	571		
01/12/23	Tax Collector	24,029		24,029	See assessment collection worksheet
02/01/23	Rentals / Agreements / Fobs / Parking	2,570	2,570		
02/07/23	Tax Collector	41,877		41,877	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	11,852		11,852	See assessment collection worksheet
03/16/23	Fobs / Rentals / Parking	914	914		
03/30/23	Refund - Times Publishing	1,181	1,181		
04/13/23	Tax Collector	19,567		19,567	See assessment collection worksheet
05/01/23	Reimbursement	469	469		
05/10/23	Tax Collector	4,059		4,059	See assessment collection worksheet
05/23/23	Rentals / Agreements / Fobs	4,054	4,054		
06/06/23	Tax Collector	1,460		1,460	See assessment collection worksheet
06/13/23	Tax Collector	9,060		9,060	See assessment collection worksheet
06/14/23	Rentals / Agreements / Fobs / Parking	2,185	2,185		
07/07/23	Fobs	701	701		
07/28/23	Rentals	424	424		
07/28/23	Insurance Claim	10,500	10,500		
09/07/23	Vending Sales, Parking, Fobs, Rentals, Agreement	2,463	2,463		
09/29/23	Parking, Fobs, Rentals	1,201	1,201		
Total		1,462,052	35,477	1,426,575	



Quote

10601 Oak St NE
St Petersburg, FL 33716

Phone: 727-329-8845
Fax: 727-289-7126

Date	Quote #	
10/9/2023	19222 D	
Terms	PO #	Eng
COD		
Ship To		

Name / Address
Meadow Pointe I CDD 28245 County Line Rd Wesley Chapel, FL 33543

Customer Contact	Customer Phone	Customer Fax	Job	Rep
	813-973-1671	813-973-7268	SPLASH	House

Qty	Item	Description	Price Each	Amount
1	IWFDROP12	AQUA DROP 12"	761.60	761.60T
1	IWFDROP18	AQUA DROP 18"	1,512.00	1,512.00T
1	IWFCURVE	Curved misting water feature 4' Tall, 5' SA (8GPM)	3,920.00	3,920.00T
1	IWFPOST	360 Spraying post 3' Tall, 3' SA (5GPM)	3,584.00	3,584.00T
1	IWFACTIVA...	Park Activator on/off with Timer System	5,488.00	5,488.00T
	Options	AQUAWORX TO INSTALL ALL NEW FEATURES AND ACTIVATOR.	4,962.00	4,962.00T
	Delivery		450.00	450.00T

"Be aware! Cyber crime is on the rise. Fraudsters are using phishing and spoofing email schemes as a ploy to redirect electronic payments into the fraudsters accounts rather than the intended payee. If you receive any correspondence that appears to be from our company and announces a change in bank details, please contact us before you pay. We will never send an email to change our banking instructions."

<p>PLEASE RETURN SIGNED QUOTE FOR ORDER CONFIRMATION.</p> <p>Signature _____</p> <p>Ownership of all materials listed on this invoice shall be vested in the seller, Aquaworx Inc until said materials are fully paid for. If this invoice has to be collected through an attorney then purchaser agrees to pay all reasonable costs for the making of the collection. Venue will be in St Petersburg FL. Sellers liability is limited to buyers purchase price of the materials. Quoted prices are valid for 30 days with freight subject to change. AquaWorx adds a 3% service fee to credit or debit card payments. Cancellations or returns are not accepted without prior authorization in writing and subject to a 40% Re-Stocking Fee. Notice of Commencement must accompany all orders.</p> <p>Thank You for Your Order</p>	<p>Subtotal \$20,677.60</p>
	<p>Sales Tax (0.0%) \$0.00</p>
	<p>Total \$20,677.60</p>

Please Choose: GREEN or WHITE
TEST CAPS or INSTALLED VALVES
DESIRED SHIP DATE: _____

Events Done Bright

Medow Pointe 1 CDD
 28245 County Line Road
 Wesley Chapel FL, 33543

Date 13-Sep-23
Invoice No. 132344
Bill To Events Done Bright
Address 3396 Foxmeadow Ct
 Longwood FL, 32779
Phone 407-635-7479
E-Mail eventsdonebright@gmail.com

Invoice Subtotal \$11,000.00
Deposit Paid \$0.00
Total Due \$5,500.00

Events Done Bright		
Holiday Lighting 2023		
	Aronwood Entrance (includes rgb lighting on two large oak trees)	\$11,000.00
	Subtract \$500 if only lighting 1 large oak	
	Subtotal	\$11,000.00
	Deposit Paid	\$0.00
	Total Due	\$5,500.00

Thanks for letting us serve you and making your day brighter!

Events Done Bright

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

Date 13-Sep-23
Invoice No. 132972
Bill To Events Done Bright
Address 3396 Foxmeadow Ct
 Longwood FL, 32779
Phone 407-635-7479
E-Mail eventsdonebright@gmail.com

Invoice Subtotal \$3,000.00
Deposit Paid \$0.00
Total Due \$1,500.00

Events Done Bright	
Holiday Lighting 2021	Clubhouse and fencing
	Subtotal
	\$3,000.00
	Deposit Paid
	\$0.00
	Total Due
	\$1,500.00

Thanks for letting us serve you and making your day brighter!

Holiday Lighting Invoice

Champa Bay Services LLC- Holiday Lighting
(813) 603-6726



Customer Info:

Full Name: Keith Fisk

Phone #: _____

Address: 28245 County Line Rd. Wesley Chapel, FL 33543

Email: MP1@meadowpointcdd.com

Holiday Lighting Info: *Check Box's*

One Story - Two Story - Oak Tree(s) - Palm Tree(s) - Bushes - Pillar(s) -

LED Lights Straight - Regular Lights Straight - LED Icicle Lights - Regular Icicle Lights -

Spot Lights - Projection Lights - Bush Lights - Blow Ups -

Bulb Size? Small - Medium - Large -

Bulb Colors? Warm White - White - Multi Color - Solid Green - Solid Red - Solid Blue -

String Color? Green - White -

Description of Project:

Front Entrance:

- Stringing lights on outline of (2) neighborhood signs (warm white c9 bulbs)
- Wrapping (8) medium sized oak trees (warm white small bulbs)
- Wrapping (1) Large Oak tree (warm white trunk (small bulbs), green limbs (small bulbs), rain lights hanging from limbs)
- Wrapping (11) Crape Myrtles (red on the bottom half, warm white on top half of trunks (small bulbs))
- Wrapping (4) palms near front entrance (warm white on trunks, green lights on fronds)
- Hanging (8) wreaths (strung with warm white lights and a red bow)
- Laying bush lights on bushes on front & back of entrance (warm whit lights small bulbs)
- Wrapping (6) railings with garland & warm white lights

Subtotal: \$ 7,300.00

Tax: \$ Exempt

Grand Total: \$ 7,300.00

Removal Fee of \$ 1,825 will be due upon lighting removal.

We accept cash or check made payable to Champa Bay Services LLC. Thank You

\$9,125-

Holiday Lighting Invoice

Champa Bay Services LLC- Holiday Lighting
 (813) 603-6726



Customer Info:

Full Name: Keith Fisk
 Phone #: _____
 Address: 28245 County Line Rd. Wesley Chapel, FL 33543
 Email: MP1@meadowpointcdd.com

Holiday Lighting Info: Check Box's

One Story - Two Story - Oak Tree(s) - Palm
 Tree(s) - Bushes - Pillar(s) -

LED Lights Straight - Regular Lights Straight - LED Icicle Lights - Regular Icicle Lights -

Spot Lights - Projection Lights - Bush Lights - Blow Ups -

Bulb Size? Small - Medium - Large -

Bulb Colors? Warm White - White - Multi Color - Solid Green - Solid Red - Solid Blue -

String Color? Green - White -

Description of Project:

Front Entrance:

- Stringing lights on outline of (2) neighborhood signs (warm white c9 bulbs)
- Wrapping (8) medium sized oak trees (warm white small bulbs)
- Wrapping (11) Crape Myrtles (red on the bottom half, warm white on top half of trunks (small bulbs))
- Wrapping (4) palms near front entrance (warm white on trunks, green lights on fronds)
- Hanging (8) wreaths (strung with warm white lights and a red bow)
- Laying bush lights on bushes on front & back of entrance (warm whit lights small bulbs)
- Wrapping (6) railings with garland & warm white lights
-

Subtotal: \$ 6,500.00

Tax: \$ Exempt

Grand Total: \$ 6,500.00

Removal Fee of \$ 1,625 will be due upon lighting removal. **\$1,625**
 We accept cash or check made payable to Champa Bay Services LLC. Thank You

Holiday Lighting Invoice

Champa Bay Services LLC- Holiday Lighting
 (813) 603-6726



Customer Info:

Full Name: Keith Fisk
 Phone #: _____
 Address: 28245 County Line Rd. Wesley Chapel, FL 33543
 Email: MP1@meadowpointcdd.com

Holiday Lighting Info: *Check Box's*

One Story - Two Story - Oak Tree(s) - Palm Tree(s) - Bushes - Pillar(s) -

LED Lights Straight - Regular Lights Straight - LED Icicle Lights - Regular Icicle Lights -

Spot Lights - Projection Lights - Bush Lights - Blow Ups -

Bulb Size? Small - Medium - Large -

Bulb Colors? Warm White - White - Multi Color - Solid Green - Solid Red - Solid Blue -

String Color? Green - White -

Description of Project:

Front Entrance:

- Stringing lights on outline of (2) neighborhood signs (warm white c9 bulbs)
- Wrapping (8) medium sized oak trees (warm white small bulbs)
- Wrapping (1) Large Oak tree (warm white trunk (small bulbs), green limbs (small bulbs), rain lights hanging from limbs)
- Wrapping (4) palms near front entrance (warm white on trunks, green lights on fronds)
- Hanging (8) wreaths (strung with warm white lights and a red bow)
- Laying bush lights on bushes on front & back of entrance (warm whit lights small bulbs)
- Wrapping (6) railings with garland & warm white lights
-

Subtotal: \$ 5,800.00

Tax: \$ Exempt

Grand Total: \$ 5,800.00

Removal Fee of \$ 1,450 will be due upon lighting removal. #7,250 -

We accept cash or check made payable to Champa Bay Services LLC. Thank You

Holiday Lighting Invoice

Champa Bay Services LLC- Holiday Lighting
(813) 603-6726



Customer Info:

Full Name: Keith Fisk

Phone #: _____

Address: 28245 County Line Rd. Wesley Chapel, FL 33543

Email: MP1@meadowpointcdd.com

Holiday Lighting Info: *Check Box's*

One Story - Two Story - Oak Tree(s) - Palm

Tree(s) - Bushes - Pillar(s) -

LED Lights Straight - Regular Lights Straight - LED Icicle Lights - Regular Icicle Lights -

Spot Lights - Projection Lights - Bush Lights - Blow Ups -

Bulb Size? Small - Medium - Large -

Bulb Colors? Warm White - White - Multi Color - Solid Green - Solid Red -

Solid Blue - Other - _____

String Color? Green - White -

Description of Project:

Front Office:

- Stringing lights on gutter line as well as roof peaks

Subtotal: \$ 700.00
 Tax: \$ exempt
 Grand Total: \$ 700.00

Removal Fee of \$ 175.00 will be due upon lighting removal.

We accept cash or check made payable to Champa Bay Services LLC. Thank You

\$ 875-

TWO MEN AND A CHAINSAW

TREE SERVICE

Agenda Page 25

INVOICE # **08985**

DATE: **8.24.23**

START DATE:

813-313-8448

NAME: Meadow Point

ADDRESS:

DESCRIPTION OF WORK PERFORMED

raise up over walls, sidewalks at the entrances at:	
Apronwood / County line	5 trees
Meadowlands	4 trees
Hammocks	3 trees
Crossroads	7 trees
Woodlands	2 trees
Parklands	2 trees
Springs	7 trees
Arbors	3 trees
Broadlands	5 trees
Savannahs	4 trees
Total trees	42
All hauled away	# N/C
Job total \$6430-	

CUSTOMER SIGNATURE: _____ ESTIMATED BY: M. J. H.

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 # 4006
 Estimate Date 08-01-23
 Sales Team Member

Total	\$2,417.50
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(Estimate Valid For 30-Days)

Item	Description	Unit Cost	Quantity	Line Total
(none)	4MP Hanwha Camera 2.8mm	\$165.00	3.0	\$495.00
Cat6	Ethernet Cat6 Cable Drop and Termination	\$200.00	3.0	\$600.00
Tech Labor- Cameras ACS	Hourly Labor Service Minimum 1-hour Cameras/ACS	\$165.00	6.5	\$1,072.50
Eagle Eye Switch	8 Port Managed POE+, with 2xGig Uplink. Switch is SW10m 8-Port POE+ managed from inside the Eagle Eye Networks application. Managed	\$250.00	1.0	\$250.00

THIS IS ONLY AN ESTIMATE

Subtotal \$2,417.50
 Tax (if applicable) \$0.00

Estimate Total	\$2,417.50
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Please refer to contract or Complete I.T. Corp website for additional details including but not limited to warranty information.



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 # 3951
 Estimate Date 08-01-23
 Sales Team Member

Total	\$885.00
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(Estimate Valid For 30-Days)

Item	Description	Unit Cost	Quantity	Line Total
(none)	Exit Stopper Multifunction Door Alarm, Red	\$130.00	3.0	\$390.00
Tech Labor-Cameras ACS	Hourly Labor Service Minimum 1-hour Cameras/ACS	\$165.00	3.0	\$495.00

THIS IS ONLY AN ESTIMATE

Subtotal \$885.00
 Tax (if applicable) \$0.00

Estimate Total	\$885.00
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Please refer to contract or Complete I.T. Corp website for additional details including but not limited to warranty information.

