

**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, June 3, 2021 at 6:30 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://us02web.zoom.us/j/3797970647>, and Meeting ID: 379 797 0647

Present and constituting a quorum were:

Lutfi Jadallah	Chairman
Alicia Willis	Vice Chair
Kelly L. Garvin	Assistant Secretary
Dennis Smith	Assistant Secretary
Michael Smith (remote)	Assistant Secretary

Also Present Remotely:

Mark Vega (remote)	District Manager
Tonja Stewart	District Engineer
Residents	

*The following is a summary of the discussions and actions taken at the June 3, 2021 Board of Supervisors meeting.*

**FIRST ORDER OF BUSINESS**

**Call to Order and Roll Call  
Pledge of Allegiance**

**SECOND ORDER OF BUSINESS**

**Audience Comments-Remote**

Audience comments are permitted on any matter being discussed by the Board. In order to maintain order and in the interest of time and fairness to other speakers, each speaker must be recognized by the Chair and comments are limited to three minutes per person. This time may be extended at the discretion of the Chair. Only one person may speak at a time. Although Supervisors may not necessarily respond to the comments, they will be taken into consideration by the Supervisors.

**THIRD ORDER OF BUSINESS**

**Deed Restriction and Architectural Review  
Matters**

Case at 29639 Birdseye, to extend the lanai and put an aluminum roof on it using white aluminum and charcoal screen.

On MOTION by Mr. Michael Smith seconded by Mr. Dennis Smith with all in favor, the ARC application submitted by owner of 29639 Birdseye was approved. 4/0

**FOURTH ORDER OF BUSINESS**

**Resolution 2021-04 Designating Secretary/District Manager**

Mr. Vega noted adoption of this resolution authorizes him to sign-off on any District documents.

On MOTION by Mr. Dennis Smith seconded by Mr. Jadallah with all in favor, Resolution 2021-04 designating Mark Vega as District Secretary and District Manager was adopted. 4/0

**FIFTH ORDER OF BUSINESS**

**Approval of Invoices and Financials 4.30.21 (invoices under separate cover)**

On MOTION by Mr. Dennis Smith seconded by Mr. Michael Smith with all in favor, the financials for April 30, 2021 were approved. 4/0

**SIXTH ORDER OF BUSINESS**

**Approval of Minutes of May 6, 2021 Board Meeting**

Mr. Dennis Smith MOVED seconded by Mr. Michael Smith to approve the minutes of the May 6, 2021 meeting.

Discussion ensued.

Mr. Jadallah requested changes and additions to the May 6, 2021 minutes. Change requests were made and will be made part of the final record of the May 6, 2021 meeting.

Approval of the May 6, 2021 minutes was tabled and will be presented again for approval at the July 1, 2021 meeting. The motion to approve the minutes of May 6, 2021 was withdrawn.

At this point in the meeting Mr. Fisk indicated Ms. Tonja Stewart, District Engineer, was in attendance remotely and will address the Board regarding road design in the District with regard to swales, sidewalks and roadway underdrains.

Ms. Stewart suggested that staff submit a public records request to get the actual technical memorandums that were approved by the Board of County Commissioners to get the proper documentation to determine who has the maintenance responsibility for the District's conveyance systems, which is a combination of swales and storm sewers.

Mr. Vega will confer with District Counsel regarding the public records request to the county.

*The record will reflect Ms. Stewart left the meeting.*

**SEVENTH ORDER OF BUSINESS**

**Consideration of Proposed Fiscal Year  
2022 Budget and Adoption of Resolution  
2021-3 Setting the Public Hearing Date**

The Unassigned Cash information included in the proposed budget was discussed between Mr. Dennis Smith and Mr. Vega at length.

It was noted the assessments will be flat.

On MOTION by Mr. Dennis Smith seconded by Ms. Willis with all in favor the proposed budget with the correction Mr. Dennis Smith discussed was approved. 4/0

On MOTION by Mr. Dennis Smith seconded by Ms. Willis with all in favor Resolution 2021-3 approving a proposed operation and maintenance budget for fiscal year 2021/2022; setting a public hearing thereon pursuant to Florida Law; Addressing and transmittal, posting and publication requirements; and providing an effective date with the public hearing scheduled for August 19, 2021 at 6:30 P.M. at the Meadow Pointe Clubhouse A was adopted. 4/0

**EIGHTH ORDER OF BUSINESS**

**Operations Matters**

None.

**NINTH ORDER OF BUSINESS**

**Chairman’s Comments**

Mr. Jadallah recommended to the Supervisors to attend the OLM inspections.

He would also like to invite Aquagenix to attend a Board meeting in June to discuss the condition of the ponds and maintenance of the ponds for the upcoming years.

Mr. Jadallah reported the costs for flags for past Supervisors off Bruce B. Downs, between \$55 and \$65 depending on the size, with additional cost of \$35 for set up of the logo unless they already have it on file. This would be for Ms. Pat Asklar and Ms. Dawn Khalil.

The consensus of the Board was to spend up to \$100 each on a plaque for the two former Supervisors.

*The record will reflect Ms. Garvin joined the meeting at 6:49 P.M.*

**EIGHTH ORDER OF BUSINESS**

**Supervisor Comments**

Mr. Michael Smith inquired about resident comments on the Newsletter.

Mr. Jadallah noted he talked to three residents who liked the Newsletter.

Mr. Fisk reported residents were asked, through a questionnaire at the clubhouse window, for their opinion of the Newsletter and there were more in favor of the Newsletter than against it: 16 in favor, 3 no.

Mr. Dennis Smith discussed Supervisor attendance at Board meetings and requested to make a motion to require Supervisors to be in attendance at roll call through adjournment.

Mr. Jadallah requested to temporarily turn-over the role of Chairman to Ms. Willis in order for him to second the motion that Mr. Dennis Smith requested to make as stated above.

Ms. Willis accepted the temporary roll as Chairman.

Mr. Dennis Smith MOVED seconded by Mr. Jadallah to require the Board of Supervisors members to be in attendance from roll call through adjournment in order to receive compensation for a meeting.

Discussion ensued.

Mr. Vega recommended consulting with District Counsel before approving a motion such as the motion made above.

Discussion on the above motion continued.

*The record will reflect Mr. Vega logged out of the meeting in order to consult with Counsel.*

Mr. Dennis Smith requested to amend the motion subject to legal review.

Mr. Dennis Smith MOVED seconded by Mr. Jadallah to amend his previous motion, subject to District Counsel’s review, to require the Board of Supervisors members to be in attendance from roll call through adjournment in order to receive compensation for a meeting.

Discussion ensued and Mr. Michael Smith requested to wait for calling the vote until consulting with District Counsel.

Mr. Fisk reported that Mr. Vega was currently logged out of the meeting, would rejoin the meeting as he was trying to consult with counsel by phone.

Mr. Michael Smith asked Mr. Dennis Smith if he was willing to table the above motion and Mr. Dennis Smith agreed.

Mr. Dennis Smith indicated he was resigning effective tomorrow, June 4, 2021 at noon and discussed the reasons for this action.

Mr. Jadallah reported the contract for the Highway Patrol expired and asked the Board if they want to discuss a future agreement.

Mr. Michael Smith MOVED seconded by Ms. Willis to continue the Highway Patrol contract for another four (4) weeks (for the month of June, 16 hours).

On VOICE Vote with Mr. Michael Smith, Ms. Willis, Ms. Garvin and Mr. Jadallah voting Aye and Mr. Dennis Smith voting Nay, continuing the Highway Patrol contract for another four (4) weeks (for the month of June, 16 hours) was approved. 4/1

**ELEVENTH ORDER OF BUSINESS**

**Adjournment**

On MOTION by Mr. Dennis Smith seconded by Ms. Garvin with all in favor, the meeting was adjourned. 5/0

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