

**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, July 1, 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
Michael Smith	Assistant Secretary

Also Present Remotely:  
Residents

*The following is a summary of the discussions and actions taken at the July 1, 2021 Board of Supervisors meeting.*

**FIRST ORDER OF BUSINESS**

**Call to Order and Roll Call**

**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.

The recording of this meeting began with a discussion regarding trees.

**THIRD ORDER OF BUSINESS**

**Deed Restriction and Architectural Review  
Matters**

There were no ARC cases pending for approval.

It was noted Ms. Garvin will be the next Supervisor to review any ARC applications for July 26, 2021 through September 16, 2021.

**FOURTH ORDER OF BUSINESS**

**Notice to Residents Regarding Seat 1  
Vacancy**

There were no submissions as of today's date.

## **FIFTH ORDER OF BUSINESS**

### **Operations Manager**

Mr. Fisk reported the following:

- He received a few proposals for security systems; ADT has the lowest cost, installation for all 3 buildings is \$953 with a monthly service for monitoring the buildings for \$155.97.

On MOTION by Ms. Willis seconded by Ms. Garvin with all in favor, the proposal from ADT for security system alarm installation for three District buildings in the amount of \$953 and the monthly service charge of \$155.97 for monitoring the system was approved. 4/0

- Camera system – Proposal from Complete IT, keeping our cameras, using a new System called Eagle Eye, stored on the cloud, with everything updated at a cost of \$11,941.95. This comes with storing/monitoring our 25 cameras at \$7.50, which will be \$187.50 per month.

More proposals are coming from Complete IT to get the key fob system up and running again.

On MOTION by Mr. Smith seconded by Ms. Garvin with all in favor, the proposal from Complete IT for camera system equipment and services in the amount of not to exceed \$12,000 was approved. 4/0

## **SIXTH ORDER OF BUSINESS**

### **Chairman's Comments**

Mr. Jadallah commented on an email received from a resident regarding harassment by a neighbor and a Board member asked Mr. Fisk to summarize the issue and he did so.

Mr. Jadallah also commented on a letter received from a resident regarding a pool slide issue. The resident was invited to attend today's meeting to discuss this issue, however, he was not in attendance.

Mr. Jadallah recommended approving an additional suspension from the pool area (previously 30 days) for the resident involved and a reactivation fee of \$50.

A consensus of the Board was to approve the recommendation made by Mr. Jadallah.

Mr. Jadallah also commented on an approach for giving a recognition award to previous members of the Board and a consensus of the Board was to give them a \$100 gift card.

A discussion ensued regarding the monthly invoices.

Mr. Smith proposed a different method for Supervisors to review invoices, however, his proposed request was inaudible.

On MOTION by Ms. Willis seconded by Ms. Garvin with all in favor the May invoices were approved. 4/0
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Mr. Jadallah commented on the FHP matter.

On MOTION by Mr. Smith seconded by Ms. Willis with all in favor authorizing additional FHP service for 16 hours, per month, for two months was approved. 4/0
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Mr. Jadallah commented on something that is usually done every 2 years and hasn't been done since 2018, however whatever was discussed was not audible.

## **SEVENTH ORDER OF BUSINESS**

### **Supervisor Comments**

Board members asked questions regarding the District website postings and were encouraged to speak with the District Manager to get the information they needed.

On MOTION by Mr. Smith seconded by Ms. Garvin with all in favor eliminating the newsletter and assuring the CDD office is maintaining the District website was approved. 4/0
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Mr. Smith commented on the ponds and plans to have the District Engineer submit a report on the status of the ponds. He will contact the District Manager to discuss the pond report process.

Mr. Smith also discussed street paving and possible assessments; however, the comments were inaudible.

He also commented on requesting a Reserve Study, which will be discussed with the District Manager for further discussion at the next meeting.

Mr. Smith requested that Mr. Fisk bring in a fitness company representative to look into doing a gym layout of what he would like to see become the Meadow Pointe Athletic Facility.

**Audience Comments**

A resident, who was connected to the meeting via zoom, indicated the audio of the whole meeting was terrible.

*Note from Inframark recording secretary who transcribed these minutes: Resident, was correct, the audio of this recording was terrible. Residents comments were loud and clear, but Supervisor's comments were inaudible. Keith Fisk's comments loud and clear.*

An in-person audience member inquired about how to apply for the vacant Board seat and the Supervisors responded.

Another in-person audience member suggested having a banner announcing the meeting date and time for each Board meeting.

It was reported that Ms. Garvin and Ms. Willis will not attend the July 15, 2021 Board meeting.

**EIGHTH ORDER OF BUSINESS**

**Adjournment**

On MOTION by Ms. Garvin seconded by Mr. Smith with all in favor, the meeting was adjourned. 4/0
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