

**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, January 19, 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://us02web.zoom.us/j/3797970647>, and Meeting ID: 379 797 0647

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 January 19, 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

Audience Comments

Audience members commented on the following:

- Road maintenance.
- Speeding.

FOURTH ORDER OF BUSINESS

Organizational Matters

A. Oath of Office to Newley Elected Supervisors – Nathaniel Kirkland (Seat 1) and Alan Sourk (Seat 2)

Mr. Wenck being a notary of the State of Florida administered the Oath of Office to Nathaniel Kirkland.

The oath of office was previously administered to Mr. Alan Sourk, and his oath and administrative fee was forwarded to the state.

B. Discussion of Vacant Seat 4

Mr. Smith noted there were a number of interested parties and only one of the submitters was present at today’s meeting.

C. Resolution 2023-2 – Designation of Officers

On MOTION by Mr. Kirkland seconded by Ms. Willis keeping the slate of officers as they currently are with Mr. Smith serving as Chairman, Ms. Willis serving as Vice Chairman, Mr. Kirkland and Mr. Sourk serving as Assistant Secretaries, was adopted. 4-0

FIFTH ORDER OF BUSINESS

Consent Agenda

A. Approval of the Minutes of the November 17, 2022 Meeting

B. Acceptance of December 31, 2022 Financials

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

SIXTH ORDER OF BUSINESS

Old Business

A. Discussion of Violation Review

- Mr. Smith noted it has been decided that the inspection/violation program is not working very well and recommended suspending the process.

On MOTION by Ms. Willis seconded by Mr. Smith with all in favor stopping the current Deed Restriction service with Inframark was approved. 4-0

- Alternative methods for deed restriction inspections and reporting of violations were discussed.

SEVENTH ORDER OF BUSINESS

Deed Restriction and Architectural Review Matters

- The owner of 1701 Firewheel Drive submitted an application to paint their house an unapproved color. Contact with the owner was attempted before the painting began, but the house was painted before the color was approved. Owner was informed of an ARC violation for the paint color, however the owner has not responded.

The ARC violation has now become a Deed Restriction Violation. The owner will be contacted with a DRVB letter indicating he must go to the clubhouse to attend one of the District’s Violation Board meetings.

The CDD Board will determine if this is a violation

- A consensus of the Board was that the paint violation is an official Deed Restriction.

EIGHTH ORDER OF BUSINESS

Operation Matters

- Mr. Fisk reported the proposal for the new landscaping work was received and the cost is \$20,135 starting in Summerbrook, though Pinedale going into Meadow Point II.

On MOTION by Ms. Willis seconded by Mr. Kirkland with all in favor moving forward with the new landscaping project at a cost of \$20,135 for the front entrances of Summerbrook and Pinedale, funds to be taken from Field, under Landscape and Renovations, was approved. 4-0

- Key Fobs – 250 more key fobs were ordered at a cost of \$1,578.84

On MOTION by Ms. Willis seconded by Mr. Kirkland with all in favor purchasing 250 additional key fobs at a cost of \$1,578.84, to be taken from the Parks and Recreation Operating Supplies, was approved. 4-0

- Lap pool motor the 7 ½ HP, three phase, motor is going out. Requesting Board approval to replace the pump at a cost of \$2,699.95. Additional expenses if, after removing the pool motor, parts need to be replaced the cost will be \$4,455.75.

On MOTION by Ms. Willis seconded by Mr. Kirkland with all in favor replacing the lap pool motor and any additional parts for a total of not to exceed \$5,000 was approved. 4-0

- Cameras at all entrances were discussed.
- Pressure washing was discussed, and additional proposals will be requested.
- Removing plants in the center island in the Meadowlands and putting sod down at a cost of \$2,625.

On MOTION by Mr. Smith seconded by Ms. Willis with all in favor removing the plantings in the center island in the Meadowlands, in the median west of Arronwood and installing sod at a cost of \$2,625 was approved. 4-0

- New sod east of the Woodlands entrance at a cost of \$1,750, for 1,000 square feet of sod.

On MOTION by Ms. Willis seconded by Mr. Smith with all in favor installing new sod east of the Woodlands entrance at a cost of not to exceed \$1,750 was approved. 4-0

NINTH ORDER OF BUSINESS

Community Council Update

- Mr. Costa commented on issues to work on this year regarding decorating the entrances for the upcoming year. He would like to look into timers instead of sensors and he would

like to purchase 25 foot extension cords.

- Suggestions for special events were requested.

TENTH ORDER OF BUSINESS **District Manager**

Mr. Wenck reported the District's previous attorney, Dana Crosby Collier, has left her firm of Straley & Robin, P.A. Mr. Tracy Robin will serve as District Counsel for now.

ELEVENTH ORDER OF BUSINESS **Aquatics Report**

Mr. Fisk noted the ponds are looking good. The big pond we had a problem with, Summerbrook and Pinedale off County Line Road, has cleared up.

TWELFTH ORDER OF BUSINESS **New Business**

There was none.

THIRTEENTH ORDER OF BUSINESS **Supervisor Comments**

- Ms. Willis provided an update on the Roadway Safety meeting.
- Mr. Kirkland inquired about the status of the road paving matter. Mr. Smith responded.

FOURTEENTH ORDER OF BUSINESS **Audience Comments**

- A resident commented on street parking; parking on the sidewalk.
- It was noted that Pasco County does not allow parking on the street.
- Speeding on Timber Trace, Birdseye, Maximilian, etc.

FIFTEENTH ORDER OF BUSINESS **Adjournment**

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


