

**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**

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| On MOTION by Ms. Willis seconded by Mr. Kirkland with all in favor the consent agenda was accepted. 4-0 |
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**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 22<sup>nd</sup> 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 16<sup>th</sup> 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 25<sup>th</sup>, 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

