

**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, May 6, 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	Assistant Secretary

Also Present Remotely: Residents

The following is a summary of the discussions and actions taken at the May 6, 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.

Mr. Dennis Costa noted the food truck event is all set.

Residents commented on the FHP patrols.

THIRD ORDER OF BUSINESS

**Deed Restriction and Architectural Review
Matters**

Mr. Michael Smith briefly discussed an ARC case at 1452 Distant Oaks for windows.

FOURTH ORDER OF BUSINESS

**Approval of Invoices and Financials
March 31, 2021**

Mr. Jadallah noted the Board received the financials in their packages.

On MOTION by Mr. Dennis Smith seconded by Ms. Willis with all in favor, the invoices and financials for March 31, 2021 were approved. 4/0

FIFTH ORDER OF BUSINESS

Approval of Minutes of April 1, 2021 Board Meeting

On MOTION by Mr. Dennis Smith seconded by Ms. Willis with all in favor, the minutes of the April 1, 2021 meeting were approved. 4/0

SIXTH ORDER OF BUSINESS

Operations Matters

On behalf of Mr. Keith Fisk, Mr. Jadallah reported the Wesley Chapel High School would like to use our lap pool for tentative dates of August 2nd to November 5th for the hours of 5:00 a.m. to 7:00 a.m. A fob will be given to them to enter the facility. The fee will be the same as it was previously; \$1,300.

On MOTION by Mr. Dennis Smith seconded by Mr. Michael Smith with all in favor, authorization to allow the Wesley Chapel High School use of the District’s lap pool on the dates and hours as noted above, at a cost of \$1,300 was approved. 4/0

Also, reported by Mr. Jadallah, via Mr. Fisk, an employee was hurt while working and an accident report has been submitted.

SEVENTH ORDER OF BUSINESS

Chairman’s Comments

Mr. Jadallah noted a resident in the Grassland wants to speak to the Board about the LED lighting on Countyline Road and he would like to invite the gentleman to attend the next Board meeting.

Also noted, the budget will be discussed again at the next Board meeting and the proposed budget should be approved during the first meeting in June.

Mr. Jadallah commented on a home in the District that was bought by an investment company off of Tangledvine, remodeling done, replaced the roof, painted but never submitted an ARC application for painting or the roof. Other investment companies have also neglected to submit applications. At the next meeting the Board should discuss possible notification processes requesting investors to comply with community standards.

Mr. Jadallah would like to see the ARC approvals submitted to the Board prior to the meeting

EIGHTH ORDER OF BUSINESS

Supervisor Comments

Ms. Garvin noted she would like to float the idea of limiting the Supervisor Comments item, which is listed on every meeting agenda, to the same time limit as the Audience Comments agenda item.

Discussion ensued on the idea floated above by Ms. Garvin.

Ms. Garvin MOVED seconded by Ms. Willis to enforce Roberts Rules specifically discussing issues after the motion is seconded and each Supervisor is limited to three minutes at a time so that everyone can participate.

Ms. Willis added to her second, she would suggest only allowing for, two or three rebuttals back.

Ms. Garvin did not agree with the addition made by Ms. Willis and continued with the motion as stated.

The motion made above by Ms. Garvin was restated, as is, and seconded by Ms. Willis, as is.

Ms. Garvin MOVED seconded by Ms. Willis to enforce Roberts Rules specifically discussing issues after the motion is seconded and each Supervisor is limited to three minutes at a time so that everyone can participate.

Discussion ensued.

On VOICE Vote with Ms. Garvin, Ms. Willis and Mr. Michael Smith voting AYE and Mr. Dennis Smith and Mr. Jadallah voting Nay, the motion made above was approved. 3/2

Mr. Michael Smith MOVED seconded by Ms. Garvin to reopen everything except having parties. Change the office operating hours, pool hours for the summer, gym back open same hours as it currently is, no more using reservation system, still using the back door, still using these bathrooms to come in, the pool information to start May 27, 2021 and the gym opening would start on Monday, May 10, 2021. Pool hours, Monday thru Thursday closing at 8 P.M. Friday and Saturday closing at 8:30 PM starting on May 27th. Gym open regular hours from 7 a.m. to 8 P.M., no reservations and use of back door, use of all equipment and no restrictions on the number of people in the gym at the same time, all machines will be open, no masks in the gym.

Discussion ensued.

On VOICE Vote with Ms. Garvin, Ms. Willis, Mr. Michael Smith and Mr. Dennis Smith voting AYE and Mr. Jadallah voting Nay, the motion made above was approved. 4/1

Mr. Dennis Smith requested having a discussion at the next meeting regarding putting HEPA filters in all three of the District buildings and also, at least for the gym, putting in that LED lighting. The CDC says we should do it and it would be healthy for our users and staff.

NINTH ORDER OF BUSINESS

Adjournment

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