

**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 17, 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 <http://zoom.us02web.zoom.us/j/3797970647> , and via phone in #(312) 626-6799, Meeting ID: 3797970647

Present constituting a quorum were:

| | |
|-----------------|---------------------|
| Lutfi Jadallah | Chairman |
| Alicia Willis | Vice Chairman |
| Kelly L. Garvin | Assistant Secretary |
| Michael Smith | Assistant Secretary |
| | |
| Mark Vega | District Manager |
| Keith Fisk | Operations Manager |

Also Present In-Person and Remotely: Residents

The following is a summary of the discussions and actions taken at the June 17, 2021 Board of Supervisors meeting.

FIRST ORDER OF BUSINESS

Call to Order and Roll Call

Mr. Fisk called the meeting to order and a quorum was established with all Supervisors present.

SECOND ORDER OF BUSINESS

Audience Comments-Remote

There are two opportunities for audience comments on any CDD matter during the meeting as noted in the agenda. Additionally, 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.

Audience members who were in attendance remotely and in-person commented as follows:

- A resident wants to make sure the Board is still talking about FHP and making sure the community is safe now that the kids are out of school.
- Comments made by audience members who were physically in attendance, were inaudible.

- Invited representatives of Aquagenix, Kirk Wagner and Scott were in attendance remotely and Mr. Jadallah addressed the representatives, however, Mr. Jadallah's comments were inaudible.

Mr. Fisk confirmed that the inaudible comments made by Mr. Jadallah asked the Aquagenix representatives about the status of the ponds.

The representatives responded with the following comments:

- Scott noted he was able to look at some of the ponds today.
- Pond #31 with the large littoral shelf, we cannot remove some of that partially; we need to remove everything at one time and will have to be re-vegetated with beneficial plants.
- Another issue is fish kills on Pond #24; we are limited on what we can do in there. Aeration is normally recommended, but that may not be possible. Kirk and Scott will put their heads together to develop a game plan.
- Between 31 and 24 there are some eroding banks. Bank repairs will need to be discussed in the future; not needed immediately.
- We need to go through and get a scope on the rest of the ponds.
- Pond #17 needs work done.

Mr. Wagner asked the Board what they are looking for in terms of long-term; are they looking for a five or seven-year plan.

Mr. Jadallah's response was inaudible and Mr. Fisk noted he is asking why the ponds have no water in them and Mr. Wagner responded this time of year it happens. He doesn't think there are any blown-out weir structures, but he hasn't seen every single site out there. The water level will change, and rain will fill them up.

Mr. Michael Smith addressed the Aquagenix representatives, however his comments were inaudible. He noted he is interested in seeing a seven-year plan.

Mr. Wagner responded we can put together a seven-year game plan and it would take about a week and a half to literally go through the entire retention system out there to do a thorough analysis and we will present a seven-year plan on what we would consider to be restoring, shore-line, plants and whatever. Mr. Michael Smith agreed.

Mr. Wagner asked for 60 to 90 days to put something together.

Ms. Garvin asked the representatives not to rush with the plan.

The record will reflect the Aquagenix representatives left the meeting

The record will reflect the audio of the meeting failed again. The only audible conversation was of the remote audience members.

The record will reflect the meeting resumed and Mr. Vega joined the meeting, however the recording equipment continued to fail.

THIRD ORDER OF BUSINESS

Consent Agenda

- A. Approval of the Minutes of the May 20, 2021 Meeting
- B. Acceptance of Resignation of Mr. Dennis Smith Effective 6/4/21 at 12:00

On MOTION by Ms. Garvin seconded by Ms. Willis with all in favor of the consent agenda as presented was accepted. 4/0

FOURTH ORDER OF BUSINESS

Deed Restrictions and ARC Matters

This item was not discussed.

FIFTH ORDER OF BUSINESS

District Counsel Report

None.

SIXTH ORDER OF BUSINESS

District Manager’s Report

Regarding the vacant Board seat Mr. Vega noted we are going to advertise it, notice it on the July 7th agenda that all resumes are due by August 1st to him, Mark.Vega@inframark.com, and on August 19th everyone will have an opportunity to speak for three minutes and we can keep our Q&A short and we can adjust it on the 19th.

There was a consensus of the Board on this process.

Mr. Vega discussed a new item on the website contract. Now there is no limitation on how many pages can be posted to the website, we can now go to 2500 pages. The financials can now be included in the agenda package and we can include them in the agenda package for the second meetings of each month.

The Board consented to this.

Mr. Vega asked the Board if they would like to stop using zoom. The August 19th Board meeting, also being the budget public hearing, will require two special, costly, advertisements. Zoom access information will make the ads more costly.

Board consensus was to include the zoom access information in the special, public hearing advertisements.

SEVENTH ORDER OF BUSINESS

Operations Manager’s Report

Mr. Keith Fisk discussed the following:

- Replacing the fence surrounding the splash pad; received 3 quotes, AJ Fencing with two gates, aluminum, at \$3,788

On MOTION by Ms. Garvin seconded by Ms. Willis with all in favor the proposal from AJ Fencing to replace the fence surrounding the splash pad at a cost of \$3,788 was accepted. 4/0

- A resident turned in a deed restriction against their backyard neighbor as they are having parties late at night and now put up spotlights shining into residents’ yard. Resident was advised to contact Pasco Sherriff’s department and code enforcement.
- Slide problem last Friday. The Board advised staff to follow normal protocol previously implemented for matters of this nature.
- Problem with our alarm system. Prices will be obtained and brought back to the Board.

Mr. Jadallah inquired about estimates for trimming the trees on County Line Road and Mr. Fisk noted he will have them for the Board at the second meeting in July.

He also asked about the status of the Pinedale Park project.

Mr. Fisk responded there are numerous problems there, standing water, asphalt company will cover the cost of repairing the problem. Swing set has gone to permitting.

EIGHTH ORDER OF BUSINESS

Chairman’s Comments

Mr. Jadallah noted he toured the ponds with Mr. Fisk.

In Parkland two streets were serviced last week, Rivergate and Landridge and they did a good job.

NINTH ORDER OF BUSINESS

Supervisor Requests and Comments

Mr. Michael Smith noted he sent an email to Ainsley Caldwell asking him to start putting together some information on repaving the roads in Meadow Pointe so that we can inform residents of what the assessment would be.

Physically Attending Audience Members Comments

- Resident inquired about communication methods for resident's use.
- It was noted the District has a website, newsletter, and the annual meeting schedule is advertised in the newspaper along with special meeting notices.
- The internal roads in the villages are paved by contractors hired by Pasco County.
- The residents of Rivergate Road are thrilled with the new road. The residents will pay approximately \$20 per month.

TENTH ORDER OF BUSINESS

Adjournment

There being no further business, the meeting adjourned.
