

**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, August 19, 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
David Wenck	Inframark

Also Present In-Person and Remotely: Residents

The following is a summary of the discussions and actions taken at the August 19, 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. There were no comments from the on-line audience.

THIRD ORDER OF BUSINESS

Consent Agenda

- A. Approval of the Minutes of the July 1, and July 15/19, 2021 Meetings
- B. Acceptance of the June 30, 2021 Financials

On MOTION by Mr. Smith seconded by Ms. Willis with all in favor of the consent agenda item A was approved as amended and item B as presented was accepted. 4/0

SECOND ORDER OF BUSINESS

Audience Comments

Physically Attending Audience Members Comments

- Resident inquired about plans for the upcoming holiday event.

FOURTH ORDER OF BUSINESS

Deed Restrictions and ARC Matters

This item was not discussed.

FIFTH ORDER OF BUSINESS

Public Hearing to Adopt the Budget for Fiscal Year 2022

On MOTION by Ms. Garvin seconded by Ms. Willis with all in favor of the public hearing was opened. 4/0

Mr. Vega noted the budget is flat and there is no increase to the assessments.

Audience members inquired about the following:

- Public hearing advertisement.
- Funds in the budget for FHP

The District Manager responded to the audience inquiries.

On MOTION by Ms. Garvin seconded by Ms. Willis with all in favor of the public hearing was closed at 6:44 P.M. 4/0

- A. Proposed Budget Fiscal Year 2022**
- B. Resolution 2021-5 Adopting the FY2022 Budget**
- C. Resolution 2021-6 Levying Non-Ad Valorem Assessment**

On MOTION by Ms. Garvin seconded by Mr. Smith with all in favor Resolution 2021-5 adopting a budget for the fiscal year ending September 30, 2022 was adopted. 4/0

Mr. Vega explained Resolution 2021-6 which provides for collection and enforcement of all District Special Assessments and certifying an assessment roll.

On MOTION by Ms. Garvin seconded by Mr. Smith with all in favor Resolution 2021-6 imposing annually recurring operations and maintenance non-ad valorem special assessments, providing for collection and enforcement of all district special assessments and certifying an assessment roll was adopted. 4/0

SIXTH ORDER OF BUSINESS

Notice to all residents of Meadow Pointe 1 CDD - Seat 1 is Vacant and the Board will consider candidates to appoint at the August 19th meeting. If interested please send a letter of interest to mark.vega@inframark.com by close of day August 1, 2021. All candidates must be registered to vote in Pasco County and reside in Meadow Pointe 1 CDD. This notice will also be posted to the CDD website. August 5th at 6:30 P.M. will be a mandatory interview with the Board.

This item was discussed, and it was noted there are 5 candidates interested in joining the Board and 3 nominations were made as follows:

Mr. Smith MOVED to appoint Nathaniel for Supervisor to occupy Seat 1, which expires in November 2021.

There being no second, the motion made above by Mr. Smith died.

Ms. Garvin MOVED to appoint Kevin for Supervisor to occupy Seat 1, which expires in November 2021.

There being no second, the motion made above by Ms. Garvin died

Ms. Willis MOVED to appoint Eric for Supervisor to occupy Seat 1, which expires in November 2021 and Mr. Smith seconded the motion.

No discussion.

On VOICE Vote with Ms. Willis and Mr. Smith voting AYE and Ms. Garvin and Mr. Jadallah voting Nay, the motion died. 2/2

The meeting recessed for the Supervisors to ponder their nominations.

The meeting reconvened and a quorum was re-established.

The Board members heard from the candidates who were previously nominated.

Mr. Smith MOVED to appoint Nathaniel for Supervisor to occupy Seat 1, which expires in November 2021 and seconded by Ms. Garvin.

On VOICE Vote with Ms. Garvin and Mr. Smith voting AYE and Ms. Willis and Mr. Jadallah voting Nay, the motion died. 2/2

Ms. Garvin MOVED to appoint Kevin for Supervisor to occupy Seat 1, which expires in November 2021.

There being no second, the motion made above by Ms. Garvin died

Ms. Willis MOVED to appoint Eric for Supervisor to occupy Seat 1, which expires in November 2021 and Mr. Smith seconded the motion.

Discussion ensued with comments from Ms. Willis and Ms. Garvin on the nominations.

On VOICE Vote with Ms. Willis and Mr. Smith voting AYE and Ms. Garvin and Mr. Jadallah voting Nay, the motion died. 2/2

A consensus of the Board was to re-discuss the matter of the vacant seat at the next meeting scheduled for September 16, 2021 at 6:30 P.M.

SEVENTH ORDER OF BUSINESS

District Counsel Report

None.

EIGHTH ORDER OF BUSINESS

District Engineer's Report

None.

NINTH ORDER OF BUSINESS

District Manager's Report

- A. Reserve Study Proposal from Custom Reserves**
- B. Reserve Study Proposal from Reserve Advisors**

There were two proposals submitted for consideration for Reserve Study Analysis, which were included in today's agenda package.

The Reserve Study proposals were discussed, and the Board requested to see studies previously done at other communities. This item was tabled to next month.

C. Consideration of the Proposed Fiscal Year Meeting Schedule

A proposed meeting schedule was included in today's agenda package for consideration.

A consensus of the Board was to change the meeting time of the September 2, 2021 and September 16, 2021 meetings to 7:00 P.M. and change the meeting schedule for the fiscal year 2022 meeting to commence at 7:00 P.M. and delete the meetings scheduled for December 16, 2021 and March 17, 2022.

Mr. Vega noted he will advertise the time change for the September 2021 meetings and advertise the revised fiscal year 2022 meeting schedule as requested by the Board.

TENTH ORDER OF BUSINESS

Operations Manager's Report

Mr. Keith Fisk discussed the following:

- Tree trimming being done by TECO contractor.
- Extending clubhouse meeting hours for resident request to hold meetings.
- Email from Invitation Homes asking to re-direct all Deed Restrictions for third properties to a local address.
- Property on Crossland Drive, people setting off fireworks.
- Pricing for banners, 6 foot by 3 foot \$204.43. Board meeting information is on our website, on the marquee and Facebook.
- Garage sale, October 30, 2021; the last Saturday in October, from 8 to 2.
- TECO coming out next Thursday, August 26th, to replace transformer across the street, which will kill power to all three buildings taking anywhere from six to eight hours. The clubhouse will close Thursday, August 26, 2021
- Landscape upgrades to consider, 6 items.

On MOTION by Mr. Smith seconded by Ms. Willis with all in favor proceeding with the landscape upgrade items as presented by Mr. Fisk in the amount of not to exceed \$7,200 was approved. 4/0

- Fitness facility will be discussed at a later meeting
- Tree proposal from OLM; working with Mr. Vega to get bids on doing level one tree trimming.

ELEVENTH ORDER OF BUSINESS **Chairman’s Comments**

Mr. Jadallah discussed the possibility of changing clubhouse rules due to new Covid statistics. A consensus of the Board was not to make any changes.

Mr. Jadallah asked the Board to comment on continuing the FHP patrol.

On MOTION by Mr. Smith seconded by Ms. Willis with all in favor continuing the FHP patrol for three months at 16 hours per month was approved. 4/0

TWELFTH ORDER OF BUSINESS **Supervisor Requests and Comments**

Board members discussed the placement of agenda items however, the discussion was inaudible.

Mr. Smith discussed sick time and or vacation time for employees, however the discussion was inaudible. Comments made by Keith Fisk were audible, but comments made by Mr. Smith were inaudible.

Mr. Vega stated we are looking for a motion to have an employee manual, any part-time employee after 5 years of service will receive PTO of 3.08 hours per pay period.

On MOTION by Mr. Smith seconded by Ms. Garvin with all in favor employees with zero to 5 years of service receive 5 days of vacation per year, accruing a rate of 1.54 hours per pay period; after 5 years of service the vacation days accrue at 3.08 hours per pay period, there will be no carry over or cash conversion for any vacation, additionally, over 5 years of service up to 8 years of service part-time employees will receive a week of PTO, based on their work schedule average per week and then after 8 years of service 2 weeks of PTO, average work week. 4/0

Mr. Vega noted he will update the manual and send it to the Board.

The inaudible discussion continued.

THIRTEENTH ORDER OF BUSINESS **Audience Comments**

Mr. Dennis Costa reported on future events.

FOURTEENTH ORDER OF BUSINESS Adjournment

There being no further business, the meeting adjourned at 8:05 P.M.
