

**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, September 2, 2021 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/j3797970647>, Meeting ID: 3797970647

Present and constituting a quorum were:

Lutfi Jadallah	Chairman
Alicia Willis	Vice Chair
Kelly L. Garvin	Assistant Secretary
Michael Smith	Assistant Secretary

Also, Present:
Residents
Candidates for Vacant Seat #1

The following is a summary of the discussions and actions taken at the September 2, 2021 Board of Supervisors meeting.

FIRST ORDER OF BUSINESS

Call to Order and Roll Call

- Mr. Jadallah called the meeting to order and called the roll.

SECOND ORDER OF BUSINESS

Pledge of Allegiance

THIRD ORDER OF BUSINESS

Audience Comments-Remote

- A resident reported that the entrance brick needs cleaning.
- Dennis Costa will discuss September events.
- A resident asked about opening the gym early and commented on tree care.

FOURTH ORDER OF BUSINESS

Deed Restriction & Architectural Review Matters

- There were no ARC cases pending for approval.

FIFTH ORDER OF BUSINESS

Notice to Residents Regarding Seat 1 Vacancy

Notice to all residents of Meadow Pointe 1 CDD - Seat 1 is Vacant and the Board will consider one candidate out of three nominees to appoint at the September 16th meeting. All candidates must be registered to vote in Pasco County and reside in Meadow Pointe 1 CDD. Attendance is mandatory for nominees.

On MOTION by Ms. Willis seconded by Mr. Smith with Ms. Garvin, Mr. Smith and Ms. Willis voting AYE and Mr. Jadallah voting Nay, the motion to approve the candidates was approved.
3/1

Ms. Garvin reported that Tevin Thomas withdrew his candidate submission for consideration due to additional responsibilities at his workplace.

SIXTH ORDER OF BUSINESS **Operations Manager**

Mr. Fisk asked to have two letters approved for the attorney to place a lien on two addresses, 1231 Big Sky Drive and 1109 Big Sky Drive.

On Board consensus, requesting two lien letters to be prepared by District Counsel was approved.

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

Mr. Jadallah noted all Board member received the notice of meeting time change to 7:00 P.M. and all Board members received the FHP report for 8.25, 8.26 and 8/31/21.

It was reported that the clubhouse received a complaint email from a resident concerning equipment usage and concerning the staff member.

EIGHTH ORDER OF BUSINESS **Supervisor Comments**

Ms. Garvin reported on an event on October 26, 2021 from 5 PM to 8 PM for a nursing group that would be using the facility. Mr. Fisk is aware of the arrangements.

Ms. Garvin also mentioned getting at least three estimates for holiday lights.

Mr. Costa will review the entrance decorations that are in stock.

Ms. Garvin also mentioned the October health fair, mammogram and Covid shots.

Mr. Smith discussed a study survey and relocation of the gym. He recommended needing the proposal in writing to the Board to allow full review.

NINTH ORDER OF BUSINESS **Adjournment**

On MOTION by Ms. Garvin seconded by Mr. Smith with all in favor the meeting adjourned at 7:46 P.M.

**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, September 16, 2021 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 <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
Nathaniel Kirkland	Assistant Secretary
Mark Vega	District Manager
Keith Fisk	Operations Manager
Tonja Stewart	District Engineer
Dana Crosby Collier	District Counsel
David Wenck	Inframark

Also Present In-Person and Remotely: Residents

The following is a summary of the discussions and actions taken at the September 16, 2021 Board of Supervisors meeting.

FIRST ORDER OF BUSINESS

Call to Order and Roll Call

The Pledge of Allegiance

The meeting was called to order and a quorum was established with all Supervisors present.

SECOND ORDER OF BUSINESS

Organizational Matters

A. Appointment of a Supervisor to Fill the Unexpired Term of Office

Seat #1 (Term Expires 11/22)

B. Oath of Office

The oath of office was administered to the new Supervisor, Nathaniel Kirkland, at the Inframark office prior to the meeting.

C. Election of Officers Resolution 2021-7

On MOTION by Ms. Garvin seconded by Ms. Willis with all in favor Resolution 2021-7 designating officers of the Meadow Pointe CDD as follows: Michael Smith to serve as Chairman, Alicia Willis, Vice Chair, Lutfi Jadallah, Kelly Garvin and Nathaniel Kirkland to serve as Assistant Secretaries, was adopted. 5-0

THIRD 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.
None.

FOURTH ORDER OF BUSINESS

Consent Agenda

- A. Approval of the Minutes of the August 5, 2021, and August 19, 2021 Meetings
- B. Acceptance of the July 31, 2021 Financials

On MOTION by Mr. Jadallah seconded by Mr. Smith with all in favor of the consent agenda items A and B were approved as amended. 5-0

FIFTH ORDER OF BUSINESS

Deed Restrictions and ARC Matters

An update was presented by Mr. Fisk.

SIXTH ORDER OF BUSINESS

District Counsel Report

An update was provided by Ms. Crosby on the county public request on the linear road drainage.

SEVENTH ORDER OF BUSINESS

District Engineer Report

An update was provided by Ms. Stewart on the overall community pond inspection by October 31st, Pond 31 status update and road re-pavement in which Michael Smith will be the liaison with the county.

EIGHTH ORDER OF BUSINESS

District Manager Report

On MOTION by Ms. Garvin seconded by Ms. Willis with all in favor presenting a Payroll Resolution at the October 7, 2021 meeting whereby the Club Manager will approve raises for all staff and The Club Manager’s raise will be performed by the District Manager and the Chairman was approved. 5-0

A. Egis Insurance & Risk Advisors

- Egis email
- Egis.Proposal.FIA.PKG
- Egis.Policy Comparison
- App.FIA.Meadow Pointe.2021
- Egis email
- Proposal.FIA.WC.Meadow Pointe
- Florida Workers Compensation Application

There was a Board consensus for EGIS.

B. PRIA Insurance Proposal

- PRIA email
- PRIA Proposal 21-22

NINTH ORDER OF BUSINESS

Operations Manager’s Report

On MOTION by Ms. Garvin seconded by Ms. Willis with all in favor the proposal from Brightview for tree trimming for \$60K and \$15K for tree removal was accepted. 5-0

There was a Board consensus to stop sending first deed restriction letter via Certified.

On MOTION by Ms. Willis seconded by Mr. Smith with all in favor the Johnson Controls card system upgrade was approved. 5-0

TENTH ORDER OF BUSINESS

Chairman’s Comments

None.

ELEVENTH ORDER OF BUSINESS

Supervisor Requests and Comments

None.

TWELFTH ORDER OF BUSINESS

Audience Comments

Comments received.

THIRTEENTH ORDER OF BUSINESS

Adjournment

There being no further business, the meeting adjourned.

On MOTION by Ms. Garvin seconded by Mr. Smith with all in favor the meeting adjourned at 9:22 P.M. 5-0