

**Meadow Pointe II  
Community Development District**

**April 5, 2023**

**AGENDA PACKAGE**

**Communications Media Technology Via Zoom:**

<https://us02web.zoom.us/j/86346302782?pwd=aGIZL01PRW8rRnp6UFIGN0hVVk5xZz09>

**Meeting ID: 863 4630 2782**

**Passcode: 301831**

**Call In #: 1-929-205-6099**

**The Agenda Package may contain draft documents which are subject to change pending Board approval at the Meeting.**

## Meadow Pointe II Community Development District

**Board of Supervisors**

- Jamie Childers, Chairperson
- John Picarelli, Vice Chairman
- Nicole Darner, Assistant Secretary
- Kyle Molder, Assistant Secretary
- Robert Signoretti, Assistant Secretary

- Robert Nanni, District Manager
- Andrew Cohen, District Counsel

---

**Wednesday, April 5, 2023 – 6:30 p.m.**

**Meeting Agenda****Communications Media Technology Via Zoom:**

<https://us02web.zoom.us/j/86346302782?pwd=aGlZL01PRW8rRnp6UFlGN0hVVK5xZz09>

**Meeting ID: 863 4630 2782**

**Passcode: 301831**

**Call In #: 1-929-205-6099**

- 1. Call to Order**
- 2. Roll Call**
- 3. Pledge of Allegiance/Moment of Silence for our Fallen Service Members and First Responders**
- 4. Additions or Corrections to the Agenda**
- 5. Audience Comments (Comments will be limited to three minutes.)**
- 6. Presentation by Martin Aquatic Design & Engineering for Lap Pool**
- 7. District Manager Report**
- 8. District Engineer Report**
- 9. District Counsel Report**
- 10. Consent Agenda**
  - A. Deed Restrictions/DRVC
- 11. Architectural Review Discussion Items**
- 12. Non-Staff Reports**
  - A. Residents Council
  - B. Government/Community Updates
- 13. Operations Manager Report**
- 14. Approval/Disapproval/Discussion**
  - A. Discussion of Additional Streetlights on Mansfield Boulevard in Anand Vihar
  - B. Discussion of Off-Duty Law Enforcement Services
  - C. Discussion of Amendments to Tullamore Parking Rules, as Related to the CDD
  - D. Discussion of Fog Hollow Streetlights
  - E. Discussion of Parking Enforcement Coordinator/DRVC Assistant Coordinator
- 15. Audience Comments (Comments will be limited to three minutes.)**
- 16. Supervisor Comments**
- 17. Adjourn the Regular Meeting and Proceed to a Workshop**

**Board Workshop**  
**Agenda Items for Board Discussion**  
**(No Motions/Votes Accepted. Board Discussions Only)**

- 1. Call to Order**
- 2. Items for Discussion**
  - A. Discussion of Board Reorganization
  - B. Discussion of Engineering RFQ
- 3. Adjournment**

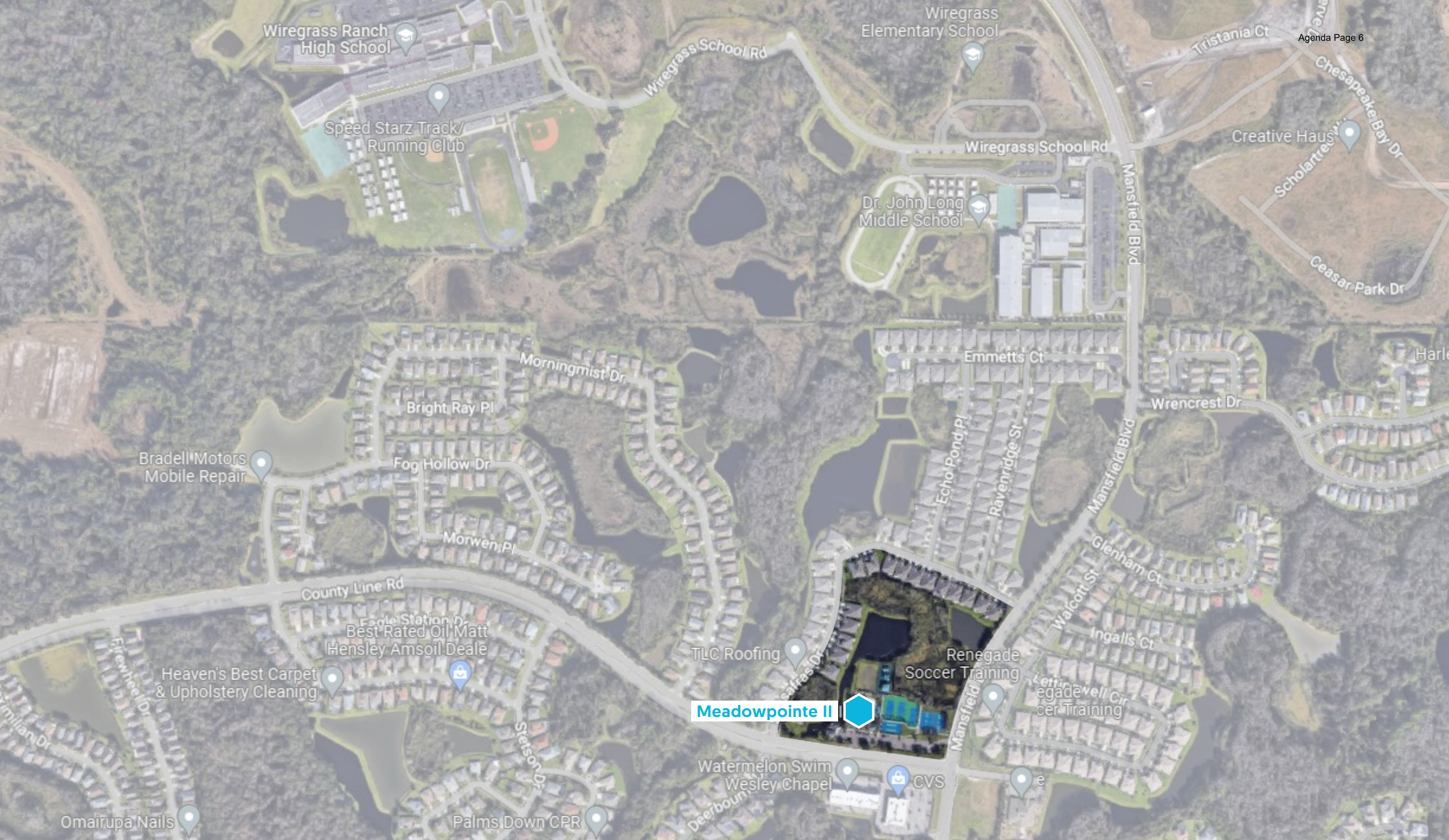
The next meeting is scheduled for Wednesday, April 19, 2023 at 6:30 p.m.

# **Sixth Order of Business**



# Meadowpointe II

Initial Design Options  
2023.02.28





Person Centered Care Education, PLLC

Meadowpointe II







1



2



3



4



5



6



7



8







1



2



3



4



5



6



7



8



1



2



4



3



5



6



7



189 South Orange Avenue, Suite 1220, Orlando FL 32801  
407.598.0550 • [MartinAquatic.com](http://MartinAquatic.com) • [info@MartinAquatic.com](mailto:info@MartinAquatic.com)

All designs, drawings, ideas, concepts, work product and other copyrights (collectively, "Works") that Martin Aquatic Design & Engineering, Inc (MA) DBA Martin Aquatic Design & Engineering develops for the recipient will be and remain MA's exclusive rights and property, and neither the recipient nor any other person or entity will acquire any copyright, moral right or other proprietary rights to any such Works. The Recipient acknowledges that MA's work does not constitute a work for hire under U.S. or international copyright or other laws. The Recipient agrees that it will not use MA's Works for this concept or any other concept, project, or purpose without a separate written agreement with MA upon such terms as they may agree in their sole discretion.

# **Fourteenth Order of Business**

**14B.**



## FLORIDA HIGHWAY PATROL REQUEST FOR OFF-DUTY POLICE SERVICES

**THIS REQUEST IS BEING MADE ON BEHALF OF A(N):**

<input checked="" type="checkbox"/> <b>Business or Corporation</b>		<input type="checkbox"/> <b>Individual</b>	
Legal Name of Business or Corporation: Meadow Pointe II CDD		Full Name:	
Individual Authorized to Employ FHP Members:		Address:	
Business Address:		Telephone Number:	
Business Telephone Number:		Date of Birth:	
Name of Person to Whom FHP Member(s) Report:		Name of Primary Scheduler: Trooper Daniel Lavalle	Telephone Number: 352-515-4270
Telephone Number:		Name of Secondary Scheduler:	Telephone Number:
Type of Business: Community		Patrol Vehicle Required <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	
Address Where Services are to be Provided:			
Type of Activity Occurring while FHP Members are Present: Community Patrol Is alcohol to be sold for on-site consumption? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO If yes, are such sales considered the regular and primary part of the business? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO			
FHP Members' Duties and Responsibilities: Security and Traffic Enforcement			
Start Date: <b>5/1/2023</b>		End Date: <b>07/01/2024</b>	
Employer <input type="checkbox"/> will <input checked="" type="checkbox"/> will not be responsible for providing workers' compensation coverage to FHP members. If coverage is to be provided a copy of the policy must be attached to this request.			

\_\_\_\_\_ I understand that employers who have hired Florida Highway Patrol troopers for off-duty employment must recognize that the primary duty, obligation, and responsibility of these troopers is to the Florida Highway Patrol. Troopers are subject to call at all times for emergencies, special assignments. No overtime duty and no off-duty employment shall infringe on this obligation.  
Initials

\_\_\_\_\_ I understand that during the course of the trooper's off-duty police employment, the Florida Highway Patrol may make reasonable inquiries of the trooper to ensure that his/her continued off-duty employment does not constitute a conflict of interest, or interfere with the trooper's primary duties as a law enforcement officer. The employer consents to the release of the trooper's work related records if requested by the Department or Division. A supervisor of the Florida Highway Patrol may visit the off-duty location at any time to ensure that Departmental policies are being adhered to.  
Initials

\_\_\_\_\_ I understand that during the course of the trooper's off-duty police employment, any law enforcement decisions must be made by the trooper and not by the employer.  
Initials

\_\_\_\_\_  
SIGNATURE OF EMPLOYER

\_\_\_\_\_  
DATE

\_\_\_\_\_  
SIGNATURE OF SCHEDULER(S)

\_\_\_\_\_  
DATE

APPROVED  NOT APPROVED

\_\_\_\_\_  
TROOP COMMANDER'S SIGNATURE

\_\_\_\_\_  
DATE

**Job Location**                    28245 COUNTY LINE RD WESLEY CHAPEL FL (HOA)

**Job Name:**                        **MEADOW POINTE CDD**

**Trooper's Name**

**Daniel Lavelle**

**Address for Payment**

**14069 Eastern Phoebe Rd**

**Brooksville Fl 34614**



Week 1 of Sept.

Week 2 of Sept.

Week 3 of Sept.

Week 4 of Sept.

<i>Day Worked</i>	<i>Date</i>	<i>Time In</i>	<i>Time Out</i>	<i>Travel Time</i>	<i>Total Hours</i>	<i>Hourly Rate</i>
<b>Tuesday</b>	<b>9.13.2022</b>	<b>4pm</b>	<b>8pm</b>	<b>N.A</b>	<b>4</b>	<b>X \$60.00</b>
<b>Thursday</b>	<b>9.15.2022</b>	<b>4am</b>	<b>8am</b>	<b>N.A</b>	<b>4</b>	<b>X \$60.00</b>

8 Hours worked of 16

<b><i>Total Amount Due</i></b>
<b>\$240.00</b>
\$240
<b>TOTAL: \$480.00</b>

**14C.**

**From:** Andrew Cohen <[acohen@flgovlaw.com](mailto:acohen@flgovlaw.com)>  
**Sent:** Thursday, March 23, 2023 3:13 PM  
**To:** Stanford Rowe <[srowe@glausierknight.com](mailto:srowe@glausierknight.com)>  
**Cc:** [ba63c4bdb+matter1056626420@maildrop.clio.com](mailto:ba63c4bdb+matter1056626420@maildrop.clio.com); Nanni, Bob ([Bob.Nanni@inframark.com](mailto:Bob.Nanni@inframark.com)) <[bob.nanni@inframark.com](mailto:bob.nanni@inframark.com)>; Sheila Diaz <[sheila.diaz@mpiicdd.org](mailto:sheila.diaz@mpiicdd.org)>; Jamie Childers <[jchilders@mpiicdd.org](mailto:jchilders@mpiicdd.org)>; John Picarelli <[johnpicarelli@mpiicdd.org](mailto:johnpicarelli@mpiicdd.org)>; Kyle Molder <[kyle.molder@mpiicdd.org](mailto:kyle.molder@mpiicdd.org)>; Robert Signoretti <[robertsignoretti@mpiicdd.org](mailto:robertsignoretti@mpiicdd.org)>; Nicole Darner <[nicoledarner@mpiicdd.org](mailto:nicoledarner@mpiicdd.org)>  
**Subject:** RE: Tullamore Parking - Meadow Pointe II CDD

Stanford:

Thank you for your e-mail. I have copied the District management and Board above. The District will need to consider the request at its next duly scheduled CDD meeting. I will keep you posted as to the District's discussion.

Regards,  
Andy

*Andrew H. Cohen*

Andrew H. Cohen, Esq.  
Persson, Cohen, Mooney, Fernandez & Jackson, P.A.  
6853 Energy Court  
Lakewood Ranch, FL 34240  
Ph: (941) 306-4730 | Fax: (941) 306-4832

A portion of the firm's practice includes the collection of debts. As such this electronic mail transmission may be an attempt to collect a debt, in which case any information which is obtained will be used for that purpose.

This email is intended solely for the use of the individual to whom it is addressed and may contain information that is privileged, confidential or otherwise exempt from disclosure under applicable law. If the reader of this email is not the intended recipient or the employee or agent responsible for delivering the message to the intended recipient, you are hereby notified that any dissemination, distribution, or copying of this communication is strictly prohibited. If you have received this communication in error, please immediately notify us by telephone and return the original message to us at the listed email address. Thank You.

**From:** Stanford Rowe <[srowe@glausierknight.com](mailto:srowe@glausierknight.com)>  
**Sent:** Thursday, March 23, 2023 2:55 PM  
**To:** Andrew Cohen <[acohen@flgovlaw.com](mailto:acohen@flgovlaw.com)>  
**Cc:** [ba63c4bdb+matter1056626420@maildrop.clio.com](mailto:ba63c4bdb+matter1056626420@maildrop.clio.com)  
**Subject:** Tullamore Parking - Meadow Pointe II CDD

Andrew,

Tullamore Homeowners Association is contemplating amending its Rules and Regulations related to parking. Part of the amendment would be the "re-stripping" or painting over the word "Guest" for the

guest parking spaces that are CDD owned and maintained. Obviously, the Association would cover the cost of the contemplated painting or re-striping and would cover any costs to return the parking spaces to their prior form should they or the CCD so desire.

The Association would be willing to enter an agreement for the re-striping or painting that satisfies the CDD.

Please advise whenever you're able and please let me know if you or the CDD have any questions regarding the proposed alteration to the parking spaces.

Thanks,



**Stanford D. Rowe, Esquire**  
[srowe@glausierknight.com](mailto:srowe@glausierknight.com)  
**GLAUSIER KNIGHT JONES, PLLC**  
**400 North Ashley Drive, Suite 2020**  
**Tampa, FL 33602**  
**(813) 440-4600**

**14D.**

**Sent:** Tuesday, March 28, 2023 8:12 PM  
**To:** Kyle Molder <[kyle.molder@mpicdd.org](mailto:kyle.molder@mpicdd.org)>  
**Cc:** Nanni, Bob <[bob.nanni@inframark.com](mailto:bob.nanni@inframark.com)>  
**Subject:** MP II/Fog Hollow Street light

Hi Kyle, still working on this laptop, corporate IT needed to review all settings. Anyway, the TECO representative said adding one street light will not add much light to the dead end area on Fog Hollow. The reason being the street light that needs to supply the power for the new light is too far away, about 270 feet. So two lights will equal approx.. \$2257, that's 35 foot concrete poles, conduit and light fixtures.

The monthly charge is \$9.75 for a 45w Autobahn style light; but she cautioned it will not be any brighter than the regular street lights at 50w which are much closer together.

The next size up in lights is 88w, which will work, but will cost \$14.57 per month for electrical and maintenance.

I told her for the difference of about \$4.85 per month we will go with the 88w lights.

I recommend you advise the board the best deal is \$2257 up front and \$14.57 per month on a 10 year contract which is standard.

Due to the meeting being on 4-5-23, she will wait to schedule the work after the meeting, no idea right now how soon the lights go in when scheduled.

We did a preliminary location about 40 ft. short of the culvert crossing with the handrails, but do not have an exact breakpoint between MP II and MP I; ill see if I can get something from Robert D..

Regards,  
Bob

**Bob Nanni** | District Manager  
[Bob.nanni@inframark.com](mailto:Bob.nanni@inframark.com)



**14E**



# MEADOW POINTE II CDD

## Job Description

**Job Title:** Parking Enforcement Coordinator/DRVC Assistant

**Reports To:** Operations Manager

### **Job Summary**

Performs a variety of tasks related to enforcement of parking policies within the District and assists the DRVC Coordinator with Deed Restriction Enforcement duties.

### **Primary Duties & Responsibilities-Parking Enforcement**

*(The following examples are intended to be descriptive, but not restrictive.)*

1. Monitor specific villages within Meadow Pointe II CDD pertaining to violators of Parking Resolution 2019-06.
2. Take pictures of vehicles in violation of parking policy.
3. Place notice on vehicle windshield notifying owner vehicle is in violation of Parking Resolution 2019-06.
4. When necessary, call to have vehicles towed, follow up.
5. Property verifications using Pasco County Property Appraisers Website and MPII records
6. Type and mail courtesy letter advising resident vehicle is in violation
7. Maintain ongoing record of all actions involving parking enforcement; keep track/update paperwork on spreadsheets using computer software (Microsoft Word/Excel, etc).
8. Keep an organized record of past and present Violations in office available for staff reference
9. Respond to telephone/emails from residents.
10. Availability to work a flexible schedule
11. Prepare a daily report

### Secondary Duties & Responsibilities-DRVC Assistant

*(The following examples are intended to be descriptive, but not restrictive.)*

1. Retrieve ARC/DRC forms turned in by residents- Date stamp and assign case number.
2. Property verifications to include taking of photos to verify violations
3. ARC: Record application in log sheet
4. DRC: Record deed restriction in log sheet and prepare power point presentation
5. Keep an organized record of past and present Deed Restriction Violations - (both electronic and hard copy.
6. Type and mail letters to resident's notifying of board's decision/recommendations.
7. Maintain ongoing record of all actions involving ARC/DRC.
8. Place courtesy telephone calls to residents informing them of Board decision regarding their ARC application. Follow up with written correspondence via US Mail.
9. Respond to telephone/emails from residents.
10. ARC: Follow up -- 4-5 week time period after letter is sent
11. DRC: Follow up -- 14-20 days. If resident fails to fix problem, a second letter is sent .After another two weeks, if issues is still not rectified, a certified letter is sent.
12. After all attempts are made, deed restriction complaint is then forwarded to attorney for review.
13. Note/date all follow ups in both ARC/DRC log sheet.
14. Perform other duties as assigned

### Job Qualifications

To perform this job successfully, an individual must be able to perform each primary duty satisfactorily. The qualifications listed below are representative of the knowledge, skill, and/or ability required:

1. **Education and/or Experience:** High School Diploma or G.E.D.; one to two years related experience and/or training.
2. **Communication Skills:** Must have excellent communication skills. Fluent command of the English language. Ability to effectively communicate orally and in writing. Ability to effectively present information to residents, Board of Supervisors, other employees of the CDD and general public.
3. **Various Skills:** Secretarial and organizational skills including telephone protocol, faxing/copying, ability to prioritize, strong customer service orientation, and problem solving.
4. **Computer Skills:** Working knowledge of Microsoft Office (Word, Excel, etc.) and other CDD computer programs as needed.

**Desirable Qualifications**

1. A valid Florida's Vehicle Operator's License.
2. Knowledge and ability to safely operate office equipment necessary to maintain CDD office.
3. Ability to meet the scheduling requirements of the CDD by working nights, weekends, and/or holidays.

**Physical Demands & Work Environment**

The physical demands here are representative of those that must be met by an employee to successfully perform the essential functions of this job.

1. While performing the duties of this job the employee is required to stand, walk, stoop, and kneel. It is crucial to the outcome of the job tasks that the employee is able to talk, hear, and use hands to finger, handle or operate objects, tools, or controls and to reach with hands and arms or sit for long periods of time.
2. Normal office environment with little, if any discomfort due to heat, dust, noise and the like.
3. The employee is exposed to wet and/or humid conditions, and outside weather conditions while performing outdoor duties and responsibilities.

*This job description is intended to describe the general nature and level of work being performed by a person assigned to this job. They are not to be construed as an exhaustive list of all job duties that may be performed by a person so classified.*