



Meadow Pointe II CDD

December 6, 2023

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Tab 16

**Meadow Pointe II
Community Development District**

December 6, 2023

AGENDA PACKAGE

Communications Media Technology Via Zoom:

<https://us02web.zoom.us/j/87316865352?pwd=RmFOVEhVNU1GWmRic2tCc29wRjJ4Zz09>

Meeting ID: 873-1686-5352

Passcode: 685278

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

- John Picarelli, Chairperson
- Jamie Childers, Vice Chairperson
- Nicole Darner, Assistant Secretary
- Kyle Molder, Assistant Secretary
- Robert Signoretti, Assistant Secretary
- Robert Nanni, District Manager
- Andrew Cohen, District Counsel
- Jerry Whited, District Engineer
- Justin Wright, Operations Manager

Wednesday, December 6, 2023 – 6:30 p.m.

Meeting Agenda

Communications Media Technology Via Zoom

<https://us02web.zoom.us/j/87316865352?pwd=RmFOVEhVNU1GWmRic2tCc29wRjJ4Zz09>

Meeting ID: 873 1686 5352

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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. District Manager Report**
- 7. District Engineer Report**
 - A. Sidewalk Updates
 - B. Update on New Building Architect Bids
 - C. Update on Bids for Pond Repairs
- 8. District Counsel Report**
 - A. Morningside/Deer Run Sidewalk/Aprons/Tree Lawns Ownership and Jurisdiction
 - B. Legal Responsibilities of the DRVC and EPC
- 9. Consent Agenda**
 - A. Deed Restrictions/DRVC
- 10. Architectural Review Discussion Items**
- 11. Non-Staff Reports**
 - A. Government/Community Updates
 - i. Discussion of New RFFF Installed in Meadow Pointe I.
 - B. Event Planning Committee
- 12. Operations Manager Report**
- 13. Approval/Disapproval/Discussion**
 - A. Building Update
 - B. Pool Update

14. **Audience Comments (Comments will be limited to three minutes.)**
15. **Supervisor Comments**
16. **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. Deed Restriction Revisions
 - i. #6 – Catch All Deed Restrictions
 - ii. #9 – No Sign in Public View
 - iii. #10 – Water Softeners
 - iv. #17 – Camper/Trailer
 - v. #19 – Stripped Vehicles
3. **Adjournment**

The next meeting is scheduled for Wednesday, December 20, 2023 at 6:30 p.m.

Tab 17

MPII DRC LOG				CDD Meeting 12.06.2023				
Case#	Village	Street #	Street Name	Violation	DR#	ARC_DRC Delivery	Notes	Property Ownership
2023-170	Wrencrest	30638	Nickerson Loop	Running a business from their house. They operate a business from their garage. There is a white round table behind the shrubs in the front landscape bed that must be removed. The gutter on the East side of the home is hanging and needs repaired. The gutters on the front of the home need cleaned out, plants are growing up and out of the gutter. The remainder of the gutters need to be pressure cleaned.	NA,14	Web		PI
2023-171	Morningside	29719	Fog Hollow Dr	The driveway is dirty and needs cleaned. The Mailbox is very dirty and the post is cracked.	14,18	ARC/DRC		
2023-172	Deer Run	29345	Allegro Dr	Remove dirt/mold from mailbox, a water/bleach solution works well. .MB post is cracked as well as arms and needs to be replaced with a PVC post.	18	ARC/DRC		
2023-173	Colehaven	30434	Colehaven Ct	Remove dirt/mold from mailbox. MB Post needs to be replaced with a PVC post as there is cracking on the post and the arm is beginning to rot	18	ARC/DRC		
2023-174	Wrencrest	30527	Wrencrest Dr	House need repainted		Web		
2023-175	Wrencrest	30533	Wrencrest Dr	The front landscape bed needs to have the large shrub trimmed back to clear out the entrance way and trimmed back in the front. The large palm tree needs to be trimmed back so no fronds are hanging down. And the landscape bed needs to be weeded and the border edged. The bed next to the entrance way needs to be weeded. Driveway needs to have the weeds removed from the expansion joints and then pressure cleaned. A good organic weed killer named Deadweed Brew by Capt. Jack works well. The driveway, sidewalk and tree curb need to be edged. The West side of the home needs to be pressure cleaned to remove the dirt/mold, as well as the wall on the West side of the garage. Remove dirt/mold from mailbox. Post needs to be cleaned and painted using MPII colors. Recommend replacing it with a PVC post as the wooden post is cracking.	14	Web		
2023-176	Wrencrest	30809	Burleigh Dr	The drip edge in the front of the home needs to be pressure washed, and the south side of the home needs to be pressure washed, as well as the drip edge. Also, the hibiscus needs trimmed down below the roof line. The driveway needs to be pressure washed and any stains removed. The mailbox needs to be cleaned with a bleach/water solution and the MB post must be replaced with a PVC post as the top is rotting.	14,18	ARC/DRC		PI
2023-177	Wrencrest	30843	Wooley Ct	The front landscape bed needs to be weeded and mulched. Remove dirt/mold from the mailbox or replace if necessary. Mailbox post must be replaced, the top is rotting and so are the arms.	14,18	ARC/DRC		PI
2023-178	Wrencrest	30727	Tremont Dr	Dead Palm needs to be trimmed down or removed, Mailbox needs to be replaced, as well as the MB post using a PVC post as a replacement.	14,18	ARC/DRC		
2023-179	Wrencrest	30644	Nickerson Loop	Dead tree branches from the tree trimming is in a pile under the front window. There are dead flowers in the planters that need removed.	14	Web		
2023-180	Wrencrest	1930	Fellsway Ct	The front landscape bed under the window needs to be weeded and edged. The small bed next to the garage/driveway needs to be weeded and the entrance walkway needs to be pressure cleaned. The driveway needs to be pressure cleaned. The drip edge on the gable portion of the roof and the drip edge above the lower fascia in the front of the home needs pressure washed. #18 Both the mailbox and the MB post needs to be replaced. The MB post needs to be replaced with a PVC post.	14,18	ARC/DRC		LLC

Tab 18

MPII ARCHITECTURE REVIEW APPLICATIONS LOG					As of	12/6/2023					
CASE #	VILLAGE	ST. #	ST. NAME	TYPE OF REQUEST (Brief Description)	Scheme #	Primary	Trim	Door	Garage	PRE APPROVAL ARC RECOMMENDATION	NOTES
2023-064	Deer Run	1611	Stetson Dr	Windows						Approve	12 windows into 11 openings, Front facing windows are Pella Hurricane shield series All windows are white vinyl frames, dual impact glass
2023-065	Wrencrest	30515	Wrencrest Dr	Roof						Approve	GAF Timberline HDZ- Weathered Wood Approved in all villages
2023-066	Wrencrest	30521	Wrencrest Dr	Driveway Expansion						Do not recommend	Resident submitted two prior requests to expand his driveway, in 2020 and 2018. The request was out of the scope of the CDD and was denied. A sketch, photo example and explanation attached to AR app.
2023-067	Wrencrest	30521	Wrencrest Dr	5" Gutters around front and sides of home						Approve	Wicker color, color pallette sheet emclosed. No home color on file to compare to. Photo of home enclosed.
2023-068	Glenham	1751	Walcott St	Garage door slider-2020 charcoal screen						Board Discretion/ARC recommends	Custom fit to garage. www.ezebreezhome.com

Tab 19

Justin Wright
Operations Manager/Maintenance Report
December 6, 2023



- Solitude Pond Maintenance Report/ attached.
- Solitude November 2023 Waterway Inspection Report / attached.
- LMP Reports/attached.
- LMP has used mulch behind garage throughout community.
- Maintenance staff continue to clean storm drains and ponds throughout the district to keep the community clean.
- Maintenance staff continues to clean, repair and repaint the village walls throughout the district.
- OLM December 2023 Landscape Inspection – LMP passed the inspection with a score of 95. The inspection was held on Monday, December 4th, 2023.
- December 2023 Newsletter/ Attached.
- All concrete work is done in all villages. The engineer walked back and is verifying all work. All issues and concerns sent to ACPLM to be addressed.
- Maintenance staff has completed decorating for Christmas at all entrances and the Clubhouse.
- Breakfast with Santa was held Saturday, December 2nd, 2023.

Board Discussion / Approval

- FHP Report/ attached.
- Engineer/ attached.

Tab 20

SOLITUDE

LAKE MANAGEMENT

CUSTOMER LAKE MANAGEMENT REPORT

CALL 800.432.4302 FOR SERVICE

Customer: Meadow Pointe II

Account Number: _____

Technician: Corey White

Date: 11/29/23 Time: _____

WORK PERFORMED																								
METHOD USED: B (Boat) BP (Backpack Sprayer) G (Gator) HC (Hand Cast)																								
SITE ID	98	99	95	94	93	72	71	92	93	94	96	89	91	92	111	97	78	77	76	75	74	73	70	81
Method Used																								
Treated Algae			X	X	X	X		X	X				X											
Treated Cyanobacteria																								
Treated Submersed Weeds		X	X			X	X																	
Treated Grasses/Brush	X																							
Treated Floating Weeds	X	X		X	X	X	X			X	X	X	X											
Treated Mosquitoes and/or Midges																								
Lake Dye																								
Site Inspection																								
WETLAND/UPLAND																								
Spot Spraying																								
Physical weed removal																								
CARP PROGRAM																								
Carp Observed																								
Barriers Inspected																								
RESTRICTION TYPE(S) DO NOT: I (Irrigate) F (Fish) S (Swim) O (Other):																								
Restriction # of days																								
Restriction Type																								

90/25/

GENERAL OBSERVATIONS OF THE WATER																								
WATER CLARITY	<input checked="" type="checkbox"/> All																							
	<1, 1, 2, 3, 4, >4'																							
WATER FLOW	<input checked="" type="checkbox"/> All																							
	(None) S(Slight) V(Visible)																							
WATER LEVEL	<input checked="" type="checkbox"/> All																							
	H(High) N(Normal) L(Low)																							

GENERAL FIELD OBSERVATIONS																																
BENEFICIAL PLANTS								FISH/WILDLIFE								BIRDS																
<input checked="" type="checkbox"/> Arrowhead	<input checked="" type="checkbox"/> Chara	<input type="checkbox"/> Lily	<input checked="" type="checkbox"/> Bass	<input checked="" type="checkbox"/> Alligator	<input type="checkbox"/> Anhinga	<input type="checkbox"/> Gallinules		<input type="checkbox"/> Bacopa	<input type="checkbox"/> Cordgrass	<input type="checkbox"/> Nalad	<input type="checkbox"/> Bream	<input type="checkbox"/> Otter	<input type="checkbox"/> Coote	<input type="checkbox"/> Herons			<input type="checkbox"/> Blue Flag Iris	<input type="checkbox"/> Golden Canna	<input checked="" type="checkbox"/> Pickerelweed	<input type="checkbox"/> Catfish	<input type="checkbox"/> Snakes	<input type="checkbox"/> Cormorant	<input type="checkbox"/> Ibis			<input checked="" type="checkbox"/> Bulrush	<input checked="" type="checkbox"/> Gulf Spikerush	<input type="checkbox"/> Soft Rush	<input type="checkbox"/> Gambusia	<input checked="" type="checkbox"/> Turtles	<input type="checkbox"/> Egrets	<input type="checkbox"/> Osprey
<input type="checkbox"/> Other _____																																

CONCERNS FOR FUTURE																							
<input type="checkbox"/> Recurring or excessive algae	Lake # _____	<input type="checkbox"/> Water Quality Assessment Recommended																					
<input type="checkbox"/> Persistent invasive weeds	Lake # _____	Persistent problems may indicate an underlying water quality issue that current treatments will not correct. A laboratory assessment is recommended to determine the cause(s) and plan the best corrective actions. Please call 800-432-4302 for more information.																					
<input type="checkbox"/> Fish/wildlife issues	Lake # _____																						
<input type="checkbox"/> Low water clarity	Lake # _____																						
<input type="checkbox"/> Bad Odors	Lake # _____																						

Customer: Meadow Pointe II

Account Number: _____

Technician: Corey J White

Date: 11/21/23 Time: _____

WORK PERFORMED																						
METHOD USED: B (Boat) BP (Backpack Sprayer) G (Gator) HC (Hand Cast)																						
SITE ID	115	41	52	69	53	47	48	49	50	51	46	45	59	58	87	44	107	54	66	65	64	68
Method Used	G																					
Treated Algae	X	X																				
Treated Cyanobacteria																						
Treated Submersed Weeds																						
Treated Grasses/Brush	X																					
Treated Floating Weeds			X																			
Treated Mosquitoes and/or Midges																						
Lake Dye																						
Site Inspection																						
WETLAND/UPLAND																						
Spot Spraying																						
Physical weed removal																						
CARP PROGRAM																						
Carp Observed																						
Barriers Inspected																						
RESTRICTION TYPE(S) DO NOT: I (Irrigate) F (Fish) S (Swim) O (Other):																						
Restriction # of days																						
Restriction Type																						

GENERAL OBSERVATIONS OF THE WATER																						
WATER CLARITY <input checked="" type="checkbox"/> All <1', 1', 2', <u>3'</u> , 4', >4'																						
WATER FLOW <input checked="" type="checkbox"/> All N(None) S(Slight) V(Visible)																						
WATER LEVEL <input checked="" type="checkbox"/> All H(High) N(Normal) <u>L(Low)</u>																						

GENERAL FIELD OBSERVATIONS																											
BENEFICIAL PLANTS						FISH/WILDLIFE						BIRDS															
<input checked="" type="checkbox"/> Arrowhead	<input type="checkbox"/> Chara	<input type="checkbox"/> Lily	<input checked="" type="checkbox"/> Bass	<input checked="" type="checkbox"/> Alligator	<input type="checkbox"/> Anhinga	<input type="checkbox"/> Gallinules	<input type="checkbox"/> Bacopa	<input type="checkbox"/> Cordgrass	<input type="checkbox"/> Naiad	<input type="checkbox"/> Bream	<input type="checkbox"/> Otter	<input type="checkbox"/> Coots	<input type="checkbox"/> Herons	<input type="checkbox"/> Blue Flag Iris	<input type="checkbox"/> Golden Canna	<input checked="" type="checkbox"/> Pickerelweed	<input type="checkbox"/> Catfish	<input type="checkbox"/> Snakes	<input type="checkbox"/> Cormorant	<input type="checkbox"/> Ibis	<input type="checkbox"/> Bulrush	<input checked="" type="checkbox"/> Gulf Spikerush	<input type="checkbox"/> Soft Rush	<input type="checkbox"/> Gambusia	<input checked="" type="checkbox"/> Turtles	<input type="checkbox"/> Egrets	<input type="checkbox"/> Osprey
<input type="checkbox"/> Other _____																											

CONCERNS FOR FOLLOW-UP																					
<input type="checkbox"/> Recurring or excessive algae	Lake # _____	<input type="checkbox"/> Water Quality Assessment Recommended																			
<input type="checkbox"/> Persistent invasive weeds	Lake # _____	Persistent problems may indicate an underlying water quality issue that current treatments will not correct. A laboratory assessment is recommended to determine the cause(s) and plan the best corrective actions. Please call 800-432-4302 for more information.																			
<input type="checkbox"/> Fish/wildlife issues	Lake # _____																				
<input type="checkbox"/> Low water clarity	Lake # _____																				
<input type="checkbox"/> Bad Odors	Lake # _____																				

Tab 21

SOLITUDE

LAKE MANAGEMENT



Meadow Pointe II CDD Waterway Inspection Report

Reason for Inspection: Site looks good

Inspection Date: 2023-11-29

Prepared for:

District Manager
Inframark

Prepared by:

Jason Diogo, Aquatic Biologist

Wesley Chapel Field Office
SOLITUDELAKEMANAGEMENT.COM
888.480.LAKE (5253)

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Site: 96

Comments:

Normal growth observed
Very minor shoreline weeds noted. Open water looks good.



Action Required:

Routine maintenance next visit

Target:

Shoreline weeds

Site: 111

Comments:

Normal growth observed
Minor shoreline weeds present.
Inflow structure in good shape.



Action Required:

Routine maintenance next visit

Target:

Shoreline weeds

Site: 97

Comments:

Normal growth observed
Water remains turbid on this shallow site. Minor shoreline weeds present.



Action Required:

Routine maintenance next visit

Target:

Shoreline weeds

Site: 98

Comments:

Treatment in progress
Traces of floating Duckweed noted along the perimeter.
Treatment was applied at the time of inspection. Expect 10-14 days for results.



Action Required:

Routine maintenance next visit

Target:

Duckweed

Site: 99

Comments:

Normal growth observed
Very minor submersed Slender Spikerush developing on pond bottom. Treatment was applied at the time of inspection. Expect 4-6 weeks for fallout.



Action Required:

Routine maintenance next visit

Target:

Submersed vegetation

Site: 95

Comments:

Treatment in progress
Site contains moderate sub-surface algae. Treatment was applied at the time of inspection. Expect 7-10 days for results.



Action Required:

Routine maintenance next visit

Target:

Sub-surface algae

Site: 94

Comments:

Normal growth observed
Minor Torpedoglass noted along the perimeter. Open water looks good.



Action Required:

Routine maintenance next visit

Target:

Torpedoglass

Site: 93

Comments:

Treatment in progress
Site was recently treated for heavy floating Duckweed growth. Treatment was successful. Perimeter grasses are well into decomposition.



Action Required:

Routine maintenance next visit

Target:

Duckweed

Site: 78

Comments:

Site looks good
Site is 90% dry. No issues observed at the time of inspection.



Action Required:

Routine maintenance next visit

Target:

Site: 77

Comments:

Site looks good

No issues observed at the time of inspection

Action Required:

Routine maintenance next visit

Target:



Site: 76

Comments:

Site looks good

No issues observed at the time of inspection.

Action Required:

Routine maintenance next visit

Target:



Site: 75

Comments:

Normal growth observed

Very minor shoreline weeds present. Recent treatment for submersed vegetation was successful.

Action Required:

Routine maintenance next visit

Target:

Shoreline weeds



Site: 74

Comments:

Normal growth observed

Minor shoreline weeds present. Water is a bit turbid, most likely from recent rain activity.

Action Required:

Routine maintenance next visit

Target:

Shoreline weeds



Site: 73

Comments:

Site looks good

No issues observed at the time of inspection. Very good water clarity.

Action Required:

Routine maintenance next visit

Target:



Site: 72

Comments:

Treatment in progress

Site was treated for Planktonic algae(right) and shoreline grasses(left) at the time of inspection. Expect 10-14 days for results on both.

Action Required:

Routine maintenance next visit

Target:

Planktonic algae



Site: 71

Comments:

Treatment in progress

Site has moderate submersed weed growth in the NW corner. Treatment was applied during inspection. Expect results in 4-6 weeks.

Action Required:

Routine maintenance next visit

Target:

Submersed vegetation



Site: 70

Comments:

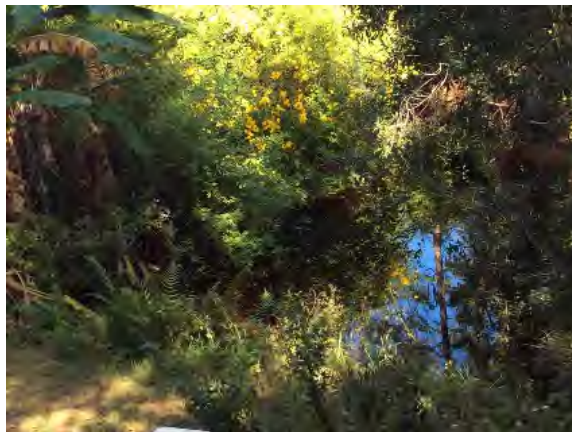
Site looks good

It's difficult to see the very small sump behind the vegetation, but it's free of any nuisance growth.

Action Required:

Routine maintenance next visit

Target:



Site: 81

Comments:

Normal growth observed

Moderate shoreline weed growth on exposed banks. Open water looks good.

Action Required:

Routine maintenance next visit

Target:

Shoreline weeds



Site: 82**Comments:**

Normal growth observed

Very minor shoreline weed growth noted. Open water looks good.

**Action Required:**

Routine maintenance next visit

Target:

Shoreline weeds

Management Summary

This month's inspection included the sites in the Morningside subdivision. Overall, they are in very good shape with only minor issues noted. There were 3 sites with above average growth: 71, 95, and 98

Site 71 had some submersed Slender Spike rush accumulating in the NW corner of the pond. The entire waterbody was dosed with a systemic herbicide that usually yields results in 4- 6 weeks.

Site 95 had a moderate amount of sub-surface algae developing. It was treated with an algaecide that should yield results in 7-10 days.

Site 98 had a bit of floating Duckweed scattered along the entire perimeter. Treatment was applied to the waterbody to keep it from spreading. Because it was treated during it's early stages, we should see it disappear within a week or two.

Pond levels are a bit higher than usual for this time of year. This should help with aesthetics as we get deeper into the dry season.

Feel free to reach out with any questions or concerns: jason.diogo@solitudelake.com

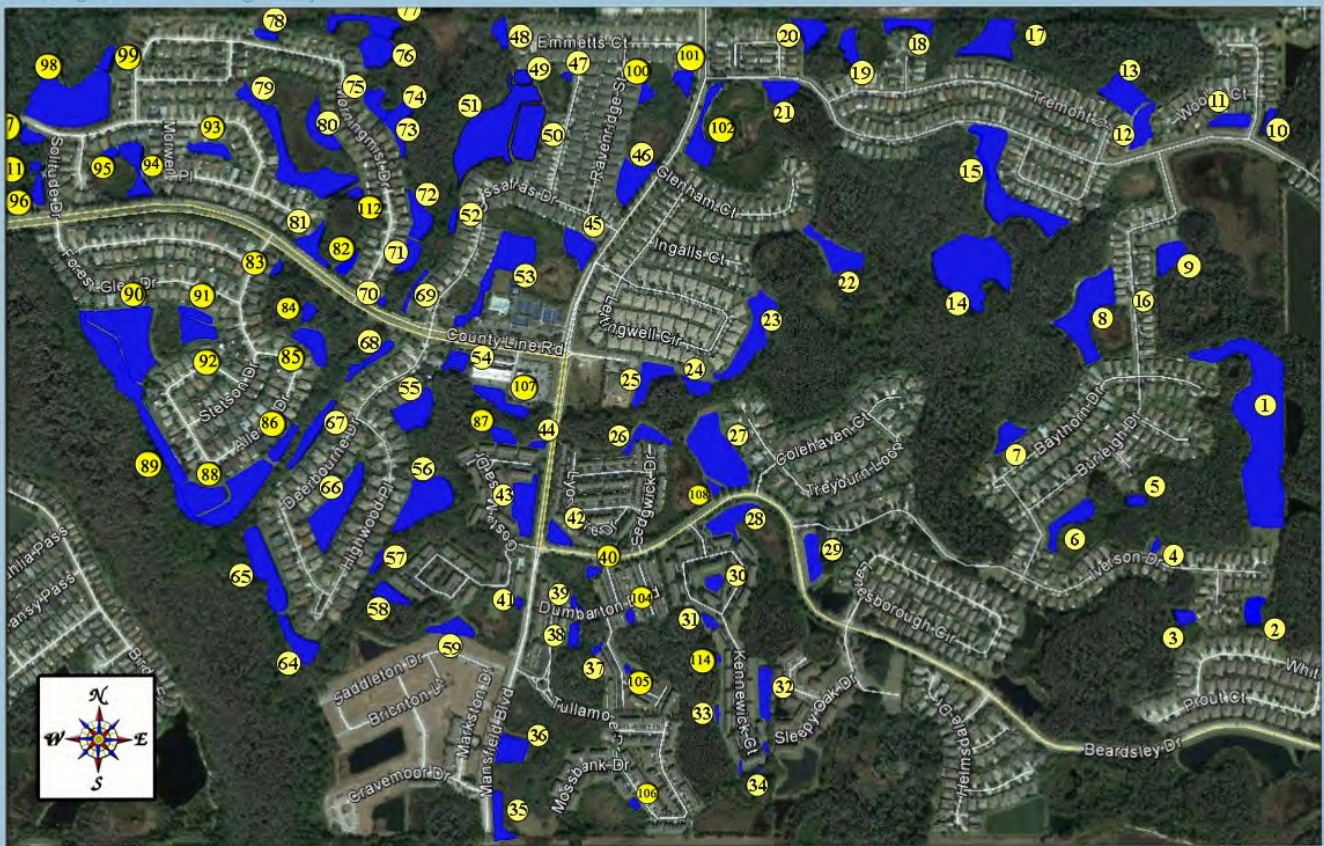
Thanks for choosing Solitude Lake Management!

Site	Comments	Target	Action Required
96	Normal growth observed	Shoreline weeds	Routine maintenance next visit
111	Normal growth observed	Shoreline weeds	Routine maintenance next visit
97	Normal growth observed	Shoreline weeds	Routine maintenance next visit
98	Treatment in progress	Duckweed	Routine maintenance next visit
99	Normal growth observed	Submersed vegetation	Routine maintenance next visit
95	Treatment in progress	Sub-surface algae	Routine maintenance next visit
94	Normal growth observed	Torpedograss	Routine maintenance next visit
93	Treatment in progress	Duckweed	Routine maintenance next visit
78	Site looks good		Routine maintenance next visit
77	Site looks good		Routine maintenance next visit
76	Site looks good		Routine maintenance next visit
75	Normal growth observed	Shoreline weeds	Routine maintenance next visit
74	Normal growth observed	Shoreline weeds	Routine maintenance next visit
73	Site looks good		Routine maintenance next visit
72	Treatment in progress	Planktonic algae	Routine maintenance next visit
71	Treatment in progress	Submersed vegetation	Routine maintenance next visit
70	Site looks good		Routine maintenance next visit
81	Normal growth observed	Shoreline weeds	Routine maintenance next visit
82	Normal growth observed	Shoreline weeds	Routine maintenance next visit

SOLITUDE
LAKE MANAGEMENT
A BRATFORD COMPANY
Restoring Balance. Enhancing Beauty.

Meadow Pointe II CDD
Wesley Chapel, Florida

Call 888.480.LAKE



PCB 1/2020

Tab 22

Anthony Vega

From: Alex Figueroa
Sent: Tuesday, December 5, 2023 2:31 PM
To: Anthony Vega
Subject: Meadow Point II Agronomy Report November

Meadow Point II November Agronomy Report

Property is showing reasonably good color in Turf as well as a decrease in Turf weed activity. Ornamentals are starting to push new healthy growth as a result of recent fertilizers and fungicides.

Throughout December we anticipate Turf fungus as well as ant activity to remain a concern, as a response LMP will continue with bi-weekly rounds of fungicide rotating out different chemicals to avoid resistance build-up. In addition we will be applying top choice granular insecticide to clubhouse and other high traffic areas to battle any re-occurring ant problems and provide a longer lasting effect than previous liquid applications.

I would also suggest removal and replacement of large sections of the current peanut beds as they have overtime become heavily mixed with weeds and in most areas completely replaced the existing Peanut, thus making over the top herbicide applications an impractical solution.

Respectfully,
Alex Figueroa
Fert & Pest Manager – Pasco
C: 813-695-8207
O: 813-406-4465
F: 813-757-6501
LMP Website: www.lmpro.com
Call us today for a greener tomorrow!





Landscape Maintenance Professionals, Inc.

SERVICE COMMUNICATION REPORT

Property Name: MP2 Service Date: 11/16/2023

The following property maintenance services were performed on the property today. If you have any questions about the service performed please call or fax us your concerns.

TURF		BED MAINT.		FERTILIZATION		IRRIGATION	
Mowing	<input checked="" type="checkbox"/>	Pruning	<input checked="" type="checkbox"/>	Turf	<input type="checkbox"/>	Inspection	<input type="checkbox"/>
Edging Curbs	<input checked="" type="checkbox"/>	Hedging	<input checked="" type="checkbox"/>	Trees	<input type="checkbox"/>	Adjustments	<input type="checkbox"/>
Edging Beds	<input checked="" type="checkbox"/>	Weeding	<input checked="" type="checkbox"/>	Shrubs	<input type="checkbox"/>	Repairs	<input type="checkbox"/>
Weedeating	<input checked="" type="checkbox"/>	Tree Pruning	<input type="checkbox"/>	Annuals	<input type="checkbox"/>	Other	<input type="checkbox"/>
		Palm Pruning	<input type="checkbox"/>	12-0-0			
PLANTING		CLEANUP		PEST CONTROL			
Annuals	<input type="checkbox"/>	Trash	<input checked="" type="checkbox"/>	TURF		TREES	
Shrubs	<input type="checkbox"/>	Blowing Off	<input checked="" type="checkbox"/>	Insects	<input checked="" type="checkbox"/>	Insects	<input type="checkbox"/>
Mulch	<input type="checkbox"/>	Leaves	<input checked="" type="checkbox"/>	Disease	<input checked="" type="checkbox"/>	Disease	<input type="checkbox"/>
Other	<input type="checkbox"/>	Debris	<input checked="" type="checkbox"/>	Weeds	<input checked="" type="checkbox"/>		
		Other	<input type="checkbox"/>	SHRUBS		OTHER	
				Insects	<input type="checkbox"/>	Fire Ants	<input checked="" type="checkbox"/>
				Disease	<input type="checkbox"/>	Weed Beds	<input checked="" type="checkbox"/>

COMMENTS, AREA WHICH REQUIRE SPECIAL ATTENTION OR WORK:

Continued work with woodlines and cut backs for pond access. Spraying weeds on beds. Pulling spanish moss. Pond mowing and common grass, Clubhouse and all beds mowed.

SERVICE PROVIDED BY: RECEIVED BY: DATE



Landscape Maintenance Professionals, Inc.

SERVICE COMMUNICATION REPORT

Property Name: MP2 Service Date: 11/21/2023

The following property maintenance services were performed on the property today. If you have any questions about the service performed please call or fax us your concerns.

TURF	BED MAINT.	FERTILIZATION	IRRIGATION
Mowing <input type="checkbox"/>	Pruning <input checked="" type="checkbox"/>	Turf <input type="checkbox"/>	Inspection <input type="checkbox"/>
Edging Curbs <input type="checkbox"/>	Hedging <input checked="" type="checkbox"/>	Trees <input type="checkbox"/>	Adjustments <input type="checkbox"/>
Edging Beds <input type="checkbox"/>	Weeding <input checked="" type="checkbox"/>	Shrubs <input type="checkbox"/>	Repairs <input type="checkbox"/>
Weedeating <input type="checkbox"/>	Tree Pruning <input checked="" type="checkbox"/>	Annuals <input type="checkbox"/>	Other <input type="checkbox"/>
	Palm Pruning <input type="checkbox"/>	12-0-0 <input type="checkbox"/>	
PLANTING	CLEANUP	PEST CONTROL	
Annuals <input type="checkbox"/>	Trash <input checked="" type="checkbox"/>	<u>TURF</u>	<u>TREES</u>
Shrubs <input type="checkbox"/>	Blowing Off <input checked="" type="checkbox"/>	Insects <input type="checkbox"/>	Insects <input type="checkbox"/>
Mulch <input type="checkbox"/>	Leaves <input checked="" type="checkbox"/>	Disease <input type="checkbox"/>	Disease <input type="checkbox"/>
Other <input type="checkbox"/>	Debris <input checked="" type="checkbox"/>	Weeds <input type="checkbox"/>	
	Other <input type="checkbox"/>	<u>SHRUBS</u>	<u>OTHER</u>
		Insects <input type="checkbox"/>	Fire Ants <input checked="" type="checkbox"/>
		Disease <input type="checkbox"/>	Weed Beds <input checked="" type="checkbox"/>

COMMENTS, AREA WHICH REQUIRE SPECIAL ATTENTION OR WORK:

Detail work on entrances trimming, clearing any traffic signs blocked by limbs or branches hanging low. Raking and mounds and treating with granular Ant Bait (ADVION) Common area woodlines cut backs.

SERVICE PROVIDED BY: _____ RECEIVED BY: _____ DATE _____



Landscape Maintenance Professionals, Inc.

SERVICE COMMUNICATION REPORT

Property Name: MP2

Service Date: 11/22/2023

The following property maintenance services were performed on the property today. If you have any questions about the service performed please call or fax us your concerns.

TURF		BED MAINT.		FERTILIZATION		IRRIGATION	
Mowing	<input type="checkbox"/>	Pruning	<input checked="" type="checkbox"/>	Turf	<input type="checkbox"/>	Inspection	<input type="checkbox"/>
Edging Curbs	<input type="checkbox"/>	Hedging	<input checked="" type="checkbox"/>	Trees	<input type="checkbox"/>	Adjustments	<input type="checkbox"/>
Edging Beds	<input type="checkbox"/>	Weeding	<input checked="" type="checkbox"/>	Shrubs	<input type="checkbox"/>	Repairs	<input type="checkbox"/>
Weedeating	<input checked="" type="checkbox"/>	Tree Pruning	<input type="checkbox"/>	Annuals	<input type="checkbox"/>	Other	<input type="checkbox"/>
		Palm Pruning	<input type="checkbox"/>	12-0-0			
PLANTING		CLEANUP		PEST CONTROL			
Annuals	<input type="checkbox"/>	Trash	<input checked="" type="checkbox"/>	<u>TURF</u>		<u>TREES</u>	
Shrubs	<input type="checkbox"/>	Blowing Off	<input checked="" type="checkbox"/>	Insects	<input type="checkbox"/>	Insects	<input type="checkbox"/>
Mulch	<input type="checkbox"/>	Leaves	<input checked="" type="checkbox"/>	Disease	<input type="checkbox"/>	Disease	<input type="checkbox"/>
Other	<input type="checkbox"/>	Debris	<input checked="" type="checkbox"/>	Weeds	<input type="checkbox"/>		
		Other	<input type="checkbox"/>	<u>SHRUBS</u>		<u>OTHER</u>	
				Insects	<input type="checkbox"/>	Fire Ants	<input checked="" type="checkbox"/>
				Disease	<input type="checkbox"/>	Weed Beds	<input checked="" type="checkbox"/>

COMMENTS, AREA WHICH REQUIRE SPECIAL ATTENTION OR WORK:

Continued to cut back woodlines. Spanish moss removal
 Bed weed spraying. Ant mound raking and treating. Pond access
 cut backs. Leaf debris pick up on entrances.

SERVICE PROVIDED BY:

RECEIVED BY:

DATE



Landscape Maintenance Professionals, Inc.

SERVICE COMMUNICATION REPORT

Property Name: MP2

Service Date: 11/29/2023

The following property maintenance services were performed on the property today. If you have any questions about the service performed please call or fax us your concerns.

TURF		BED MAINT.		FERTILIZATION		IRRIGATION	
Mowing	<input checked="" type="checkbox"/>	Pruning	<input type="checkbox"/>	Turf	<input type="checkbox"/>	Inspection	<input type="checkbox"/>
Edging Curbs	<input checked="" type="checkbox"/>	Hedging	<input checked="" type="checkbox"/>	Trees	<input type="checkbox"/>	Adjustments	<input type="checkbox"/>
Edging Beds	<input checked="" type="checkbox"/>	Weeding	<input checked="" type="checkbox"/>	Shrubs	<input type="checkbox"/>	Repairs	<input type="checkbox"/>
Weedeating	<input checked="" type="checkbox"/>	Tree Pruning	<input type="checkbox"/>	Annuals	<input type="checkbox"/>	Other	<input type="checkbox"/>
		Palm Pruning	<input type="checkbox"/>	12-0-0			
PLANTING		CLEANUP		PEST CONTROL			
Annuals	<input type="checkbox"/>	Trash	<input checked="" type="checkbox"/>	<u>TURF</u>		<u>TREES</u>	
Shrubs	<input type="checkbox"/>	Blowing Off	<input checked="" type="checkbox"/>	Insects	<input type="checkbox"/>	Insects	<input type="checkbox"/>
Mulch	<input type="checkbox"/>	Leaves	<input checked="" type="checkbox"/>	Disease	<input type="checkbox"/>	Disease	<input type="checkbox"/>
Other	<input type="checkbox"/>	Debris	<input checked="" type="checkbox"/>	Weeds	<input type="checkbox"/>		
		Other	<input type="checkbox"/>	<u>SHRUBS</u>		<u>OTHER</u>	
				Insects	<input type="checkbox"/>	Fire Ants	<input checked="" type="checkbox"/>
				Disease	<input type="checkbox"/>	Weed Beds	<input checked="" type="checkbox"/>

COMMENTS, AREA WHICH REQUIRE SPECIAL ATTENTION OR WORK:

Clubhouse and all Blvd's mowing services. Common areas Mowing services. Pond mowing services. Sprayed Club house weeds. Raking Ant mounds where seen and treating them with Ant Bait (ADVISION)

SERVICE PROVIDED BY:

RECEIVED BY:

DATE



Landscape Maintenance Professionals, Inc.

SERVICE COMMUNICATION REPORT

Property Name: MP2

Service Date: 11/30/2023

The following property maintenance services were performed on the property today. If you have any questions about the service performed please call or fax us your concerns.

TURF		BED MAINT.		FERTILIZATION		IRRIGATION	
Mowing	<input checked="" type="checkbox"/>	Pruning	<input checked="" type="checkbox"/>	Turf	<input type="checkbox"/>	Inspection	<input type="checkbox"/>
Edging Curbs	<input type="checkbox"/>	Hedging	<input checked="" type="checkbox"/>	Trees	<input type="checkbox"/>	Adjustments	<input type="checkbox"/>
Edging Beds	<input type="checkbox"/>	Weeding	<input checked="" type="checkbox"/>	Shrubs	<input type="checkbox"/>	Repairs	<input type="checkbox"/>
Weedeating	<input checked="" type="checkbox"/>	Tree Pruning	<input checked="" type="checkbox"/>	Annuals	<input type="checkbox"/>	Other	<input type="checkbox"/>
		Palm Pruning	<input type="checkbox"/>	12-0-0			
PLANTING		CLEANUP		PEST CONTROL			
Annuals	<input type="checkbox"/>	Trash	<input type="checkbox"/>	<u>TURF</u>		<u>TREES</u>	
Shrubs	<input type="checkbox"/>	Blowing Off	<input type="checkbox"/>	Insects	<input type="checkbox"/>	Insects	<input type="checkbox"/>
Mulch	<input type="checkbox"/>	Leaves	<input type="checkbox"/>	Disease	<input type="checkbox"/>	Disease	<input type="checkbox"/>
Other	<input type="checkbox"/>	Debris	<input type="checkbox"/>	Weeds	<input type="checkbox"/>		
		Other	<input type="checkbox"/>	<u>SHRUBS</u>		<u>OTHER</u>	
				Insects	<input type="checkbox"/>	Fire Ants	<input checked="" type="checkbox"/>
				Disease	<input type="checkbox"/>	Weed Beds	<input checked="" type="checkbox"/>

COMMENTS, AREA WHICH REQUIRE SPECIAL ATTENTION OR WORK:

Continued Pond mowing completed. Woodline cutbacks. Spraying bed weeds on Blvd's. Spraying a 3ft band of non selective Round up on common areas to maintain a band and woodline controlled. Ant mounds treatments. Spanish moss removal.

SERVICE PROVIDED BY:

RECEIVED BY:

DATE



Landscape Maintenance Professionals, Inc.

SERVICE COMMUNICATION REPORT

Property Name: MP2 Service Date: 12/01/2023

The following property maintenance services were performed on the property today. If you have any questions about the service performed please call or fax us your concerns.

TURF		BED MAINT.		FERTILIZATION		IRRIGATION	
Mowing	<input checked="" type="checkbox"/>	Pruning	<input checked="" type="checkbox"/>	Turf	<input type="checkbox"/>	Inspection	<input type="checkbox"/>
Edging Curbs	<input type="checkbox"/>	Hedging	<input checked="" type="checkbox"/>	Trees	<input type="checkbox"/>	Adjustments	<input type="checkbox"/>
Edging Beds	<input type="checkbox"/>	Weeding	<input checked="" type="checkbox"/>	Shrubs	<input type="checkbox"/>	Repairs	<input type="checkbox"/>
Weedeating	<input checked="" type="checkbox"/>	Tree Pruning	<input checked="" type="checkbox"/>	Annuals	<input type="checkbox"/>	Other	<input type="checkbox"/>
		Palm Pruning	<input type="checkbox"/>	12-0-0			
PLANTING		CLEANUP		PEST CONTROL			
Annuals	<input type="checkbox"/>	Trash	<input checked="" type="checkbox"/>	<u>TURF</u>		<u>TREES</u>	
Shrubs	<input type="checkbox"/>	Blowing Off	<input checked="" type="checkbox"/>	Insects	<input type="checkbox"/>	Insects	<input type="checkbox"/>
Mulch	<input type="checkbox"/>	Leaves	<input checked="" type="checkbox"/>	Disease	<input type="checkbox"/>	Disease	<input type="checkbox"/>
Other	<input type="checkbox"/>	Debris	<input checked="" type="checkbox"/>	Weeds	<input type="checkbox"/>		
		Other	<input type="checkbox"/>	<u>SHRUBS</u>		<u>OTHER</u>	
				Insects	<input type="checkbox"/>	Fire Ants	<input checked="" type="checkbox"/>
				Disease	<input type="checkbox"/>	Weed Beds	<input checked="" type="checkbox"/>

COMMENTS, AREA WHICH REQUIRE SPECIAL ATTENTION OR WORK:

Removal of debris besides rock piles on big field across CVS. Mulch behind shop was in bags applied to all tree rings on county line center island crape myrtle rings and tree rings in between both Deer Run entrances. Woodline cut backs in Longleaf community close to homes and pond accessible areas completed. Mowing and brush blading woodlines.

SERVICE PROVIDED BY: RECEIVED BY: DATE

Tab 23

Meadow Pointe II Clubhouse

30051 County Line Rd
Wesley Chapel, FL
33543
813-991-5016

clubhouse@mpicdd.org
www.meadowpointe2cdd.org
Facebook.com/MPIICDD

Operations Manager

Justin Wright
justinwright@mpicdd.org

Office Hours

Daily 8am—8:45pm

Fitness Center

M-F 7am—8:45pm

S/S 8am—8:45pm

Pool

Daily 9am—30 minutes
before dusk

Playground

Daily 9am—30 minutes
before dusk

Courts

Daily 8am—8:45pm



in this issue

Holiday Safety P.2

Holiday Schedules P.3

Traffic Enforcement P.4

Upcoming MPII EPC Events P.7

Not every home in Florida has fireplace and a mantle for holiday stockings, but few places in the country can enjoy an outdoor firepit on a beautiful evening this time of year. Winter Wonderlands are pretty, but enjoying the outdoors in Tampa year round is hard to beat.

Photo courtesy of Jacqueline Wrobel.

MPII CDD Board of Supervisors

John Picarelli
Chairperson
johnpicarelli@mpiicdd.org

Jamie Childers
Vice Chairperson
jchilders@mpiicdd.org

Nicole Darner
Secretary
nicoledarner@mpiicdd.org

Rob Signoretti
Secretary
robertsignoretti@mpiicdd.org

Kyle Molder
Secretary
kyle.molder@mpiicdd.org

The CDD Board of Supervisors holds public meetings twice each month. These are held on the 1st and 3rd Wednesdays at 6:30 pm in the Clubhouse.

All MPII residents are welcomed and encouraged to attend. This is your CDD and attending meetings is the best way to stay informed and share your input.

Holiday Safety

This time of year, we're all doing a lot. We're planning for the holidays, getting ready to travel, getting ready to host, shopping for presents, decorating our homes, and much more. One thing that is far too often overlooked on our long December to-do lists is safety.

However, it is very important that we stay safe during this holiday season. The obvious threat to safety is of course impaired driving (D.U.I.). But it's more than that. From 2006 to 2016, there were almost 845,000 holidays related (non-vehicle) injuries reported during the week of Christmas. And, according to the Consumer Products Safety Commission, 12,000 – 15,000 people visit emergency rooms each year due to accidents occurring due to decorating their homes.

So, as you enter the month of December, take a pause to reflect on safety while you accomplish the myriad other tasks before you. Be very safe when using ladders (indoors or out). Be extra careful with tools, even simple hammers. If you're going on a trip, travel safely. Be prepared for the local weather where you're going. Make sure your vehicle is safe and prepared (avoid balding tires, old oil, bad wiper blades, etc.). If you're hosting, make sure the stairs are kept clear and

handrails are still usable, even if they're heavily decorated.



But perhaps most importantly, don't drink and drive. Use a designated driver. Use a rideshare service or a cab. If you realize too late that you *haven't* planned, use AAA Tow-To-Go program.

This program will tow your vehicle (and up to two people) for free up to 10 miles from Christmas to New Year's (6pm on 12/22/23 – 6am on 1/2/24). To utilize this service just call 855-286-9246. For more information, go to <https://member.acg.aaa.com/fl/driving-safety/tow-to-go.html>.

Another important thing to keep in mind is the safety (and security) of your packages. Consider a doorbell camera or other security camera system for your home to help prevent theft. Also, keep an eye out for your neighbors, report suspicious vehicles or activity to the Pasco County Sheriff Office. Consider having packages delivered to your work if that is an option. If you are home most of the day, offer to take in packages for a neighbor that works long hours. A small amount of effort can prevent a very disappointing holiday theft.

Also, many people decide to be generous this time of year. Kindness, generosity, and charity is wonderful, but please do a bit of research to...

Holiday Safety continues on page 4...

Holiday Schedules

If you can believe it – December is upon us! With the holidays here, there are some scheduling reminders that are important to know.

Two of the only three holidays of the year where the Clubhouse is closed are approaching (Christmas and New Year's). So, on Sunday 12/24 AND

Monday 12/25 the Clubhouse and all amenities will be closed

and will reopen at normal hours on Tuesday 12/26. One week later we will be closed on Sunday 12/31 AND Monday 1/1/24 and will reopen at normal hours on Tuesday 1/2/24. During these closed times, the courts will be accessible with a valid MPIO ID card, but there will be no access to restrooms or any facilities.

Also notably, while Coastal Waste and Recycling also closes those two days, those days do NOT fall on a Tuesday, Wednesday, or Friday. Therefore, we do not anticipate any effect on curbside pick-up throughout the nine villages that receive curbside service with Coastal. However, this is our first holiday season with the new company, so be prepared to roll with unanticipated changes. It's also likely that they might be operating with smaller staff due to the holiday

season, so let's all be patient with that as well. Remember, Coastal is available to answer questions and can be reached at 727-561-0360 or largocs@coastalwasteinc.com.

Additionally, the wonderful team at Coastal will be placing a trash dumpster in the MPIO parking lot from the 1st week



of January until the 3rd week of January (specific dates not yet

available). This should help residents with post-holiday cleanups without having to wait for the bulk pick up date in late January!

For many years now, the Clubhouse has tweaked the schedules of the amenities beginning after Daylight Saving Time ends and we resume Daylight Standard Time. We have *NOT* done that this year. So, the Clubhouse will remain open until 9 pm throughout the winter months (not transitioning to closing at 8 pm as in years past). However, due to local laws, we will continue closing the pool, splash pad, and playground 30 minutes before dusk. Please bear in mind, due to the seasonal change combined with Daylight Standard Time having resumed last month, these closures will still occur earlier than they did in previous months.

Monthly MPIO Trivia

Trivia – What was the first song broadcast from space?

Answer on page 6.

MPIO Management
Company

Inframark
Bob Nanni

bob.nanni@inframark.com
813-991-1116

CDD fee/Bond
Questions

Inframark
Accounting
Department
954-603-0033

The MPIO
Clubhouse offers
MPIO residents
Notary Services at
no cost.

We have a certified
Notary on staff,
please call ahead
for availability.

Holiday Safety

Continued from page 2

ensure that your money and/or your time is going to worthwhile causes that truly benefit those intended and aren't scams. Great resources at the state level include [FDACS](#) at 1-800-HELP-FLA, [give.org](#) (the website of the BBB Wise Giving Alliance).

Lastly, let's not forget the safety of others. This holiday season, between the earth's tilt and Daylight Saving Time ending last month, it gets dark

very early. This means that in late afternoon or early evening, drivers need to be extra cautious of pedestrians who may well still be out and active. Adults walking, running, or cycling for fitness, people walking to and from the Clubhouse, and neighborhood children could all be out during dark hours at the end of the day. Please make sure your headlights are on and let's all

be extra aware when driving through our community!

The bottom line is safety first. Of course, there are a million things to do during the holiday season. However, the last thing anyone wants to do is spend their holiday at the emergency room... or worse. Take a moment to ensure your safety and that of the people around you. In order for it to be a happy holiday, it has to be a safe holiday!

Traffic Enforcement

One issue that has affected countless MPIO residents in recent years has been road safety. The CDD Board, in an effort to address resident concerns and ensure the safety of all residents, contracted early this year with Florida Highway Patrol. The goal was to have troopers

positioned within MPIO from time to time to help reduce speeding, dangerous driving, and enforce any other laws that could have an impact on resident safety.

While there is no perfect solution, this program has been

helpful. Using statistics from FHP shifts within MPIO from April 12 through October 24 of this year, FHP has issued 223 speeding warnings, 79 citations, and an

the school zones on County Line Road and Mansfield Boulevard.

Hopefully the continued presence of off duty FHP troopers will continue to have a



additional 166 incidents for assorted other violations. They also issued 82 warnings and 20 citations for illegal parking. Additionally, and importantly, they are spending a significant percentage of their time in or near

positive impact by deterring poor driving choices (and poor decisions by cyclists, pedestrians, and everyone).

If all of us are more cognizant of each other's safety as well as our own, hopefully we will never be on the receiving end of a hefty citation, and more importantly, MPIO will be as safe a community as we all know it can be.

December Holidays

ADVENT



HAPPY HANUKKAH



or Happy Solstice! Even if you don't celebrate, you'll likely enjoy that each day for the next 6 months will have a little more sunlight than the previous day!

HAPPY WINTER SOLSTICE



December 25th – Christmas Day. Merry Christmas! For most Christians, this is the celebration of the birth of Jesus Christ. It has also become a cultural holiday, celebrated by most Americans. For all those that celebrate it as a religious ritual, a cultural holiday, or both: Have a very Merry Christmas!

DECEMBER 7, 1941



PEARL HARBOR REMEMBRANCE DAY

December 8th – 15th – Hanukkah. The Jewish people celebrate Hanukkah to commemorate the rededication of the Holy Temple in Jerusalem. The holiday lasts for 8 days and nights (through 12/15), honoring the miraculous burning of the menorah for 8 days with only enough oil for one day after the Greeks raided the Temple. For all those who celebrate: Chag Urim Sameach! Happy Hanukkah!



December 21st – Yule/ Winter Solstice. Today is the day with the shortest amount of sunlight and the longest amount of darkness (in the Northern Hemisphere). It marks one of the four key positions of the Earth with regard to axial tilt and her revolution around the sun. It has been a special occasion or holiday noted and/or celebrated dating back to Neolithic times. It also marks the beginning of the festival of Yule, celebrated by many Germanic people, wiccans, and pagans. For those that celebrate: Happy Yule,

December 26th – Kwanzaa begins. Kwanzaa begins on the 26th and lasts until January 1st. It lasts seven days and is symbolized with seven candles in a kinara to represent the seven principles of Kwanzaa. The holiday is a celebration of African heritage. For all that celebrate: Happy Kwanzaa!

HAVE A BLESSED BODHI DAY



December 8th – Bodhi Day. Bodhi day is the annual commemoration of the historical Buddha, Siddhartha Gautama, attaining enlightenment (known as bodhi). Many Buddhists celebrate this holiday with festivals. To all those who celebrate: Happy Bodhi Day!



Volunteer Opportunity

The Meadow Pointe II Deed Restriction Violation Committee (DRVC) is a group of volunteers who meet twice a month to assist in reviewing documented cases of potential violations of deed restrictions within the non-HOA villages.

The Board would love to see all villages under their purview represented by volunteers on the committee to ensure representation and fairness as the DRVC reviews complaints for possible violations.

Volunteering for the DRVC is a great way to help your community with a very modest time commitment (two meetings a month on the 1st and 3rd Mondays, typically less than 45 minutes). Also, you can be a part of a group that ensures MPII stays an attractive place to live and keeping property values high.

All interested potential volunteers should contact the ARC/DRC Coordinator at the MPII Clubhouse for more information at 813-991-5016, extension 104.

State Champions!

The Florida Marching Band State Championship competition was held last month on November 11th in Clearwater, FL. For the second time since 2019, our very own Wiregrass Ranch High School Marching Band won the State Championship for class 4A schools!

In 2019 the WRHS Marching Band became the first High School from Pasco County to ever win a state title. The 2023 Band has now done it again—they remain the only Pasco school to win at the FMBC. Their championship performance was called Wild is the Wind, performed by students under the direction of Band Director Katelyn Taylor.

Every fall, it's easy to see the WRHS Marching Band as they typically perform at halftime of each home game for the WRHS Bulls football games in addition to attending regional band competitions.

Many MPII residents are members of the WRHS Marching Band, or are among the parent volunteers

that help support these talented and hard-working young people. We also have many residents who teach or have taught these students as they've matriculated through our local schools. All the people involved deserve congratulations and the support of our community—well done Bulls!

If you'd like to support these great students, they're doing a fundraiser at Blaze Pizza on Thursday, 12/21 from 5—8pm, where 20% of the proceeds benefit the WRHS Marching Bulls. You can order online and still help by using code: 1334A in the Promo Code field at blazepizza.com. Another great way to support the band is through a corporate sponsorship! If your business is interested, email WRHSbandboosters@yahoo.com.

Also, at the time of this writing, the WRHS football team was advancing through the 4S playoffs! MPII and our surrounding community is producing champions and some very talented young people!

Trivia Answer (from page 3): Jingle Bells!

On 12/16/65, astronauts Wally Schirra and Thomas P. Stafford performed the song (singing, with harmonica and bells!) as a prank. The instruments, also the first musical instruments played in space, are on display at the Smithsonian Institution.

Upcoming MPII EPC Events

As the hundreds of residents already know, the new MPII Events Planning Committee (EPC) hosted their first event – a fully renewed Halloween Festival last month. That event was a huge success and bodes very well for the future of the community events here at MPII!

This month brings a lot of excitement as well. First up, December will be the first competition the EPC is hosting for Yard of the Month! Basically, the judges will be looking for the best holiday decorations. You will need to register to ensure the judges see and review your home, and you can do that at <https://forms.gle/Ao6yhQT7vhCXz7Y77>. Each month that the EPC hosts a competition, you'll have to re-register for consideration. The judges will photograph and

judge the yards and declare a winner on 12/16 (all submissions must be in by 12/15)! The winning yard will get to display a



celebratory yard sign for a week and the resident will receive a \$50 gift card! Watch for future EPC YOTM competitions as well – for landscaping, seasonal décor, and maybe more!

Also, the annual Breakfast with Santa event is happening on Saturday, 12/2 from 9 – 11 am. Attendees can get FREE PRINTED digital photos with Santa! From 11am – 1pm family photos will

be available (without Santa). From 2pm – 4pm Santa returns and will read to the kids. The 2-4 reading will be calm and is a great opportunity for any children with sensory issues!

Keep an eye on future newsletters and follow the EPC on [Facebook](#) for more information and future event announcements! Also, consider volunteering with the EPC. It's a great way to meet your neighbors while giving back to your own community and you can help make MPII an awesome place to live! The commitment is modest – they only meet once a month on second Mondays (6pm in the Clubhouse). If you can help, reach out to Ashley Thompson (mpiiepc@gmail.com or 352-801-0202) or fill out their online form at: <https://forms.gle/tUJxTVigbQ8Tm5cL7>.

MPII Clubs

EC TENNIS ACADEMY offers tennis lessons to people aged 4 through adult. Contact Coach Edgardo Chavez at 813-328-0841.




Teach Leaf Melissa Goebel teaches Kindergarten age children reading and writing at the MPII Clubhouse every Monday and Wednesday from 9:15—11:15 am. Email: teacher.melissa827@gmail.com for more information or to enroll.

YARN CLUB meets every Thursday night from 6 – 8 pm. Open to all adults who knit or crochet – all skill levels welcome.





MPII NEWS

Meadow Pointe II CDD
30051 County Line Road
Wesley Chapel, FL 33543
813-991-5016
www.facebook.com/MPIICDD
newsletter@mpicdd.org

MPII NEWS
Volume 8, Issue 12
December 1, 2023



MPII News Needs Your Photos!

If you have taken a photo within MPII that you think would make a nice cover shot on a future issue, please email it to newsletter@mpicdd.org. Submitting a photo gives us permission to use it in the newsletter. If there are people in the photo, please ensure that we have their permission to publish their photo.

Also, remember that the Clubhouse has an opt-in email list for receiving the newsletter as a PDF each month! To opt-in, just email newsletter@mpicdd.org and tell us what email address or addresses you'd like us to include. As of now, the Clubhouse only uses this list for the newsletter, but we may include other time-sensitive announcements in the future.

Tab 24

YTD FHP Off Duty Activity Report

YTD	SPEED WARNINGS	SPEED CITATIONS	ARRESTS	STOP SIGN	SEAT BELT	OTHER	STREET PARKING
As of 12/1/23	294	98	1	33	22	157	94 warnings 24 citations

FHP OFF DUTY ACTIVITY REPORT									
DATE	SHIFT	LOCATION	SPEED WARNINGS	SPEED CITATIONS	ARRESTS	STOP SIGN	SEAT BELT	OTHER	STREET PARKING
4/12/2023	2pm-6pm	Presence at school zone	8	0	0	2	1	3	0
4/18/2023	2pm-6pm	Presence at school zone	4	4	0	3	1	3 Insurance	0
4/21/2023	4am-8am	Met w/Kyle	4	3	0	0	0	3 1 insurance; 1 expired tag; 1 failure to exhibit DL	
4/25/2023	4am-8am	Presence at school zone	6	3	0	0	0	5 2 insurance; 1 tag/reg; 1 stopping in roadway	5 warnings
4/28/2023	4am-8am	Morningside Parking Enforcement	2	0	0	0	0	0	19 warnings
5/2/2023	4am-8am	Deer Run Parking Enforcement	2	2	0	0	0	3 2 stopping in roadway; 1 insurance	16 warnings
5/3/2023	4pm-8pm	Bd meeting	6	4	0	0	1	2 1 violation of driving restriction; 1 insurance	0
5/10/2023	11am-3pm	Presence at school zone	6	0	0	3	0	1	0
5/16/2023	2pm-6pm	Presence at school zone	5	0	0	2	0	1	3 warnings
5/23/2023	4am-8am		7	3	0	0	4	4 1 improper tag display; 2 insurance; 1 DL violation	4 warnings
5/25/2023	4am-8am		8	2	0	0	0	6 1 tag/reg; 3 insurance; 1 DL violation; 1 driving w/o headlights	4 warnings
5/30/2023	2pm-6pm		5	3	0	2	0	2 insurance	0
6/6/2023	4am-8am		6	3	0	0	0	4 1 insurance; 1 tag/reg violation; 1 stopping in roadway	0
6/8/2023	4pm-8pm	Responded to crash in Wrencrest	6	5	0	5	0	4 3 insurance; 1 DL violation	0
6/13/2023	4am-8am	Longleaf and Manor Isle Parking Enforcement	10	0	0	0	0	5 3 insurance; 2 tag/reg	3 warnings

6/15/2023	12pm-4pm		4	6	0	1	0	3 2 insurance; 1 expired tag	0
6/19/2023	4am-8am	Morningside Parking Enforcement	5	4	0	0	0	3 2 insurance; 1 expired tag	2 citations
6/21/2023	4pm-8pm		9	4	0	0	0	9 4 insurance; 1 tag/reg violation; 2 move over law violations; 1 driving the wrong way; 1 equipment violation	0
6/22/2023	4am-8am	Colehaven & Iverson Parking Enforcement	6	6	0	0	0	8 2 insurance; 3 tag/reg violations; 1 fail to exhibit DL; 2 stopping in roadway	4 warnings
6/28/2023	1pm-5pm		8	0	0	3	1	2	0
8/8/2023	4am-8am		9	1	0	0	0	4 1 insurance; 2 tag/reg violations; 1 move over law; 1 stopping on roadway	0
8/10/2023	4am-8am	Presence at school zone	4	7	0	0	0	3 1 insurance; 1 DL violation; 1 driving w/o headlights	0
8/10/2023	4pm-8pm	Presence at school zone	7	1	0	0	0	6 3 stopping in the roadway; 2 improper tag display; 1 expired tag	0
8/22/2023	4pm-8pm	Presence at school zone	12	3	0	0	0	9 5 insurance; 3 tag/reg violations; 1 failure to yield to ped in crosswalk	0
8/24/2023	4pm-8pm	Presence at school zone	12	0	0	0	3	4 1 insurance; 2 tag/reg violations; 1 improper use of horn	0
9/5/2023	4pm-8pm	Presence at school zone	8	0	0	0	0	3 2 insurance; 1 DL violation	0

9/6/2023	4am-8am	Crash on Mansfield	6	0	0	0	0	4 1 insurance; 1 tag/reg violation; 1 move over law; 1 improper lane change	0
9/13/2023	4am-8am		5	0	0	0	0	1 Faulty equipment	12 Warnings 5 Citations
9/20/2023	12pm-4pm	Presence at school zone	6	0	0	3	1	2	0
9/27/2023	2pm-6pm	Presence at school zone	8	0	0	1	2	2 1 insurance, 1 tag/reg violation	0
9/29/2023	4am-8am		4	4	0	0	0	3 2 insurance violation; 1 DL violation	3 warnings 4 citations
10/10/2023	6am-10am	Presence at school zone	7	4	0	0	0	5 1 insurance violation, 2 DL violations, 1 window tint, 1 fail to signal	0
10/13/2023	4am-8am		9	0	0	0	0	3 1 insurance violation; 2 tag/rg violations	4 warnings 5 citations
10/18/2023	4pm-8pm	Presence at school zone	9	2	0	0	1	5 1 insurance violation; 3 tag/reg violations; 1 DL violation	0
10/19/2023	4am-8am	Parking Enforcement	8	1	0	0	0	3 2 insurance violations; 1 tag/reg violation	5 warnings 4 citations
10/24/2023	10:22pm-2:22am		1	4	0	0	0	0	0
10/27/2023	6am-10am		4	8	0	5	0	0	0
10/31/2023	4am-8am		8	0	0	0	0	1 DL violation	0
11/1/2023	6:30am-10:30am	Presence at school zone	11	2	0	0	1	7 4 insurance violations; 1 DL violations; 1 tag/reg violation; 1 following too close	0
11/9/2023	4am-8am	Parking Enforcement	7	1	0	0	0	4 2 insurance violations; 1 violation right of way; 1 improper change of lane	12 warnings 4 Citations

11/14/2023	4am-8am		10	0	0	0	0	5 1 insurance violation; 2 tag/reg violations; 2 headlight violations	0
11/16/2023	1:30pm - 5:30pm	Active school zone & Wrencrest enforced	6	2	0	0	0	5 2 insurance violation; 3 stopped in roadway in Wrencrest	0
11/18/2023	10pm-2am		1	1	0	2	0	0	0
11/22/2023	1:30pm - 5:30 pm		7	0	0	1	0	2 1 insurance, 1 tag/reg violation	0
11/27/2023	4am-8am		6	3	0	0	0	3 insurance violations	0
11/29/2023	2pm-6pm	Active school zone	6	0	0	6	0	0	0
12/1/2023	4am-8am		5	2	1	0	0	4 1 ins violation; 1 headlights; 1 reg/tag violation; 1 driving with suspended license	0

Tab 25

MEADOW POINTE II CDD

ENGINEER'S REPORT FOR December 6th, 2023 BOARD MEETING

Discussion items:

1. **SWFWMD (South West Florida Water Management District) Permit Work** – The inspection for Permit # 3010.045 field work was completed on 12/05/2023. Permit # 3010.053 has an extension granted through the first week of February and will be completed and submitted ahead of that deadline, we have asked SWFWMD for clarification on the ponds to be inspected in correlation with this permit. There are two permits that are due for recertification 05/15/2024.
2. **Pond Repairs** – A list of pond repairs is being reconciled with the upcoming inspections to add any additional defects then will be bid out.
3. **Construction Management for Sidewalk Repair Project** – BDi has conducted a site visit to measure and inspect pours for sidewalks, gutters and driveway aprons and has communicated issues to vendor for resolution in the form of a punch list on 12/04/2023. The punch list includes a handful of aprons and gutter work that was missed by the vendor and will require an additional mobilization to be scheduled by the vendor. Once the punch list work is completed it will be re-inspected for workmanship. All completed sidewalk, gutter and apron locations have been inspected and measured and a reconciliation of which will be compared to the amount billed before payment to the vendor is approved.
4. **Building Construction on County Line Rd & Mansfield Blvd** – The Meadow Pointe II CDD owns a 5.32 acre commercially zoned (OPUD) lot at the SE corner of the County Line Rd & Mansfield Blvd intersection. The CDD has advertised a formal RFP for architect services with the expectation that the architect fees will surpass the current required threshold needing to be advertised. The submittal deadline for RFQ submissions is due by 11:00 a.m. on Monday, January 8, 2024. Applicant's Qualifications Statement will be presented at the District's January 17, 2024, Board meeting to be held at 6:30 p.m.
5. **Warning Gate @ Wrencrest Drive** – We have a date and time the County has suggested for the virtual pre-construction meeting for the project for December 18th @ 4pm. The pre-application meeting fee has been paid to the County. We are now working on a detailed site plan of the proposed warning gate construction and surrounding area for the County, and this will be shared with the Board once completed.