



## **Meadow Pointe II CDD**

**January 3, 2024**

### **Table of Contents**

<b>Agenda</b> .....	10
<b>10A – DRC log</b> .....	11
<b>13 - Operations Managers/Maintenance Report 1/03/24</b> .....	12
Pond Maintenance Reports .....	13
December Waterway Inspection Report .....	14
LMP reports .....	15
January newsletter .....	16
<b>Board Discussion/Approval</b>	
FHP activity report.....	17
Engineer’s Report .....	18

# **Agenda**

**Meadow Pointe II  
Community Development District**

**January 3, 2024**

**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, January 3, 2024 – 6:30 p.m.**

**Meeting Agenda**

**Communications Media Technology Via Zoom**

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**Meeting ID: 873 1686 5352**

**Passcode: 685278**

**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. Continued Public Hearing for Acquisition of Roads, Sidewalks, Aprons and Tree Lawns in Deer Run and Morningside**
- 7. District Manager Report**
- 8. District Engineer Report**
- 9. District Counsel Report**
  - A. Morningside/Deer Run Sidewalk/Aprons/Tree Lawns Ownership and Jurisdiction
  - B. Number of Monthly DRVC Meetings
- 10. Consent Agenda**
  - A. Deed Restrictions/DRVC
- 11. Architectural Review Discussion Items**
- 12. Non-Staff Reports**
  - A. Government/Community Updates
    - i. Update on Meeting Regarding Wrencrest Gate
    - ii. Updated on Lighted Crosswalks
    - iii. Update on Property Lines in Longleaf
  - B. Event Planning Committee
- 13. Operations Manager Report**

- 14. Approval/Disapproval/Discussion**
  - A. Building Update
  - B. Pool Update
- 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. DRVC Items for Discussion**
  - A. #6 Catch All
  - B. #9 No Sign in Public View
  - C. #10 Water Softener
  - D. #17 Camper or Trailer
  - E. #19 Stripped Vehicles
- 3. Adjournment**

The next meeting is scheduled for Wednesday, January 17, 2024 at 6:30 p.m.

# **Sixth Order of Business**

**Estimate**

Project: Morningside at Meadow Pointe Date: April 27, 2022  
 Estimator: Stephanie Kelm PVAS No. 3500  
 Work Order No. \_\_\_\_\_ District No. 2

	Street Name	County Maint. Y/N	Road Rating	Width	Length	Sy.- Paving	Drives	Mailboxes	Hammerhead	T's	Manhole	W.Valve	Cut de Sac	Turnaround	Sidewalk Repair S	Base Repair SY
1	Solitude Drive	Y	E	22	470	1149.0										22.98
2	Fog Hollow Drive	Y	E	22	1735	4242.0					8					84.82
3	Golden Dawn Place	Y	E	22	317	775.0					3	1				15.5
4	Morwen Place	Y	E	22	1262	3085.0					4	1				61.7
5	Morningmist Drive	Y	E	22	3445	8422.0					13					168.42
6	Bright Way Place	Y	E	22	845	2066.0					2					41.31
7						0.0										0
8						0.0										0
9						0.0										0
10						0.0										0
11						0.0										0
12						0.0										0
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38						0.0										0
39						0.0										0
40						0.0										0
41						0.0										0
42						0.0										0
43						0.0										0
44						0.0										0
45						0.0										0
<b>TOTALS =</b>					<b>8,074.0</b>	<b>19,739.0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>30</b>	<b>0</b>	<b>2</b>	<b>0</b>	<b>0</b>	<b>394.73</b>
<b>Combined Distance = 1.53 MILES</b>					Length	Sy.- Paving	Drives	Mailboxes	Hammerhead	T's	Manhole	W.Valve	Cut de Sac	Turnaround	Sidewalk Repair S	Base Repair SY

<b>AREA IN SY.</b>	<b>19,739.0</b>
Spandrels @ 30 Sy. Ea.	0
"T" Turn Around @ 50 Sy. Ea.	0
Cul-de-Sac @ 520 Sy. Ea.	2
Drives @ 20SY Ea. (Turnouts)	0
Hammerhead	0
<b>Total Sy. Ex. Pavement =</b>	<b>20,779.0 Sy.</b>

**Required Asphalt**

Type	Spread (lb/sy)	Tonnage
Type SP 9.5 Asphalt Concrete Cement (local)	110	1143
Type FC 9.5/PG 76-22 Asphalt with Polymer (Art/Coll)	0	0
Type SP 12.5 Asphalt Concrete Cement (local)	165	1714
Type FC 12.5/PG 76-22 Asphalt with Polymer (Art/Coll)	0	0
Superpave Asphaltic Concrete, Traffic C (high speed Hwy)	0	0
Type ABC-3 (widening w/o limerock)	0	0
Deep Base	525	104

<b>BASE REPAIR PERCENTAGE MULTPLIER</b>	<b>2.00%</b>
<b>SIDEWALK PERCENTAGE MULTPLIER</b>	<b>0.00%</b>
<b>SIDEWALK WIDTH</b>	<b>0 FT</b>
<b>SIDEWALK THICKNESS</b>	<b>0 IN (4" OR 6")</b>
<b>SHOULDER REWORK WIDTH</b>	<b>0 FT</b>
<b>SOD WIDTH</b>	<b>0 FT</b>

Updated  
7/8/2021

**Estimate**

Project: Morningside at Meadow Pointe  
 Estimator: Stephanie Kelm  
 WO # \_\_\_\_\_

**ASPHALT ITEMS**

ITEM NO.	DESCRIPTION	QTY.	UNITS	UNIT PRICE APS 19-253	AMOUNT APS 19-253
102-99	Temporary Portable Changeable Message Sign: As required by the approved MOT plan. This line item Not intended to cover the cost for the use of a MB for "public notification purposes", as required by the Special Conditions, SP 7; Advance Resident Notification,		EA/DAY	\$ 40.00	\$ -
102-14	Temporary Traffic Control Officer (Law Enforcement Officer to handle Traffic throughout Signalized Intersections) (This line item will be for two (2) law enforcement officers (LEOS) per hour		HR	\$ 86.00	\$ -
A104-10-1	Baled Hay (Staked)		EA	\$ 35.00	\$ -
A104-13	Silt Fence (Staked)		LF	\$ 0.90	\$ -
104-16	Rock Bags	80	EA	\$ 5.00	\$ 400.00
110-2	Selective Clearing and Grubbing	1	AC	\$ 2,000.00	\$ 2,000.00
110-4	Removal of Existing Pavement (Concrete)		SY	\$ 45.00	\$ -
110-47	Road Edge Preparation	16,148	LF	\$ 0.45	\$ 7,266.60
110-48	Sawcut Concrete Driveways		LF	\$ 5.00	\$ -
110-49	Sawcut Asphaltic Concrete		LF	\$ 5.00	\$ -
110-50	"Pickup" Type Power Broom	30	HR	\$ 126.00	\$ 3,780.00
110-7	Mailboxes (Relocation) (Furnish and Install)		EA	\$ 110.00	\$ -
120-1	Regular Excavation		CY	\$ 18.00	\$ -
120-2	Borrow Excavation		CY	\$ 22.50	\$ -
120-6	Embankment		CY	\$ 40.50	\$ -
106-4	Stabilization		SY	\$ 1.50	\$ -
162-2	Topsail		SY	\$ 21.00	\$ -
270-1	Soil Cement Base, 8" (300 PSI Plant Mix)		SY	\$ 2.50	\$ -
210-2	Limerock, New Material for reworking base		TN	\$ 21.60	\$ -
230-1	Limerock Stabilized Base		SY	\$ 37.00	\$ -
230-2	Limerock Material		CY	\$ 25.00	\$ -
270-1	Full Depth Reclamation (8" Depth)		SY	\$ 7.65	\$ -
270-1-A	Portland Cement		TN	\$ 180.00	\$ -
285-7	Optional Base (Type B- 12.5)		SY	\$ 30.00	\$ -
286-1	Turnout Construction (Concrete)		SY	\$ 58.50	\$ -
286-2	Turnout Construction (Asphalt)		TN	\$ 125.55	\$ -
327-70-8	Milling of Existing Asphalt Pavement (2"- 2-1/2" Maximum Depth) (Various Widths) (Local Roads)	27,012	SY	\$ 1.50	\$ 40,518.00
327-70-SA	Milling of Existing Asphalt Pavement (2"- 2-3/4" Maximum Depth) (Various Widths)		SY	\$ 2.00	\$ -
327-70-17	Milling of Existing Asphalt Pavement (3 1/4" Maximum Depth) (Various Widths)		SY	\$ 2.60	\$ -
XX	Millings taken by Contractor as Credit (CY)		CY	\$ (4.00)	\$ -
XX	Millings taken by Contractor as Credit (SY)		SY	\$ (0.10)	\$ -
327-70-SB	Haul and Stockpile Millings		CY-MI	\$ 0.95	\$ -
331-1	Asphalt Price Index Adjustment	54,325	GA	\$ 0.63	\$ 34,224.56
331-2-1	Type S-I Asphalt Concrete Cement (ACC), Leveling		TN	\$ 90.21	\$ -
331-2-4	Type S-III ACC, Leveling		TN	\$ 93.00	\$ -
331-2-6	Type S-III ACC, Surface or Intermediate Course		TN	\$ 93.00	\$ -
331-2-7	Type S-I ACC, Deep Patch		TN	\$ 105.50	\$ -
331-2-8	Type ABC-3 (deep base w/o limerock base)		TN	\$ 90.21	\$ -
334-1-1	Type SP-9.5 Asphalt Concrete Cement (local)	1,485	TN	\$ 102.30	\$ 151,915.50
334-1-2	Type SP 12.5 Asphalt Concrete Cement (local)	2,228	TN	\$ 97.65	\$ 217,564.20
331-2-9	Type FC-3 (without rubber)	135	TN	\$ 102.30	\$ 13,810.50
337-7-1	Type FC- 9.5/PG 76-22 Asphalt with Polymer (Art/Collector)		TN	\$ 120.90	\$ -
337-7-2	Type FC- 12.5/PG 76-22 Asphalt with Polymer (Art/Collector)		TN	\$ 116.25	\$ -
334-1-2A	Asphalt Emulsion Added		GA	\$ 3.75	\$ -
A400-1-2	Endwall (Class II Concrete)		CY	\$ 500.00	\$ -
400-1-15	Class I Concrete (Miscellaneous)		CY	\$ 400.00	\$ -
425-10	Yard Drains		EA	\$ 1,000.00	\$ -
425-1	Inlets		EA	\$ 2,000.00	\$ -
				Sub Total:	\$ 471,479.36



**Estimate**

**Project:** Morningside at Meadow Pointe

**Estimator:** Stephanie Kelm

**WO #** \_\_\_\_\_

ITEM NO.	DESCRIPTION	QTY.	UNITS	UNIT PRICE APS	AMOUNT APS
425-4	Adjusting Inlets		EA	\$ 500.00	\$ -
425-5	Adjusting Manholes (riser rings)	30	EA	\$ 125.00	\$ 3,750.00
425-6	Adjusting Valve Boxes		EA	\$ 100.00	\$ -
431-1	Pipe Liner		LF	\$ 30.00	\$ -
440-70	Underdrain Inspection Box		EA	\$ 100.00	\$ -
440-73	Underdrain Outlet Pipe		LF	\$ 150.00	\$ -
520-1-7	Concrete Curb and Gutter (Type E)		LF	\$ 40.50	\$ -
520-1-10	Concrete Curb and Gutter (Type F)		LF	\$ 40.50	\$ -
520-3	Concrete Valley Gutter	300	LF	\$ 40.50	\$ 12,150.00
522-1	Concrete Sidewalk and Driveway		SY	\$ 72.00	\$ -
522-1	Concrete Sidewalk, 4" Thick, 3' - 5' Wide, Including furnishing and installation of ADA Ramps	250	SY	\$ 72.00	\$ 18,000.00
525-1	Asphaltic Concrete Curb		LF	\$ 30.00	\$ -
527-3	Detectable Warnings- Surface Preparation and Installation (concrete curbs and sidewalks)		SF	\$ 25.00	\$ -
575-1-1	Sodding (Bahia)	1,000	SY	\$ 3.75	\$ 3,750.00
577-70	Reworking Shoulders	1,000	SY	\$ 0.75	\$ 750.00
2501-1	Crack Sealing		LF	\$ 36.00	\$ -
2502-1	Microsurfacing (Single)		SY	\$ 3.91	\$ -
2502-2	Microsurfacing (Double)		SY	\$ 4.38	\$ -
2503	Asphalt Rejuvenation (Petroleum Based)		SY	\$ 8.00	\$ -
555-1-1	Directional Bore Less Than 6"		LF	\$ 27.50	\$ -
630-1-12	Conduit (Furnish & Install ) (Underground)		LF	\$ 9.45	\$ -
				<b>Sub Total:</b>	<b>\$ 38,400.00</b>

ITEM NO.	DESCRIPTION	QTY.	UNITS	UNIT PRICE APS	AMOUNT APS
630-1-22	Conduit (Furnish) (Underground) (In directional bore)		LF	\$ 6.95	\$ -
660-03.4	Lead-in Cable/saw cut, 4 cables in saw cut, price per foot of saw cut		LF	\$ 8.50	\$ -
635-1-11	Pull & Junction Boxes (F&I) (Pull Box)		EA	\$ 801.00	\$ -
660-2-102	Loop Assembly Type B (Loop Only/No Home Run)		AS	\$ 411.00	\$ -
660-2-106	Loop Assembly Type F (6'X15") (Loop Only/No Home Run)		AS	\$ 594.00	\$ -
660-2-106A	Loop Assembly Type F (6'X30") (Loop Only/No Home Run)		AS	\$ 489.00	\$ -
741-70-111	TMS Vehicle Sensor (Class III) (F&I) (Type 1) (1 per/LN)		EA	\$ 1,110.00	\$ -
745-70-12	TMS Inductive Loop Assem (F&I) (2 Loops/LN)		AS	\$ 1,486.00	\$ -
0102107-1	Temporary Traffic Detection & Maintain INTER		EA	\$ 1,500.00	\$ -
701-11-111	Audible and Vibratory Pavement Markings, Std. White solid 6"		NM	\$ 3,870.00	\$ -
701-11-121	Audible and Vibratory Pavement Markings, Std. White skip 6"		GM	\$ 1,600.00	\$ -
701-11-221	Audible and Vibratory Pavement Markings, Std. Yellow Skip 6"		GM	\$ 1,600.00	\$ -
702-11-121	Wet Weather Markings, Skip, White 6"		GM	\$ 45.00	\$ -
702-11-221	Wet Weather Markings, Skip, Yellow 6"		GM	\$ 45.00	\$ -
702-12-121	Wet Weather and Audible Markings, Skip, White, 6"		GM	\$ 45.00	\$ -
702-12-221	Wet Weather and Audible Markings, Skip, Yellow, 6"		GM	\$ 45.00	\$ -
705-10	Object Marker		EA	\$ 200.00	\$ -
705-11	Delineator		EA	\$ 175.00	\$ -
706-1-32	Reflective Pavement Markers Remove		EA	\$ 6.00	\$ -
706-3	Retro-Reflective Pavement Markers		EA	\$ 4.80	\$ -
710-11-121	Painted Pavement Markings, Standard, White, Solid, 6"		LF	\$ 0.45	\$ -
710-11-122	Painted Pavement Markings, Standard, White, Solid, 8"		LF	\$ 0.90	\$ -
710-11-123	Painted Pavement Markings, Standard, White, Solid, 12"		LF	\$ 1.80	\$ -
710-11-124	Painted Pavement Markings, Standard, White, Solid, 18"		LF	\$ 2.70	\$ -
710-11-125	Painted Pavement Markings, Standard, White, Solid, 24"		LF	\$ 3.60	\$ -
710-11-131	Painted Pavement Markings, Standard, White, Skip, 6"		GM	\$ 900.00	\$ -
710-11-132	Painted Pavement Markings, Standard, White, Skip, 8"		GM	\$ 270.00	\$ -
710-11-151	Painted Pavement Markings, Standard, White, Dotted/Guideline/ 6-10 Gap Extension, 6"		LF	\$ 0.45	\$ -
710-11-160	Painted Pavement Markings, Standard, White, Message		EA	\$ 108.00	\$ -
710-11-170	Painted Pavement Markings, Standard, White, Arrows		EA	\$ 45.00	\$ -
710-11-190	Painted Pavement Markings, Standard, White, Island Nose		SF	\$ 4.50	\$ -
710-11-221	Painted Pavement Markings, Standard, Yellow, Solid, 6"		LF	\$ 0.45	\$ -
710-11-222	Painted Pavement Markings, Standard, Yellow, Solid, 8"		LF	\$ 1.12	\$ -
710-11-224	Painted Pavement Markings, Standard, Yellow, Solid, 18"		LF	\$ 2.25	\$ -
710-11-231	Painted Pavement Markings, Standard, Yellow, Skip, 6"		GM	\$ 900.00	\$ -
710-11-251	Painted Pavement Markings, Standard, Yellow, Dotted/Guideline/ 6-10 Gap Extension, 6"		LF	\$ 0.45	\$ -
710-11-290	Painted Pavement Markings, Standard, Yellow, Island Nose		SF	\$ 4.50	\$ -
710-11-321	Painted Pavement Markings, Standard, Black, Solid, 6"		LF	\$ 0.90	\$ -
710-11-331	Painted Pavement Markings, Standard, Black, Skip, 6"		GM	\$ 900.00	\$ -
710-17	Painted Pavement Markings, Remove		SF	\$ 4.50	\$ -
711-11-121	Thermoplastic, Standard, White, Solid, 6"		LF	\$ 0.62	\$ -
711-11-122	Thermoplastic, Standard, White, Solid, 8"		LF	\$ 0.68	\$ -
711-11-123	Thermoplastic, Standard, White, Solid, 12"		LF	\$ 2.25	\$ -
711-11-124	Thermoplastic, Standard, White, Solid, 18"		LF	\$ 2.93	\$ -
771-11-125	Thermoplastic, Standard, White, Solid, 24"		LF	\$ 3.83	\$ -
711-11-131	Thermoplastic, Standard, White, Skip, 6"		GM	\$ 1,170.00	\$ -
711-11-132	Thermoplastic, Standard, White, 3-9 Skip, 8"		GM	\$ 1,800.00	\$ -
711-11-151	Thermoplastic, Standard, White, Dotted/Guideline/ 6-10 Gap Extension, 6"		LF	\$ 0.24	\$ -
711-11-160	Thermoplastic, Standard, White, Message		EA	\$ 99.00	\$ -
711-11-170	Thermoplastic, Standard, White, Arrow		EA	\$ 45.00	\$ -
711-11-180	Thermoplastic, Standard, White, Yield Line		LF	\$ 4.50	\$ -
711-11-221	Thermoplastic, Standard, Yellow, Solid, 6"		LF	\$ 0.62	\$ -
711-11-222	Thermoplastic, Standard, White, Solid, 8"		LF	\$ 0.45	\$ -
711-11-224	Thermoplastic, Standard, White, Solid, 18"		LF	\$ 3.25	\$ -
711-11-231	Thermoplastic, Standard, Yellow, Skip, 6"		GM	\$ 1,170.00	\$ -
711-11-251	Thermoplastic, Standard, Yellow, Dotted/Guideline/ 6-10 Gap Extension, 6"		LF	\$ 0.90	\$ -
				<b>Sub Total:</b>	<b>\$ -</b>

ITEM NO.	DESCRIPTION	QTY.	UNITS	UNIT PRICE APS	AMOUNT APS
TC-1	12" Solid Stripe thermoplastic white (Table Marking)		LF	\$ 45.00	\$ -
TC-2	12" Solid Stripe thermoplastic white (Advance Marking)		LF	\$ 4.50	\$ -
TC-3	30"x30" Warning Sign		EA	\$ 360.00	\$ -
TC-4	18"x18" Speed Plate		EA	\$ 113.00	\$ -
TC-5	36" U-Channel post with Two OM2 Object Markers		EA	\$ 225.00	\$ -
TC-6	Asphalt Cushion 12 FT- 24' Wide Road (2 per installation)		Set	\$ 1,250.00	\$ -
				<b>Sub Total:</b>	<b>\$ -</b>

	APS
Asphalt Contract SubTotal	\$ 509,879.36
Contingency	10%
<b>Asphalt Contract Total</b>	<b>\$ 560,867.30</b>

**Estimate**

Project: **Morningside at Meadow Pointe**  
 Estimator: **Stephanie Kelm**

Date: April 27, 2022  
 PVAS No. 3500  
 District No. 2

<b>Mobilization</b>		LS	X	\$	1,015.00			\$	-
<b>Site Prep.</b>		Sy.	X	\$	1.69			\$	-
<b>Clear &amp; Grub</b>	LT.	A	X	\$	2,200.00	=	\$	-	\$ -
	Med.	A	X	\$	4,850.00	=	\$	-	\$ -
	Hvy.	A	X	\$	8,800.00	=	\$	-	\$ -
<b>Embankment &amp; Fill</b>		Cy.	X	\$	7.20			\$	-
<b>Earth Work ( Prep. For ABC )</b>		Sy	X	\$	1.47			\$	-
<b>9" Stab. Subgrade</b>		Sy	X	\$	4.46			\$	-
<b>12" Stab. Subgrade</b>		Sy.	X	\$	5.95			\$	-
<b>6" Base ( Primed )</b>		Sy.	X	\$	6.59			\$	-
<b>8" Base ( Primed )</b>		Sy.	X	\$	8.78			\$	-
<b>4" Limerock ( Primed )</b>		Sy.	X	\$	9.12			\$	-
<b>6" Limerock ( Primed )</b>		Sy.	X	\$	13.68			\$	-
<b>8" Limerock ( Primed )</b>		Sy.	X	\$	16.15			\$	-
<b>10" Limerock ( Primed )</b>		Sy.	X	\$	20.78			\$	-
<b>12" Limerock ( Primed )</b>		Sy.	X	\$	26.28			\$	-
<b>Lean Mix</b>		10# / Sy.		\$	1.08			\$	-
		20# / Sy.		\$	1.21			\$	-
<b>Sod</b>		Sy.	X	\$	1.53			\$	-
<b>Sod ( Edge )</b>		Lf.	X	\$	0.26			\$	-
<b>Seed &amp; Mulch</b>		Sy.	X	\$	1.28			\$	-
<b>Bailed Hay</b>		Ton	X	\$	118.00			\$	-
<b>Install 15" HDPE under 10' driveway</b>		Unit		\$	2,500.00			\$	-
<b>Clean Culverts</b>		Lf.	X	\$	5.15			\$	-
<b>Swales - 3:1 slopes, 2' deep with sod</b>		Lf.	X	\$	27.00			\$	-
<b>Survey &amp; Test</b>		LS	X	\$	4.00			\$	-
<b>Traffic Control Devices</b>		LS	X	\$	750.00			\$	-
<b>Street Signs</b>				\$	11.81			\$	-
<b>Striping (incl Thermal)</b>		Lf.	X	\$	1.67			\$	-
<b>Drainage Design @ 50%</b>								\$	-
<b>Drainage Construction @ 50%</b>								\$	25,493.00
<b>Paid By Stormwater Funds</b>				\$	(25,493.00)				

**PUBLIC WORKS SUB TOTAL = \$ 25,493.00**

<b>ADMINISTRATION</b>	7.5%			\$	1,911.98
<b>CONTINGENCY</b>	20%			\$	5,098.60

**PUBLIC WORKS TOTAL \$ 32,503.58**

**ASPHALT TOTAL \$ 560,867.30**

**ASPHALT AND PUBLIC WORKS TOTAL = \$ 593,370.88**

<b>Engineering, Inspection &amp; Administration +</b>	7.00%			\$	41,535.96
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**CONSTRUCTION TOTAL = \$ 634,906.84**

**Number of Lots = 196.00**

<b>RECORDING</b>									
	Resolutio	1	First page	\$	10.00			\$	10.00
		1	Pages	\$	8.50			\$	8.50
								\$	-
	Roll:	1	First page	\$	10.00			\$	10.00
		22	pages	\$	8.50			\$	187.00
								\$	-
	<b>Subtotal</b>							\$	215.50

<b>LIEN SATISFACTION</b>	196	Pages		\$	10.00			\$	1,960.00
--------------------------	-----	-------	--	----	-------	--	--	----	----------

<b>OVERHEAD</b>	196	Lots X	<b>Years</b>	\$	10.00 / year			\$	19,600.00
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**Subtotal Lien/Overhead \$ 21,560.00**

**TOTAL = \$ 656,682.34**

**Tax Office 2% Fee Added \$ 13,134**

**Project Cost \$ 669,816**



























# **Tab 11**

MPII DRC LOG				CDD Meeting 01.03.2024				
Case#	Village	Street #	Street Name	Violation	DR#	ARC_DRC Delivery	Notes	Property Ownership
2024-001	Wrencrest	30642	Nickerson Lp	#14 Mailbox is patched on to the post, and it's dirty. Needs repaired properly and cleaned.	18	Web Resident		PI
2024-002	Wrencrest	30648	Nickerson Lp	AR 1.02 The garage door is painted the same color as the accent color, front door. That is not an approved color scheme. N/A (see attached file)	AR 1.02	Web Resident	N/A	
2024-003	Wrencrest	30446	Tremont Dr	#18 Mailbox is dirty and the mailbox post is rusty and cracking.	18	Web Resident		PI
2024-004	Wrencrest	30936	Burleigh Dr	#10 Garbage containers sitting in the grass and a #19 commercial van has been parked in the driveway for months.	10	Web Resident		
2024-005	Wrencrest	30449	Tremont Dr	#10 Garbage containers are sitting on the side of the home. #14 Front bed weeds need to be removed and shrub near the front entrance trimmed back. West side of home is dirty. The driveway is dirty. The large palms need to be trimmed back.	10,14	ARC/DRC		
2024-006	Morningside	29722	Morwen Pl	#14 Both front landscape beds need to be weeded and cleaned out, palm fronds are scattered all over. Borders of the beds need edged. Shrubs in front of the windows need trimmed and sculpted. Palms in front of home need to be trimmed. The gates on the both sides of home need to be pressure washed, they are dirty. The east side of the home has a small plant that needs trimmed and the side of the home needs trimmed by the base. The driveway needs to be edged, weeded with an organic weed killer like Captn Jacks Deadbrew weed killer, then pressure washed and any stains removed. Garbage container needs to be walled in on side of home or stored in garage. #18 The mailbox should be cleaned with a bleach/water solution and the MB post needs to be replaced with a PVC post as it is cracking up the sides and the arms are cracking.	10,14,18	Web Resident		
2024-007	Morningside	29731	Morwen Pl	#14 The driveway and entry way need to be pressure washed and any stains removed. The west side of the home from the front to the back needs to be pressure washed. The wooden fence needs to be repaired or replaced, there are slats either falling off or completely missing. #18 The mailbox needs to be cleaned with a bleach/water solution and the MB post should be replaced with a PVC post, the bottom is rotting and the arms are rotting and cracking.	14, 18	ARC/DRC		PI
2024-008	Deer Run	1543	Stetson Dr	#10 Garbage containers need to be stored out of sight, either behind the white vinyl fence or placed in the garage. #14 There's a BB hoop that has been on the ground for over a month, it needs to be in a raised vertical position	10,14,	ARC/DRC		



# **Tab 12**

**Justin Wright**  
**Operations Manager/Maintenance Report**  
**January 3, 2024**

---



- Solitude Pond Maintenance Report/ attached.
- Solitude December 2023 Waterway Inspection Report / attached.
- LMP Reports/attached.
- LMP has removed the Brazilian Pepper from both sides of the Sedgwick gate.
- 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.
- Open top was delivered to the clubhouse for residents on Saturday December 30<sup>th</sup> and picked up January 3<sup>rd</sup>.
- January 2024 Newsletter/ Attached.
- Concrete punch list work to start on January 10, 2024.

---

**Board Discussion / Approval**

- FHP Report/ attached.
- Engineer/ attached.

# **Tab 13**

# SOLITUDE

LAKE MANAGEMENT

## CUSTOMER LAKE MANAGEMENT REPORT

CALL 800.432.4302 FOR SERVICE

Customer: Meadow Pointe #11

Account Number: \_\_\_\_\_  
 Date: 12/27/23 Time: 7:30 AM - 2 PM

Technician: Kenten Emerson

WORKSHEET FOR TREATMENT																			
METHOD USED:	B (Boat)	BP (Backpack Sprayer)	G (Gator)	HC (Hand Cast)															
SITE ID	41	43	44	54	56	58	59	64	65	83	84	85	86	87	88	89	91	92	107
Method Used																			
Treated Algae												X			X				
Treated Cyanobacteria																			
Treated Submersed Weeds																			
Treated Grasses/Brush	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X
Treated Floating Weeds	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X
Treated Mosquitoes and/or Midges	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X
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	N/A																		
Restriction Type	N/A																		

GENERAL OBSERVATIONS OF THE WATER	
WATER CLARITY <input type="checkbox"/> All <1' 1' 2' 3' 4' >4'	Treated sites 43, 54, 58, 84, 85, 88 for duckweed
WATER FLOW <input type="checkbox"/> All N (None) S (Slight) V (Visible)	(floating weeds) Treated algae on ponds 86, 88.
WATER LEVEL <input type="checkbox"/> All H (High) N (Normal) L (Low)	water levels remain normal. site in good shape.
Thank you - Kenten	

GENERAL TIDED 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 checked="" type="checkbox"/> Bream	<input type="checkbox"/> Otter	<input type="checkbox"/> Coots	<input checked="" 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 checked="" type="checkbox"/> Gambusia	<input checked="" type="checkbox"/> Turtles	<input checked="" 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"/> Persistent Invasive Weeds	Lake # _____
<input type="checkbox"/> Fish/wildlife issues	Lake # _____
<input type="checkbox"/> Low water clarity	Lake # _____
<input type="checkbox"/> Bad Odors	Lake # _____
<input type="checkbox"/> Water Quality Assessment Recommended	
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.	

# SOLITUDE

LAKE MANAGEMENT

## CUSTOMER LAKE MANAGEMENT REPORT

CALL 800.432.4302 FOR SERVICE

Customer: Meadow Pointe II

Account Number: \_\_\_\_\_

Technician: Jason Nogo

Date: 12/22/23 Time: 9:00

### WORK PERFORMED

METHOD USED: B (Boat) BP (Backpack Sprayer) G (Gator) HC (Hand Cast)

SITE ID	96	111	97	98	99	95	94	93	116	78	77	76	75	74	73	72	71	70	61	62	69	57	50	47	46	51
Method Used	<u>G</u>																									
Treated Algae																										
Treated Cyanobacteria																										
Treated Submersed Weeds																										
Treated Grasses/Brush	<u>X</u>																									
Treated Floating Weeds																										
Treated Mosquitoes and/or Midges																										
Lake Dye																										
Site Inspection																										

RESTRICTION TYPE(S) DO NOT: I (Irrigate) F (Fish) S (Swim) O (Other):

Restriction # of days	<u>N/A</u>																									
Restriction Type																										

### GENERAL OBSERVATIONS OF THE WATER

WATER CLARITY <input type="checkbox"/> All ( <u>&lt;1'</u> ) ( <u>1'</u> ), 2', 3', 4', >4'																										
WATER FLOW <input 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 checked="" type="checkbox"/> Lily	<input type="checkbox"/> Bass	<input type="checkbox"/> Alligator	<input type="checkbox"/> Anhinga	<input type="checkbox"/> Gallinules	<input type="checkbox"/> Coots	<input checked="" type="checkbox"/> Herons
<input checked="" type="checkbox"/> Bacopa	<input type="checkbox"/> Cordgrass	<input type="checkbox"/> Nalad	<input checked="" type="checkbox"/> Bream	<input type="checkbox"/> Otter	<input type="checkbox"/> Cormorant	<input checked="" type="checkbox"/> Ibis	<input type="checkbox"/> Egrets	<input type="checkbox"/> Osprey
<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 checked="" type="checkbox"/> Bulrush	<input type="checkbox"/> Gulf Spikerush	<input type="checkbox"/> Soft Rush	<input checked="" type="checkbox"/> Gambusia	<input type="checkbox"/> Turtles				
<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 14**



# SOLITUDE

LAKE MANAGEMENT



## Meadow Pointe II CDD Waterway Inspection Report

---

**Reason for Inspection:** Scheduled-recurring

**Inspection Date:** 2023-12-22

**Prepared for:**

District Manager  
Inframark

**Prepared by:**

Jason Diogo, Aquatic Biologist

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

**TABLE OF CONTENTS**

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	Pg
<b>SITE ASSESSMENTS</b>	
PONDS 20-22	3
PONDS 23-25	4
PONDS 26-28	5
PONDS 29-31	6
PONDS 32-34	7
PONDS 35-37	8
PONDS 38	9
<b>MANAGEMENT/COMMENTS SUMMARY</b>	9 & 10
<b>SITE MAP</b>	11



Site: 20

Comments:

Site looks good  
Minimal floating salvinia present.  
Shorelines look good. Primrose noted along forested section.

Action Required:

Routine maintenance next visit

Target:

Floating Weeds



December, 2023



December, 2023

Site: 21

Comments:

Site looks good  
No issues observed at the time of inspection.

Action Required:

Routine maintenance next visit

Target:



December, 2023



December, 2023

Site: 22

Comments:

Site looks good  
Continues to look good.

Action Required:

Routine maintenance next visit

Target:



December, 2023



December, 2023



Site: 23

**Comments:**

Site looks good  
Native vegetation looked good.  
Minimal invasive growth noted.  
Good water clarity.

**Action Required:**

Routine maintenance next visit

**Target:**



December, 2023



December, 2023

Site: 24

**Comments:**

Normal growth observed  
Minor shoreline weeds on forested side.

**Action Required:**

Routine maintenance next visit

**Target:**

Shoreline weeds



December, 2023



December, 2023

Site: 25

**Comments:**

Site looks good  
No issues observed at the time of inspection.

**Action Required:**

Routine maintenance next visit

**Target:**



December, 2023



December, 2023



Site: 26

**Comments:**

Site looks good  
Good water clarity. Water level at control elevation. No invasive growth noted.



December, 2023



December, 2023

**Action Required:**

Routine maintenance next visit

**Target:**

Site: 27

**Comments:**

Site looks good  
Continues to look good.



December, 2023



December, 2023

**Action Required:**

Routine maintenance next visit

**Target:**

Site: 28

**Comments:**

Site looks good  
Open water and shorelines clear of algae and shoreline weeds.



December, 2023



December, 2023

**Action Required:**

Routine maintenance next visit

**Target:**



Site: 29

Comments:

Site looks good  
No issues observed at the time of inspection.



December, 2023



December, 2023

Action Required:

Routine maintenance next visit

Target:

Site: 30

Comments:

Normal growth observed  
Minor algae developing along the perimeter. Treatment will be applied during next scheduled maintenance. Expect 7-14 days for results.



December, 2023



December, 2023

Action Required:

Routine maintenance next visit

Target:

Surface algae

Site: 31

Comments:

Normal growth observed  
Moderate algae growth on this very shallow site will be targeted during upcoming maintenance.



December, 2023



December, 2023

Action Required:

Routine maintenance next visit

Target:

Surface algae



Site: 32

Comments:

Treatment in progress

Algae reduced. Minimal new growth along immediate perimeter at less than 5% total coverage.

Action Required:

Routine maintenance next visit

Target:

Surface algae



December, 2023



December, 2023

Site: 33

Comments:

Normal growth observed

Algae was noted in windswept coves. Expect 7-14 days for results following treatment.

Action Required:

Routine maintenance next visit

Target:

Surface algae



December, 2023



December, 2023

Site: 34

Comments:

Site looks good

Site remains 100% dry.

Action Required:

Routine maintenance next visit

Target:



December, 2023



December, 2023



Site: 35

Comments:

Site looks good

Substantial native vegetation present with minor grasses. Native species account for over 95% of the observed vegetation.

Action Required:

Routine maintenance next visit

Target:

Species non-specific



December, 2023



December, 2023

Site: 36

Comments:

Normal growth observed

Site contains minor shoreline Torpedograss growth. Expect 14 days for fallout, following upcoming service.

Action Required:

Routine maintenance next visit

Target:

Torpedograss



December, 2023



December, 2023

Site: 37

Comments:

Normal growth observed

Very minor shoreline weed growth on exposed banks.

Action Required:

Routine maintenance next visit

Target:

Shoreline weeds



December, 2023



December, 2023

Site: 38

**Comments:**

Normal growth observed

Very minor Planktonic algae in windswept cove(Left). Expect 7-10 days for results following treatment.

**Action Required:**

Routine maintenance next visit

**Target:**

Planktonic algae



December, 2023



December, 2023

**Management Summary**

The sites in this month's inspection continue to look very good with only minor issues noted. These issues will all be addressed during the next regularly scheduled maintenance visit. We can expect to see results within 2 weeks of treatment.

Moving forward, we can expect the ponds to exhibit little growth as we get further into winter.

Feel free to reach out with any questions or concerns: [jason.diogo@solitudelake.com](mailto:jason.diogo@solitudelake.com)

Thanks for choosing Solitude Lake Management!

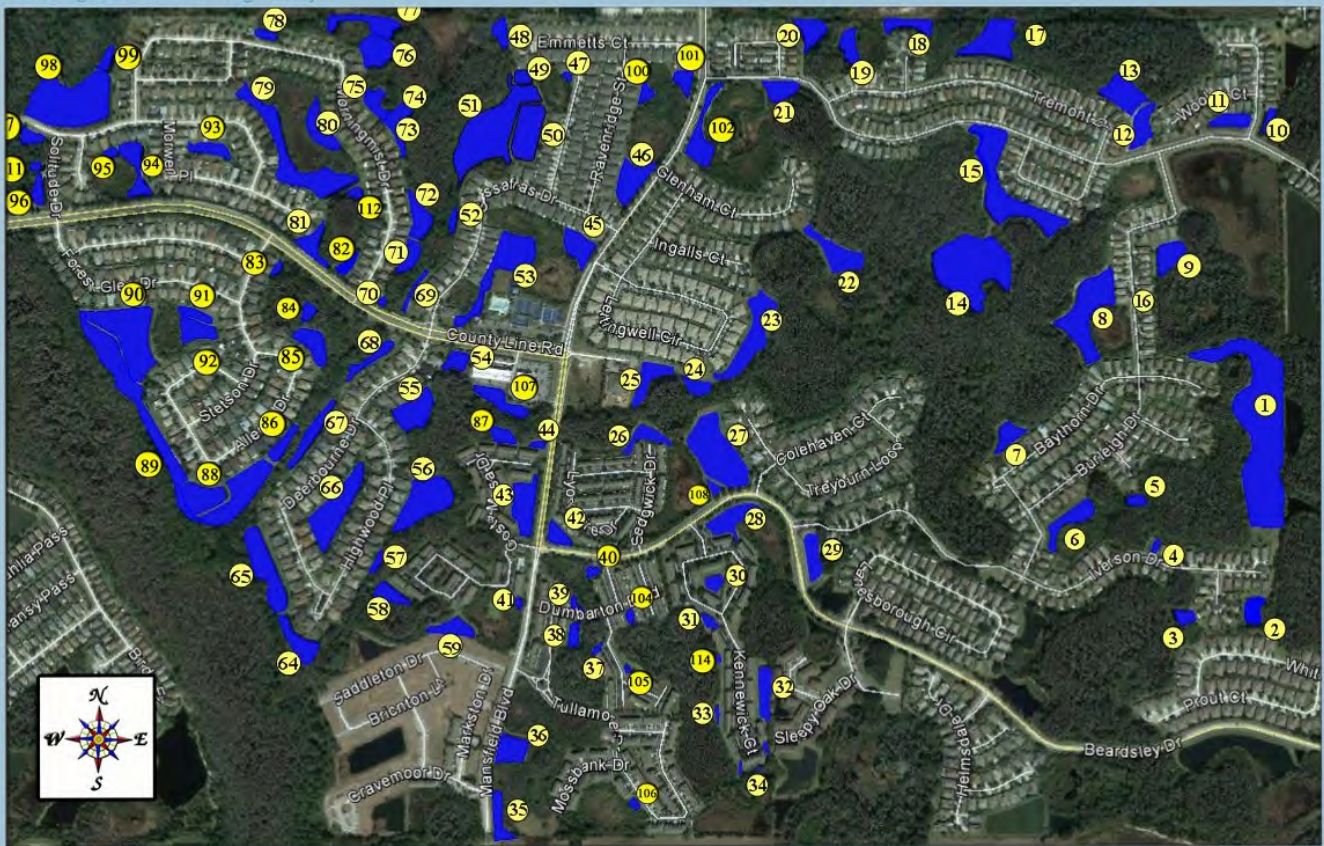
<b>Site</b>	<b>Comments</b>	<b>Target</b>	<b>Action Required</b>
20	Site looks good	Floating Weeds	Routine maintenance next visit
21	Site looks good		Routine maintenance next visit
22	Site looks good		Routine maintenance next visit
23	Site looks good		Routine maintenance next visit
24	Normal growth observed	Shoreline weeds	Routine maintenance next visit
25	Site looks good		Routine maintenance next visit
26	Site looks good		Routine maintenance next visit
27	Site looks good		Routine maintenance next visit
28	Site looks good		Routine maintenance next visit
29	Site looks good		Routine maintenance next visit
30	Normal growth observed	Surface algae	Routine maintenance next visit
31	Normal growth observed	Surface algae	Routine maintenance next visit
32	Treatment in progress	Surface algae	Routine maintenance next visit
33	Normal growth observed	Surface algae	Routine maintenance next visit
34	Site looks good		Routine maintenance next visit
35	Site looks good	Species non-specific	Routine maintenance next visit
36	Normal growth observed	Torpedograss	Routine maintenance next visit
37	Normal growth observed	Shoreline weeds	Routine maintenance next visit
38	Normal growth observed	Planktonic algae	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 15**



Landscape Maintenance Professionals, Inc.

## SERVICE COMMUNICATION REPORT

Property Name: Meadow Pointe 2      Service Date: 12/21/2023

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

COMMENTS, AREA WHICH REQUIRE SPECIAL ATTENTION OR WORK:

Mowed ponds and weedeated them. Arbor care was pruning oak trees elevating them on main road ways on Beardsley. Bed weeds spraying on community entrances. Spanish moss removal from oak trees up to 15' feet clearing. Ant hills or mounds were treated with Advion granular ant bait. Turf was treated for fungus and weeds.

SERVICE PROVIDED BY: \_\_\_\_\_ RECEIVED BY: \_\_\_\_\_ DATE \_\_\_\_\_



Landscape Maintenance Professionals, Inc.

### SERVICE COMMUNICATION REPORT

Property Name: Meadow Pointe 2

Service Date: 12/26/2023

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 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			
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 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 type="checkbox"/>

COMMENTS, AREA WHICH REQUIRE SPECIAL ATTENTION OR WORK:

Arbor care pruning oak trees on Mainfield blvd. Spanish moss removal and sucker growth removal. Bed weeds sprayed on Clubhouse areas. Spanish moss removal. Ant hills treated with Advion granular ant bait.

SERVICE PROVIDED BY:

RECEIVED BY:

DATE





Landscape Maintenance Professionals, Inc.

### SERVICE COMMUNICATION REPORT

Property Name: Meadow Pointe 2 Service Date: 12/27/2023

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 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 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"/>	TURF		TREES	
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"/>	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:

Arbor care oak tree pruning and elevation on Mainfield Blvd.  
 Mowed and edged all center islands on county line rd including  
 clean up on perennials peanuts. Spanish moss removal up to 15'  
 feet elevation. Pond woodline cut backs. Ant hills treated with  
 Advion granular ant bait.

SERVICE PROVIDED BY:

RECEIVED BY:

DATE



Landscape Maintenance Professionals, Inc.

### SERVICE COMMUNICATION REPORT

Property Name: Meadow Pointe 2 Service Date: 12/29/2023

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 type="checkbox"/>	Pruning <input checked="" type="checkbox"/>	Turf <input checked="" 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 checked="" 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 checked="" 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 checked="" 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 checked="" 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:

Club house worked on trimming, bed spraying and clean up. County line rd trimming and bed spraying. Cleanup on Vermillion, Colehaven, Iverson and Sedgewick entrances. Spanish moss removal. Ant hills treated with Advion granular ant bait. Arbor care Oak tree pruning elevating to 15' feet clearance. Turf was sprayed and treated for weeds and fungus.

SERVICE PROVIDED BY:

RECEIVED BY:

DATE

# **Tab 16**

Volume 9  
Issue 1  
January 1, 2024

THE MONTHLY  
NEWSLETTER FOR  
RESIDENTS OF THE  
MPII CDD

# MPII NEWS

## Meadow Pointe II Clubhouse

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

[clubhouse@mpicdd.org](mailto:clubhouse@mpicdd.org)  
[www.meadowpointe2cdd.org](http://www.meadowpointe2cdd.org)  
[Facebook.com/MPIICDD](https://www.facebook.com/MPIICDD)

## Operations Manager

Justin Wright  
[justinwright@mpicdd.org](mailto: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

- Happy New Year P.2
- Free Tax Help Available P.3
- Coffee with a Cop P.4
- Upcoming MPII EPC Events P.7



The sun has set on 2023, like this stunning sunset captured at Colehaven's pond. But as with each sunset, soon follows the dawn. And 2024 has dawned for us. Let's all do what we can to make 2024 a fantastic year for us all individually, and as a community. Happy New Year!

*Photo courtesy of Deborah Catterton.*



MPII CDD Board of Supervisors

# Happy New Year!

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.

Welcome to 2024 MPII! While 2023 has been quite tumultuous, if you're reading this you made it to 2024, so congratulations! The last few years have amplified political division seemingly at every level – national, state, even local. We had the ongoing war in Ukraine, war in the Middle East, and inflation. But obstacles in our lives make us stronger for overcoming them. Let's head into 2024 with renewed vigor, energy, and positivity!

If you are personally hoping for the new year to be a time of change, growth, and progress (via resolutions), MPII can help! The MPII fitness center is open 7 days a week, and with its recent remodel – it's fantastic! The sports courts are also open and available for basketball, tennis, and pickleball (which continues to become more popular). MPII even offers tennis lessons now (see the Clubs section). The pool and splash pad are both open and swimming and playing there can be great (and fun!) exercise. The all new MPII lap pool will break ground this year and once

opened it will offer even more options! And all MPII villages have extensive sidewalks and bike lanes for walking or cycling. And it will be safer than ever for pedestrians this year with new flashing light pedestrian crossings. One is already operational in MPI to cross County Line and at least one

more should go live this year between Morningside and Deer Run.

As we all know, growth and progress are not always easy. At some point in the near future, construction of the lap pool will surely require closure of the playground and perhaps additional facilities. This is a temporary obstacle for a brighter future for MPII. And perhaps when the playground reopens, it will be better than ever!

MPII residents have always in the past proved to be resilient and overcoming 2023 proves it. We can get through all the proverbial bumps in the road while keeping our eyes forward. If we utilize our intelligence and employ our patience, all with kindness guiding the way, those bumps in the road won't seem so bad. After all, it's a new year – a chance to start anew with a sense of optimism. Let's work together for an even better MPII in 2024. Happy New Year!



# Free Tax Help Available

For the third consecutive year, a group of wonderful volunteers will be on hand at the MPII Clubhouse offering free income tax help (including tax preparation). All volunteers are IRS certified. VITA (Volunteer Income Tax Assistance), an IRS and United Way Pasco Collaboration, is staffing the free assistance program. Meadow Pointe residents needing help with their taxes must make an appointment by visiting [www.UnitedWayPasco.org](http://www.UnitedWayPasco.org), calling 727-845-3030 or scanning the QR code in the image.

Appointments will take place in the MPII

Clubhouse on Thursdays from February 8<sup>th</sup> through April 11<sup>th</sup> between 9 am and 1 pm (final appointment each shift is 12 noon). Appointments can be made online using the website

or QR code beginning on January 3<sup>rd</sup>. The phone line for appointments will be operational by mid January.

This is a wonderful program run almost exclusively with volunteers and MPII is proud to be partnering with them as a host location for a second year. If you need help with your taxes, this is a tremendous opportunity with no cost. If you can help your community by volunteering with this program this year or next, please contact 727-359-8850 or go to the following web address: [www.UnitedWayPasco.org/vita-tax-prep](http://www.UnitedWayPasco.org/vita-tax-prep).

MPII Management Company

Inframark  
Bob Nanni

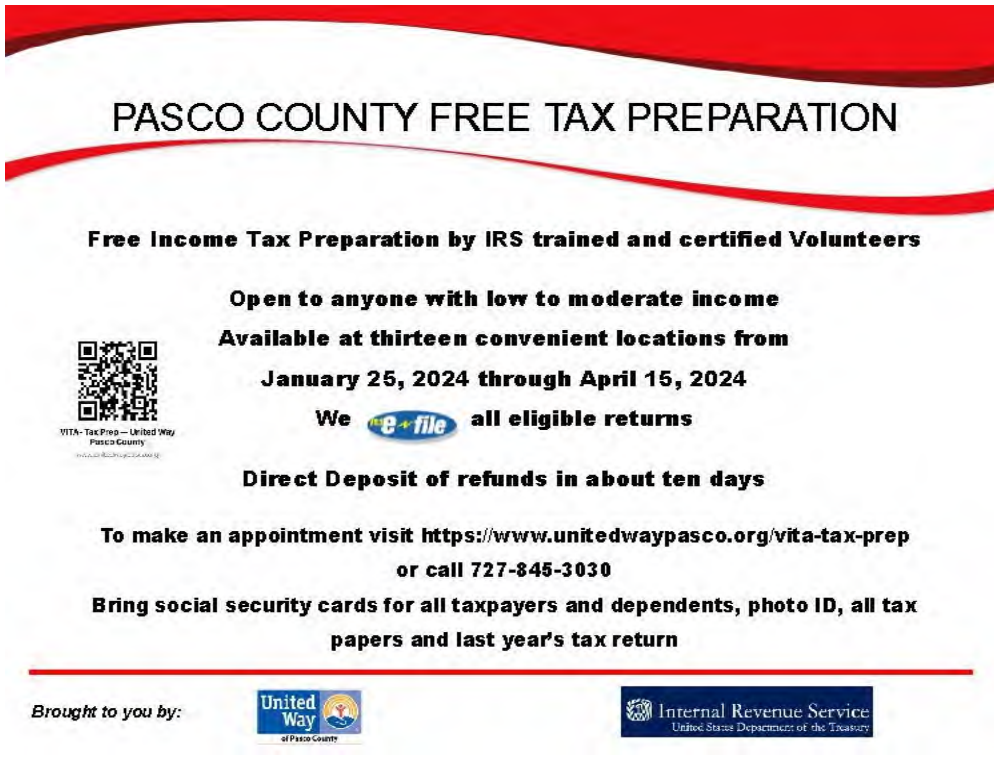
[bob.nanni@inframark.com](mailto:bob.nanni@inframark.com)  
813-991-1116

CDD fee/Bond Questions

Inframark  
Accounting  
Department  
954-603-0033

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

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




**PASCO COUNTY FREE TAX PREPARATION**

**Free Income Tax Preparation by IRS trained and certified Volunteers**

**Open to anyone with low to moderate income**



**Available at thirteen convenient locations from January 25, 2024 through April 15, 2024**

We  **all eligible returns**

**Direct Deposit of refunds in about ten days**

To make an appointment visit <https://www.unitedwaypasco.org/vita-tax-prep> or call 727-845-3030

**Bring social security cards for all taxpayers and dependents, photo ID, all tax papers and last year's tax return**

Brought to you by:  

## Monthly MPII Trivia

Trivia – When did New Year’s Day become a federal holiday?

Answer on page 5.

# Coffee with a Cop

If you've ever wanted to have a dialogue with law enforcement in a relaxed, comfortable environment, you should come to Coffee with a



Cop! This event will take place on Friday, January 19<sup>th</sup> at 10 am at the MPIO Clubhouse. A member of the Pasco County Sheriff Office will be there to answer questions, chat and discuss whatever you'd like to bring up with them!

This is a great opportunity to ask any question you've had, or to bring up safety related concerns you might have or ask how to prevent crimes against you when you're out, or online, or at your home. Residents are encouraged to sign up for this event at <https://>

[form.jotform.com/233196205631149](https://form.jotform.com/233196205631149).

This event is being organized by an MPIO resident, and the event is not affiliated with the CDD Board or the EPC (Event Planning Committee).



## Safety as a Resolution

With so many of us making New Year's resolutions to kick off 2024, MPIO would like to, as a community, make safety one of our resolutions. So, please participate throughout MPIO.

When driving, use your headlights in low-light conditions (dawn and dusk), at night, and during inclement weather. Always go slow and be extra cautious throughout our community due to the volume of children, schools, cyclists, and pedestrians.

When walking, use crosswalks and stay cognizant of traffic and vehicles. When

cycling, remember to use the bike lanes whenever possible and remember that you must also obey all rules and laws that pertain to motor vehicles when you're on the road.

Never park in such a way as to obstruct a sidewalk, crosswalk, or easement. Keep your trees and other landscaping trimmed so that it doesn't obscure sightlines at corners or would impact first responder vehicles passing through.

If we all do these things, we'll have a much safer Meadow Pointe II community.



# January Holidays



## 1<sup>st</sup> – New Year’s Day.

MPII wishes all our residents, their family, and their friends a very Happy New Year! May it be healthy, happy, and prosperous.



## 6<sup>th</sup> – Epiphany.

Epiphany, or Three King’s Day, commemorates the Magi visiting the newborn Jesus. To all

who celebrate: Happy Epiphany!



## 15<sup>th</sup> – MLK Day.

Martin Luther King Jr. was born on January 15<sup>th</sup>, and every year on the 3<sup>rd</sup> Monday in January we commemorate his contributions to our great nation. The holiday has evolved to become a day of service, so if you have the day off, please consider volunteering

for a charity that means something to you. You might also consider simply donating blood.



## 27<sup>th</sup> – International Holocaust Remembrance Day.

Since 2005, the UN and its member states have held commemoration ceremonies to mark the anniversary of the liberation of Auschwitz -Birkenau and to honor the six million Jewish victims of the Holocaust and millions of other victims of Nazism.

## Trivia Answer (from page 4): 1870!

New Year’s Day was one of the original four federal holidays created by Congress in 1870, along with Independence Day, Thanksgiving Day, and Christmas Day. At the time, Ulysses S. Grant was President.

# Pasco County Water

2024 is the 79<sup>th</sup> anniversary of Community Water Fluoridation – the practice of putting a small amount of fluoride in public water to improve dental health. However, local governments are not bound by this policy and may opt out. Pasco County chooses not to put fluoride in the water. What does this mean to you?

The American Dental Association, the Centers for Disease Control, the Department of Health and

Human Services, and the U.S. Surgeon General all recommend having fluoride in public water – primarily for reduction of tooth decay and proper tooth development in children.

There are people on the other side of the argument. There are two primary issues for those opposed to having fluoride in the water – government intrusion and worries about fluorosis. Fluorosis is a spotting on the teeth caused by excess fluoride.

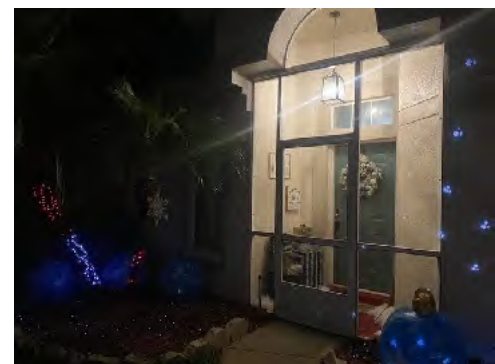
The bottom line is simple. If you are new to the area, or didn't previously know about this, consult your dentist and make your own informed decision. Many area dentists, especially pediatric dentists, are prescribing fluoride tablets, especially for children under 12. These come in the form of a chewable pill that is easy for kids to take to make sure they get the necessary fluoride since it is not added to our water supply.

## First Yard of the Month Winner!

The first ever EPC (MPII Event Planning Committee) Yard of the Month contest is in the books. The EPC kicked off this new program in December, focusing on yards with great holiday decorations. The winner was Krystal in Longleaf!

Congratulations Krystal! Check out some of the photos of the winning yard display!

Remember, whenever the EPC sponsors a Yard-of-the-Month competition, you'll need to register for it! You can email the EPC at [mpiepc@gmail.com](mailto:mpiepc@gmail.com).



# Upcoming MPII EPC Events

The all-new EPC (Event Planning Committee) has now hosted its first two major events with phenomenal success – the Halloween Festival and Breakfast with Santa! These events drew hundreds of people to our Clubhouse for fantastically family-oriented fun. Just tremendous community events!

Additionally, the EPC held its first ever YOTM (Yard of the Month) Contest last month. Check out the winning yard for December on page 6! The EPC will conduct YOTM contests throughout the year (though not every month). Each month that the EPC hosts a competition, you'll have to re-register for consideration, and you can

do that at <https://forms.gle/Ao6yhQT7vhCXz7Y77>. Yards are evaluated by the judges typically during the second week of the month,



and a decision is made and announced on the 16<sup>th</sup> each month that there is a contest. 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!

The annual Breakfast with Santa event was a great success. Attendees got FREE PRINTED digital photos with Santa! Hundreds of people came through during the event enjoying pancake breakfast, photo opportunities, reading time, and more! Keep an eye on future newsletters and follow the EPC on [Facebook](#) for more information and future event announcements! Also, the EPC asked us to publish a direct message to residents: “We want to reach out to invite each of you to join our community events! The Event Planning Committee was appointed by the CDD to put on a variety of free events for MPII. Email us at [MPIIEPC@gmail.com](mailto:MPIIEPC@gmail.com) to find out what events we have planned for you!”

## MPII Clubs

### EC TENNIS ACADEMY

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



**Teach Leaf**

### 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](mailto: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](http://www.facebook.com/MPIICDD)  
[newsletter@mpicdd.org](mailto:newsletter@mpicdd.org)

**MPII NEWS**  
Volume 9, Issue 1  
January 1, 2024



## 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](mailto: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](mailto: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 17**



# YTD FHP Off Duty Activity Report

YTD	SPEED WARNINGS	SPEED CITATIONS	ARRESTS	STOP SIGN	SEAT BELT	OTHER	STREET PARKING
As of 12/21/23	334	115	2	37	25	181	94 warnings 24 citations

<b>FHP OFF DUTY ACTIVITY REPORT</b>									
<b>DATE</b>	<b>SHIFT</b>	<b>LOCATION</b>	<b>SPEED WARNINGS</b>	<b>SPEED CITATIONS</b>	<b>ARRESTS</b>	<b>STOP SIGN</b>	<b>SEAT BELT</b>	<b>OTHER</b>	<b>STREET PARKING</b>
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
12/6/2023	2pm-6pm	Active school zone	4	0	0	4	0	0	0
12/7/2023	4am-8am		0	9	0	0	0	2 1 insurance, 1 tag/reg violation	0
12/12/2023	4am-8am		10	0	0	0	0	4 2 insurance violations; 1 license violation; 1 violation right of way	0
12/13/2023	4pm-8pm		6	4	1	0	1	5 3 insurance violations; 1 driving w/o license; 1 tag/reg violation	0
12/20/2023	4pm-8pm		7	4	0	0	0	7 2 fail to exhibit DL; 1 driving with a permit w/o adult 21 or older; 1 expired tag violation; 3 insurance violations	0



# **Tab 18**



## MEADOW POINTE II CDD

### ENGINEER'S REPORT FOR JANUARY 3RD, 2024 BOARD MEETING

Discussion items:

1. **SWFWMD (South West Florida Water Management District) Permit Work** – 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. The vendor has set a date of Wednesday January 10<sup>th</sup> to do the punch list work.
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** – A virtual pre-construction meeting was held on December 18<sup>th</sup> @ 4pm with County representatives and District staff. The feedback from the County has been received over the holiday break and action will follow.