



Meadow Pointe II CDD

March 6, 2024

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Agenda

Meadow Pointe II
Community Development District
March 6, 2024
AGENDA PACKAGE

Communications Media Technology Via Zoom:
<https://us02web.zoom.us/j/87619698041?pwd=YzUvNEJKdnU4L3crVDY0bVBiWGRrZz09>
Meeting ID: 876-1969-8041 Passcode: 967165 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 Counsel
- Justin Wright, Operations Manager

Wednesday, March 6, 2024 – 6:30 p.m.
Revised Meeting Agenda

Communications Media Technology Via Zoom:

<https://us02web.zoom.us/j/87619698041?pwd=YzUvNEJKdnU4L3crVDY0bVBiWGRRZz09>

Meeting ID: 876 1969 8041

Passcode: 967165

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**
- 8. District Counsel Report**
- 9. Consent Agenda**
 - A. Deed Restrictions
- 10. Architectural Review Discussion Items**
- 11. Non-Staff Reports**
 - A. Government/Community Updates
 - i. Letter and Poll Questions
 - B. Event Planning Committee
 - i. Event Planning Committee Policies
- 12. Operations Manager Report**

- 13. Approval/Disapproval/Discussion**
 - A. EPC Guidelines for Policies and Procedures.
- 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**
- 3. Adjournment**

The next meeting is scheduled for Wednesday, March 20, 2024 at 6:30 p.m.

Tab 2

MPII DRC LOG				CDD Meeting 03.06.2024					
Case#	Village	Street #	Street Name	Violation	DR#	ARC_DRC Delivery	Notes	Agenda Page	Property Ownership
2024-042	Wrencrest	1946	Blanchard Ct	#10: The garbage containers need to be out of sight or walled in on the side of the home. Walled in on two sides so as not to be seen from the street or adjacent neighbors. Amazon has good options on utility fences /screens. #18: The mailbox needs to be cleaned with a bleach/water solution and the mailbox post must be replaced with a PVC post. The post is cracking and the arms are rot on both sides. An MPII vendor flyer is enclosed.	10,18	Resident			
2024-043	Iverson	30418	Iverson Dr	#14: The croton needs to be trimmed down so the numbers are visible and the mailbox needs to be cleaned with a bleach/water solution. #18 The MB post needs to be cleaned and repainted with MP2 colors. I recommend replacing with a PVC post to avoid the mildew from reoccurring soon.	14,18	ARC/DRC			
2024-044	Manor Isle	1515	Deerbourne Dr	#16: The driveway needs to be pressure washed and any stains present removed. #20: The mailbox needs cleaned with a bleach/water solution and the the MB post replaced with a PVC post.	16,20	ARC/DRC			
2024-045	Glenham	30238	Ingalls Ct	#10: There are ladders stored on the side of the home that must be stored out of sight, either in the garage, or walled in on the side of the home on two side. #14:The front of the home above the garage and front entrance and along the drip edge needs pressure washed to remove the dirt/algae.#14: The weeds in the expansion joints in the driveway need to be treated using Captain Jacks Deadbrew organic weed killer, then pressure washing to remove dirt and any stains present. The front rock bed needs weeds to be treated using the organic weed killer, and edging the border.The sidewalks and tree lawn curbs need to be edged. The mailbox needs cleaned using a bleach/water solution, and the mailbox post must be replaced using a PVC approved post. An MPII approved vendor flyer is enclosed.	10,14,18	ARC/DRC			
2024-046	Wrencrest	30950	Burleigh Dr	#14: the front of the home above the driveway, front door and under the front window is dirty and needs to be pressure washed. #14: The driveway and front entranceway needs to be pressure washed and any stains present removed. #14: The weeds in the front rock beds need to be treated with an organic weed killer (Captain Jacks Deadbrew weed killer works best) and can be bought at Lowe's. #18 The mailbox is dirty and needs to be cleaned using a bleach/water solution. The MB post is cracking and the bottom is deteriorating and the post needs to be replaced	14,18	ARC/DRC			
2024-047	Wrencrest	1949	Blanchard Ct	#14 The entire front of the home including the fascia and drip edge needs to be pressure washed. #14 the front landscape bed needs to be weeded and mulched and the border edged. #14 The weeds in the driveway expansion joints need treated with an organic weed killer (Captain Jacks Deadbrew weed killer) and the driveway must be pressure washed and all stains present removed. #18 The mailbox needs to be cleaned if possible with a bleach/water solution, otherwise replaced. The mailbox post and arms are cracking and must be replaced with a PVC post. A MPII Vendor flyer is enclosed.	14,18	Resident			
2024-048	Wrencrest	1909	Blanchard Ct	#14 The Driveway, stepping stones and entryway need to be pressure washed and any stains removed. #14 The mailbox needs to be cleaned with a Bleach/water solution and the Mailbox post replaced with a PVC post. The post is cracking up the sides and on the arms. An Approved MPII vendor flyer is enclosed.	14,18	ARC/DRC			
2024-049	Glenham	1742	Walcott St	#10: The garbage container needs stored out of sight, either in the garage or walled in on two sides on the side of the home. #14: The front landscape bed needs to have the weeds treated with an organic weed killer, Captain Jacks Deadbrew works well. #14: The Driveway needs the weeds treated with the weed killer as well, and then pressure washed, removing all stains present.#14: The driveway, sidewalks and tree curb lawn need edged.#18: The mailbox needs to be cleaned with a bleach/water solution and the MB post replaced with a PVC post. The sides are cracking and the top is rot. An MPII vendor flyer is enclosed.	10,14,18	ARC/DRC			



MEADOW POINTE II CDD

(813) 991-5016
30051 County Line Road
Wesley Chapel, FL 33543

REPORT OF VIOLATION OF DEED RESTRICTIONS, ORDINANCE, OR LAW

PLEASE PRINT CLEARLY

Date: 2/2/2024

Details & Specifics:

(If possible, please cite relevant paragraph in deed restrictions violated)

GARBAGE cans being stored in front of GARAGE AND ON the side of home. GARBAGE being stored in front LANAI ALSO (INSIDE)

Name and/or address (with village) of violator:

1946 BLANCHARD COURT. (WRENCREST)

While our prime function in this area is addressing violations of deed restrictions, since our goal is to make Meadow Pointe II a better place to live, we will also assist with violations of ordinances and laws when possible. (Deed Restrictions are technically titled, Declaration of Restriction). Every property has one, and every resident should possess a copy and be aware of its contents. If someone does not have a copy, one can be purchased from the office at Meadow Pointe II Clubhouse.

Confidentially: You may file a report anonymously. All forms shall be public record as dictated by Florida State Law.

Name: _____ Phone Number: _____

Address: _____

Email: _____

Submitting this report: The best way to submit this form or one generated on your computer with the same information is to deposit it in the MPII Architectural Review Committee (ARC) box in MPII Clubhouse office. The reports will be taken up at the next meeting of the ARC.

RECEIVED

For CDD Use Only:

Date Report Received

FEB 05 2024

Case Number

2024-042

BY: [Signature]

MPII - Deed Violation Form [#265]

MachForm <mailer@forms-db.com>

Fri 3/1/2024 12:51 PM

To:ARCDRC <arcdrcc@mpiicdd.org>

Name of person reporting violation	ARC/DRC
Street Number	30418
Street Name	Iverson

Violation

#14:The croton needs to be trimmed down so the numbers are visible and the mailbox needs to be cleaned with a bleach/water solution. #18 The MB post needs to be cleaned and repainted with MP2 colors. I recommend replacing with a PVC post to avoid the mildew from reoccurring soon.

RECEIVED
MAR 01 2024
BY: KA

Case # 2024-043

MPII - Deed Violation Form [#263]

MachForm <mailer@forms-db.com>

Fri 3/1/2024 9:41 AM

To:ARCDRC <arcdrc@mpicdd.org>

Name of person reporting violation	ARC/DRC
Street Number	1515
Street Name	Deerbourne Dr

Violation

The driveway needs to be pressure washed and any stains present removed. The mailbox needs cleaned with a bleach/water solution and the the MB post replaced with a PVC post.

RECEIVED

MAR 01 2024

BY: Kb

Case # 2024-044

MPII - Deed Violation Form [#264]

MachForm <mailer@forms-db.com>

Fri 3/1/2024 10:37 AM

To:ARCDRC <arcdrc@mpicdd.org>

Name of person reporting violation ARC/DRC

Street Number 30238

Street Name Ingalls Ct

Violation

there are ladders stored on the side of the home. The front of the home is very dirty, as well as the driveway. The front rock bed has to be treated for the weeds and the paver border needs to be edged. The sidewalks and tree curb lawn need to be edged. The mailbox needs cleaned and the post replaced.

RECEIVED

MAR 01 2024

BY: KA

Case # 2024-045

MPII - Deed Violation Form [#266]

MachForm <mailer@forms-db.com>

Fri 3/1/2024 3:18 PM

To:ARCDRC <arcdrc@mpiicdd.org>

Street Number 30950

Street Name Burleigh Dr

Violation

#14 Driveway is very dirty. The front of the home is really dirty and the fascia needs cleaned.

RECEIVED

MAR 1 2024

BY: KA

Case #
2024-046



MEADOW POINTE II CDD

(813) 991-5016
30051 County Line Road
Wesley Chapel, FL 33543

REPORT OF VIOLATION OF DEED RESTRICTIONS, ORDINANCE, OR LAW

PLEASE PRINT CLEARLY

Date: 2/2/2024

Details & Specifics:

(If possible, please cite relevant paragraph in deed restrictions violated)

Mold on front and sides of home.
-> on fascia also

Name and/or address (with village) of violator:

1949 BLANCHARD COURT (WRENCREST)

While our prime function in this area is addressing violations of deed restrictions, since our goal is to make Meadow Pointe II a better place to live, we will also assist with violations of ordinances and laws when possible. (Deed Restrictions are technically titled, Declaration of Restriction). Every property has one, and every resident should possess a copy and be aware of its contents. If someone does not have a copy, one can be purchased from the office at Meadow Pointe II Clubhouse.

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Name: _____ Phone Number: _____

Address: _____

Email: _____

Submitting this report: The best way to submit this form or one generated on your computer with the same information is to deposit it in the MPII Architectural Review Committee (ARC) box in MPII Clubhouse office. The reports will be taken up at the next meeting of the ARC.

RECEIVED

FEB 05 2024

For CDD Use Only:

Date Report Received _____

Case Number 2024-047

BY: _____

MPII - Deed Violation Form [#267]

MachForm <mailer@forms-db.com>

Sun 3/3/2024 4:15 PM

To:ARCDRC <arcdrc@mpicdd.org>

Name of person reporting violation	ARC/DRC
Street Number	1909
Street Name	Blanchard Ct.

Violation

#14 The Driveway and entry way are dirty with mold. #18 The mailbox is very dirty and the MB post is cracked on the sides.

RECEIVED

MAR 3 2024

BY: KB

Case # 2024-048

MPII - Deed Violation Form [#268]

MachForm <mailer@forms-db.com>

Mon 3/4/2024 10:21 AM

To:ARCDRC <arcdrcc@mpiicdd.org>

Name of person reporting violation	ARC/DRC
Street Number	1742
Street Name	Walcott St

Violation

#10: The garbage container needs stored out of sight, either in the garage or walled in on two sides on the side of the home. #14: The front landscape bed needs to have the weeds treated with an organic weed killer, Captain Jacks Deadbrew works well. #14: The Driveway needs the weeds treated with the weed killer as well, and then pressure washed, removing all stains present.#14: The driveway, sidewalks and tree curb lawn need edged.#18: The mailbox needs to be cleaned with a bleach/water solution and the MB post replaced with a PVC post. The sides are cracking and the top is rot. An MPII vendor flyer is enclosed.

RECEIVED

MAR 03 2024

BY: KA

Call # 2024-049

Tab 3

MPII ARCHITECTURE REVIEW APPLICATIONS LOG					As of	3/6/2024						
CASE #	VILLAGE	ST. #	ST. NAME	TYPE OF REQUEST (Brief Description)	Scheme #	Primary	Trim	Door	Garage	PRE APPROVAL ARC RECOMMENDATION	NOTES	ARC Application Submit Date
2024-007	Wrencrest	30527	Wrencrest Dr	Home Exterior Paint	75	SW6199	SW2851	SW7062	SW6199	Approve	Follows the scheme	02.21.2024
2024-008	Deer Run	29595	Allegro	Home Exterior Paint		SW7015	SW7006	SW6258	SW6258	Not Approve	Resident wants to deviate from the scheme and paint the front door and garage door Tricorn Black. I encouraged the resident to present their case to the board.	02.22.2024
2024-009	Iverson	30738	Iverson Dr	Home Exterior Paint		SW7015	SW7005	SW7020	SW7018	Not Approve	Resident wants to create their own scheme.	02.29.2024

Tab 4

Justin Wright
Operations Manager/Maintenance Report
March 06, 2024



- Solitude Pond Maintenance Report/ attached.
- February Waterway Inspection Report / attached.
- March Newsletter / attached.
- LMP Reports.
- Maintenance staff continue to clean storm drains and ponds throughout the district to keep the community clean.
- Maintenance staff have continued to clean, repair, and repaint the village walls throughout the district.
- Maintenance staff refreshed the playground for spring enjoyment.
- OLM March 2024 Landscape Inspection – LMP passed the inspection with a score of 97.5. The inspection was held on Monday, March 4, 2024.
- Three welcome letters sent out for February 2024 sales in MPII.
- Splash pad back up operational.

Board Discussion / Approval

- FHP Report / attached.
- Engineer Report / attached.
- Deer Run and Morningside Letter / attached.
- EPC Policy and Procedures / attached.

Tab 5

SOLITUDE LAKE MANAGEMENT

CUSTOMER LAKE MANAGEMENT REPORT

Agenda Page 21

CALL 800.432.4302 FOR SERVICE

Customer: Meadow Pointe II C&D

Account Number: _____

Technician: Jason Drego

Date: 2/28/24 Time: 9:00

WORK PERFORMED		METHOD USED: B (Boat) BP (Backpack Sprayer) G (Gator) HC (Hand Cast)																						
SITE ID		22	83	88	93	94	95	112	81	85	86	89	90	92	91	96	111	97	98	99	78	77	76	
Method Used		G																						
Treated Algae	X																							
Treated Cyanobacteria																								
Treated Submersed Weeds																								
Treated Grasses/Brush	X																							
Treated Floating Weeds	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		14																						
Restriction Type		I																						

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

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

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.

Customer: Meadow Lake II (NS)
 Technician: Jason Nogo

Account Number: _____
 Date: 2/23/24 Time: 9:30

WORK PERFORMED																									
METHOD USED: B (Boat) BP (Backpack Sprayer) G (Gator) HC (Hand Cast)																									
SITE ID	4	7	5	16	8	21	102	1	2	6	103	109	9	110	10	11	13	12	14	20	22	25			
Method Used	G																								
Treated Algae	X																								
Treated Cyanobacteria																									
Treated Submersed Weeds																									
Treated Grasses/Brush	X		X																						
Treated Floating Weeds	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				14																					
Restriction Type				I																					

GENERAL OBSERVATIONS OF THE WATER																									
WATER CLARITY <input checked="" type="checkbox"/> All																									
4', 1', 2', 3', 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) L (Low)																									

GENERAL FIELD OBSERVATIONS																											
BENEFICIAL PLANTS										FISH/WILDLIFE					BIRDS												
<input checked="" type="checkbox"/> Arrowhead	<input type="checkbox"/> Chara	<input type="checkbox"/> Lily	<input type="checkbox"/> Bass	<input type="checkbox"/> Alligator	<input checked="" type="checkbox"/> Anhinga	<input type="checkbox"/> Gallinules	<input type="checkbox"/> Bacopa	<input type="checkbox"/> Cordgrass	<input type="checkbox"/> Nefad	<input checked="" type="checkbox"/> Bream	<input type="checkbox"/> Otter	<input type="checkbox"/> Cools	<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 checked="" type="checkbox"/> Ibis	<input type="checkbox"/> Bulrush	<input checked="" type="checkbox"/> Gulf Spikerush	<input type="checkbox"/> Soft Rush	<input checked="" type="checkbox"/> Gambusia	<input 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 # _____																							

SOLITUDE

LAKE MANAGEMENT

CUSTOMER LAKE MANAGEMENT REPORT

CALL 800.432.4302 FOR SERVICE

Customer: Meadow Pointe #

Account Number: _____

Technician: Steven Arago

Date: 2/16/24 Time: 9:00

WORK PERFORMED

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

SITE ID	41	43	57	59	58	87	44	107	54	55	66	56	65	64	67	68	70
Method Used	G																
Treated Algae	X																
Treated Cyanobacteria																	
Treated Submersed Weeds																	
Treated Grasses/Brush	X																
Treated Floating Weeds			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				X													
RESTRICTION TYPE(S) DO NOT: I (Irrigate) F (Fish) S (Swim) O (Other):																	
Restriction # of days	N/A																
Restriction Type																	

GENERAL OBSERVATIONS OF THE WATER

WATER CLARITY <input checked="" type="checkbox"/> All <1', <input checked="" type="checkbox"/> 1', <input checked="" type="checkbox"/> 2', 3', 4', >4'																	
WATER FLOW <input checked="" type="checkbox"/> All <input checked="" type="checkbox"/> (None) <input checked="" type="checkbox"/> (Slight) <input checked="" type="checkbox"/> (Visible)																	
WATER LEVEL <input checked="" type="checkbox"/> All <input checked="" type="checkbox"/> (High) <input checked="" type="checkbox"/> (Normal) <input checked="" type="checkbox"/> (Low)																	

GENERAL FIELD OBSERVATIONS

BENEFICIAL PLANTS			FISH/WILDLIFE			BIRDS							
<input checked="" type="checkbox"/> Arrowhead	<input type="checkbox"/> Chara	<input checked="" type="checkbox"/> Lily	<input checked="" type="checkbox"/> Bass	<input type="checkbox"/> Alligator	<input type="checkbox"/> Anhinga	<input checked="" 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 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 checked="" type="checkbox"/> Ibis	<input type="checkbox"/> Bulrush	<input checked="" type="checkbox"/> Gulf Spikerush	<input type="checkbox"/> Soft Rush	<input checked="" type="checkbox"/> Gambusia	<input 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"/> 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 6

SOLITUDE

LAKE MANAGEMENT



Meadow Pointe II CDD Waterway Inspection Report

Reason for Inspection: Scheduled-recurring

Inspection Date: 2024-02-28

Prepared for:

District Manager

Prepared by:

Jason Diogo, Aquatic Biologist

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

TABLE OF CONTENTS

	Pg
SITE ASSESSMENTS	
PONDS 113,107,54	3
PONDS 64-66	4
PONDS 83-85	5
PONDS 86,88,89	6
PONDS 90-92	7
PONDS	
PONDS	
 MANAGEMENT/COMMENTS SUMMARY	 7, 8
SITE MAP	9

Site: 113

Comments:

Site looks good

This shallow roadside pond has a very healthy population of native Arrowhead with 0% invasive intrusion.

Action Required:

Routine maintenance next visit

Target:



February 2024



February 2024

Site: 107

Comments:

Normal growth observed

Very minor Pennywort beginning to sprout along the perimeter. Native Gulf Spikerush is filling in nicely in the pond's littoral zone(right).

Action Required:

Routine maintenance next visit

Target:

Pennywort



February 2024



February 2024

Site: 54

Comments:

Site looks good

Minor decomposing grasses present along the shoreline. Expect another 10-14 days for complete fallout. Open water looks good.

Action Required:

Routine maintenance next visit

Target:



February 2024



February 2024

Site: 64

Comments:

Normal growth observed
Very minor algae developing along the perimeter. Treatment will be applied during upcoming service visit. Expect 10-14 days for results, following treatment.

Action Required:

Routine maintenance next visit

Target:

Surface algae



February 2024



February 2024

Site: 65

Comments:

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

Action Required:

Routine maintenance next visit

Target:



February 2024



February 2024

Site: 66

Comments:

Site looks good
Site is in excellent condition. No issues observed at the time of inspection.

Action Required:

Routine maintenance next visit

Target:



February 2024



February 2024

Site: 83

Comments:

Treatment in progress

Site contains very heavy algae growth. Treatment was applied at the time of inspection. Expect 10-14 days for complete results.

Action Required:

Re-inspect next visit

Target:

Surface algae



February 2024



February 2024

Site: 84

Comments:

Normal growth observed

Very minor shoreline weed growth. Open water a pond bottom are free of nuisance growth.

Action Required:

Routine maintenance next visit

Target:

Shoreline weeds



February 2024



February 2024

Site: 85

Comments:

Site looks good

No issues observed at the time of inspection.

Action Required:

Routine maintenance next visit

Target:



February 2024



February 2024

Site: 86

Comments:

Site looks good

Site is in excellent condition with no nuisance growth present.

Action Required:

Routine maintenance next visit

Target:



February 2024



February 2024

Site: 88

Comments:

Treatment in progress

Site contains moderate algae growth that was treated at the time of inspection. The blue algaecide seen in the water, takes 10-14 days for results.

Action Required:

Re-inspect next visit

Target:

Surface algae



February 2024



February 2024

Site: 89

Comments:

Site looks good

Site looks great and is free of invasive Water Lettuce, following last month's treatment.

Action Required:

Routine maintenance next visit

Target:



February 2024



February 2024

Site: 90

Comments:

Normal growth observed

Very, very minor algae developing along the shoreline. Treatment will be applied during next maintenance visit. No other issues observed.

Action Required:

Routine maintenance next visit

Target:

Surface algae



February 2024



February 2024

Site: 91

Comments:

Normal growth observed

Decomposing shoreline weeds from last month's treatment present. Expect another 10-14 days for complete fallout. No other issues observed.

Action Required:

Routine maintenance next visit

Target:

Shoreline weeds



February 2024



February 2024

Site: 92

Comments:

Normal growth observed

Site contains minor decomposing shoreline weeds that will continue to fall out in the coming weeks. Open water is a bit turbid, but free of nuisance growth.

Action Required:

Routine maintenance next visit

Target:

Shoreline weeds



February 2024



February 2024

Management Summary

This month's inspection included ponds in Manor Isle, Deer Run, and adjacent to CVS. Overall, they look very good, with only sites 83 and 88 exhibiting heavy growth. Algae was particularly heavy on these 2 sites and both were treated immediately at the time of inspection. We can expect to see them clear up roughly 2 weeks from the time of treatment.

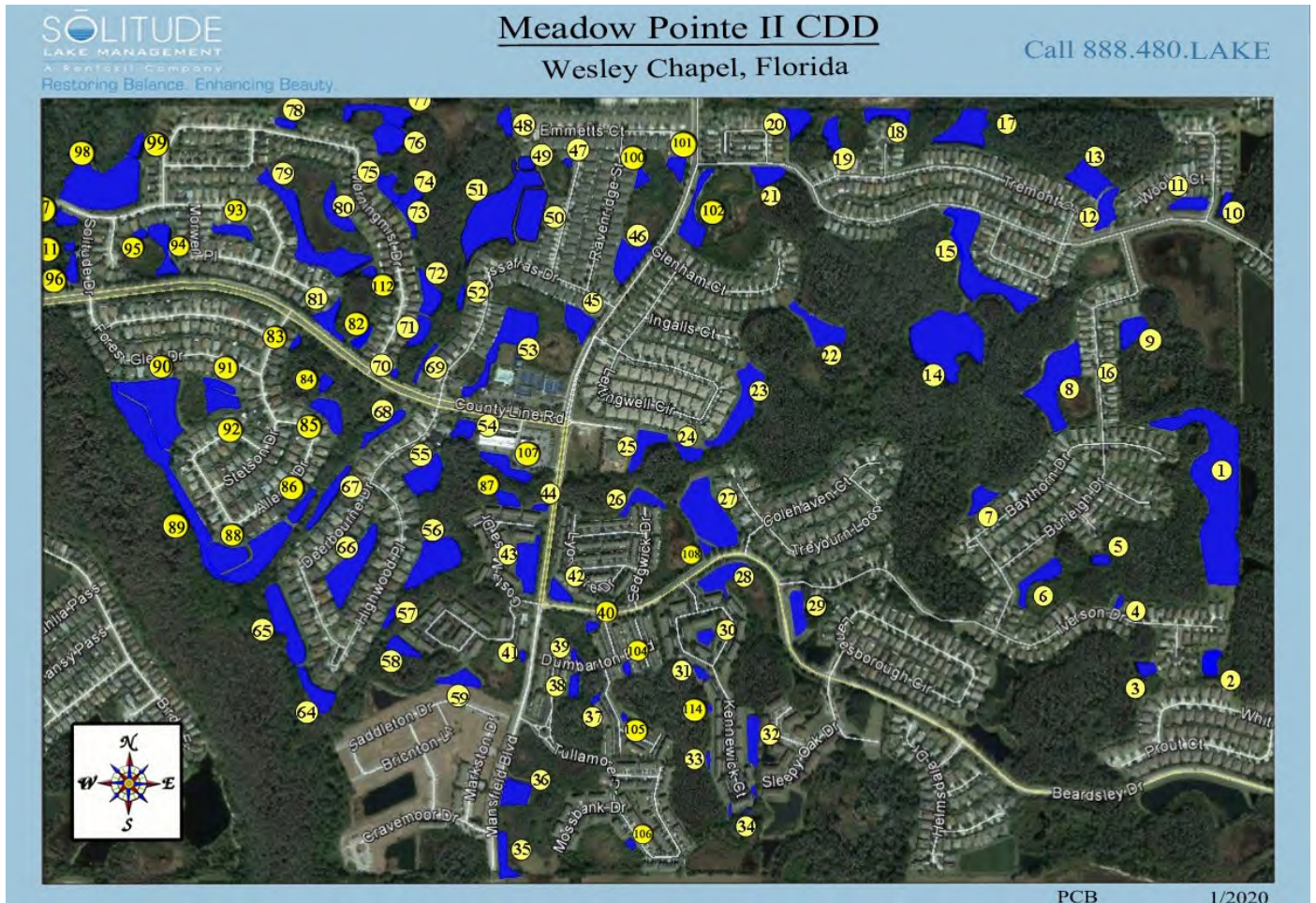
Now that winter is tailing off, we typically see some strong algae blooms this time of year. Warming temps and rain activity coincide with Spring Fertilizing schedules to create the perfect environment for algae to thrive. The first bloom is usually the most severe and activity will slow and become more gradual as environmental factors stabilize. For our March service visits, we'll be concentrating our efforts on keeping these blooms to a minimum.

Don't hesitate to reach out if you have any questions or concerns: jason.diogo@solitudelake.com

Thanks for choosing Solitude Lake Management!

Meadow Pointe II CDD Waterway Inspection Report

Site	Comments	Target	Action Required
113	Site looks good		Routine maintenance next visit
107	Normal growth observed	Pennywort	Routine maintenance next visit
54	Site looks good		Routine maintenance next visit
64	Normal growth observed	Surface algae	Routine maintenance next visit
65	Site looks good		Routine maintenance next visit
66	Site looks good		Routine maintenance next visit
83	Treatment in progress	Surface algae	Re-inspect next visit
84	Normal growth observed	Shoreline weeds	Routine maintenance next visit
85	Scheduled-recurring		Routine maintenance next visit
86	Site looks good		Routine maintenance next visit
88	Treatment in progress	Surface algae	Re-inspect next visit
89	Site looks good		Routine maintenance next visit
90	Normal growth observed	Surface algae	Routine maintenance next visit
91	Normal growth observed	Shoreline weeds	Routine maintenance next visit
92	Normal growth observed	Shoreline weeds	Routine maintenance next visit



Tab 7

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

Community Garage Sale P.2

Deed Restrictions P.3

Free Tax Help P.4

Daylight Saving Time Safety P.6

Upcoming MPII EPC Events P.7



With Spring here, MPII residents will be spending more and more time outdoors! In our area, that often means fantastic up-close-and-personal encounters with wildlife, like this Sand Hill Crane. But remember, these guys are a protected species, and they sure seem to know it!

Photo courtesy of Darla Allen.

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.

Community Garage Sale

The Meadow Pointe II Spring Community Garage Sale is right around the corner! MPII will be doing it on Saturday, April 20th, from 8am – 2pm. As a reminder, this is one of only two opportunities per year for those in the gated villages to have the gates open for a garage sale. Plus, with dozens of sales throughout the community, we generate a lot of traffic through our villages. This sale is a fantastic way to clear some clutter and make a little extra cash while doing it.

Since it's never too early to prepare, here are a few tips you can start working on now to be ready for 4/20:

- Organize and prepare – in the weeks leading up, gather your “inventory” and place it together.
- Price as many items as possible – use stickers, tape, tags – something. Pricing helps!
- Haggle! Many garage sale customers haggle. Remember your goal is to purge.
- Involve the kids! – A sale is a

great opportunity to get rid of their old stuff too. Let them have some of the money for their items and put them to work.

- Bundle – Retailers do it, you should too. Put things together and price them as a group. You can always split them up later if necessary.
- Clean a little – No one wants to buy dirty, dusty, old things. Wipe everything down and clean things up a little before they go on display for sale.
- Have change ready – Small bills and quarters are especially helpful.
- Have a lot out! – If you don't have a lot, partner up with a neighbor or two and display together. Browsers often drive slowly through a village but only stop for “bigger” sales.

Also, Goodwill will have not one but two trucks standing by in the Clubhouse parking lot for any unsold items you'd like to donate. The trucks will be here from 1:30 pm until they're full. This is a great opportunity to have fun, clean house, make some donations, and make some cash!



Deed Restrictions

Now that it's March, and with the MPII Community Garage sale approaching in April, many of us are tackling some spring-cleaning. As we deal with our spring-cleaning checklists around our homes, it's also a good time to ensure that we are also in compliance with deed restrictions.

We have all chosen to live in a deed restricted community – which comes with lots of wonderful perks. However, it also includes some responsibilities as well. Since each village's deed restrictions can vary, please refer to your specific village's list – always available on the [MPII website \(www.meadowpointe2cdd.org\)](http://www.meadowpointe2cdd.org). Also, if your village also has an HOA, many times HOA rules replace CDD deed restrictions, so check with them for specifics.

Given the variations from village to village, there are some common issues that come up more frequently for many residents, but they are easily avoided or corrected. The two most common violations the CDD Board and ARC/DRC Coordinator have to process are mailbox issues and trash bin issues.

Mailboxes can be easily cleaned, especially if you have metal or PVC material, with soap and warm water. Also, many residents like to use a touch of auto wax to greatly extend the time between needed cleanings. If your post needs a little upkeep, small but sufficient paints are available at the Clubhouse for purchase. Also, the friendly Clubhouse staff can give you information on area repair people or even vendors to replace the old post with a new long-lasting and durable PVC post.

Trash bins are the other common issue. With the new (large) bins provided to most villages with the transition to Coastal as our third-party contractor (some village's HOA's have their own trash service), many residents have been leaving bins out and visible all the time. As a reminder, bins can only be out after sundown the evening prior to pick up and on the day of pick up. On all other days, they must be stored either in a...

Deed Restrictions continues on page 6...

MPII Management Company

Inframark
Bob Nanni

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.

Monthly MPII Trivia

Trivia – How many major American cities dye their rivers green for St. Patrick's Day?

Answer on page 6.

Free Tax Help

This is the last full month (next month’s tax deadline is fast approaching) to take advantage of the free tax assistance available right here at the MPII Clubhouse! Taxes must be filed by Monday, April 15th which is only six weeks from the date of this publication. The good news is—for the third consecutive year, a group of wonderful volunteers will be on hand at the 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, calling 727-845-3030 or scanning the QR code in the image.

Appointments will take place in the MPII Clubhouse on Thursdays through April 11th between 9 am and 1 pm (final appointment each shift is 12 noon). Appointments can be made online using the website, QR code, or phone at any time.

This is a wonderful program run almost exclusively with volunteers and MPII is proud to be partnering with them as a host location for the third year in a row.

If you need help with your taxes, this is a tremendous opportunity at 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 www.UnitedWayPasco.org/vita-tax-prep.



VOLUNTEER INCOME TAX ASSISTANCE




WITA - Tax Prep — United Way Pasco County




WOMEN'S HISTORY MONTH



March is Women’s History Month

In honor of Women’s History Month, we’re choosing to honor a woman who was a literary legend and a pioneer of stream of consciousness – Virginia Woolf. Born in London in 1882 and living until 1941, she is one of the most important modernist 20th-century authors as well as a posthumous driving force of 1970’s feminism. While most known for the novels *Mrs. Dalloway* and *To the Lighthouse*, she was also an accomplished essayist, on topics ranging from artistic theory, literary history, and female authors. To read more about Virginia Woolf, go to: <https://www.britannica.com/biography/Virginia-Woolf>

“For most of history, Anonymous was a woman.” – Virginia Woolf

March Holidays



DAYLIGHT SAVING TIME
SPRING FORWARD
 March 10, 2024

10th – Daylight Saving Time. Officially beginning at 2 am, we will be on Daylight Saving Time. So, on Saturday night before bed, set all your clocks and watches forward one hour. Hopefully we all won't miss that lost hour of sleep too much!



11th – Ramadan. Today is the first full day of Ramadan (it officially begins at sundown on 3/10), a month of fasting daily from dawn to sunset to commemorate the first revelation of the Quran to Muhammad. This is one of the Five Pillars of Islam, and the holy month will end on April 9th. To all those who celebrate: Have a peaceful and happy Ramadan – Ramadan Mubarak!



17th – St. Patrick's Day. Today is St. Patrick's Day, originally just a Christian holiday commemorating St. Patrick, who is credited with spreading Christianity through Ireland.

Today, it has evolved into a cultural holiday as well, celebrated by everyone, whether Christian, Irish, or not. So wear your green, head to the [River O'Green](#) event downtown on 3/16 and don't miss this year's [parade](#) now the same day as River O'Green. Most importantly, have a Happy St. Patrick's Day!



19th – Spring/Ostara. Today spring begins. Today (and again at the autumnal equinox), the periods of daylight and night are as close to perfectly equal as they will be all year. This day has been celebrated as the end of winter/start of spring or a time of rebirth for many thousands of years. Happy Spring! Ostara is a pagan holiday starting at the equinox and going through the next full day (3/20) that celebrates light and dark being in balance, and the new beginning or rebirth that comes with Spring.



24th – Palm Sunday. Palm Sunday is a Christian holiday

commemorating Jesus' entry into Jerusalem. For those that celebrate: Happy Palm Sunday!



25th – Holi. Holi starts at sundown on the 24th and goes through to sundown on the 25th. Also known as the festival of color or the festival of love, Holi is a very joyous Hindu festival commemorating the victory of good over evil and the end of winter for spring. To all our residents who celebrate: Happy Holi!



29th – Good Friday. Good Friday is the day Christians commemorate Jesus' crucifixion. For those that honor this holiday: Have a blessed day.



31st – Easter. Easter is the Christian celebration of the resurrection of Jesus. It has also become a cultural holiday celebrated by both Christians and non-Christians. To all those that celebrate: Happy Easter!

Deed Restrictions

Continued from page 3

garage, backyard, or side yard with some means to obstruct their view from the street.

Home improvement and hardware stores sell corrals, decorative “garden fences”

and other options that can conceal the bins if they won’t fit in your garage currently.

So, consider evaluating your situation with regards to trash bins and mailboxes this spring as

you address other to-do list items during your spring cleaning. Not only might you avoid an unwanted letter from the CDD, you’ll be helping ensure that MPII looks its best throughout the year.

Daylight Saving Time

With Daylight Saving Time (DST) taking effect on March 10th, many of us underestimate how it actually affects people. When we shift our clocks ahead that night, our bodies will begin experiences less morning sunlight and more evening sunlight. This can alter our circadian rhythms, which can adversely affect our sleep. In addition, many of us will now be commuting in the mornings during darkness instead of after sunrise, which can be off-putting as well as slightly more dangerous—especially if you feel more tired than usual with the time shift. According to Business Insider, incidents of heart attacks, strokes, and fatal car accidents all statistically increase right after DST begins. So, until you consciously *and* unconsciously adjust to DST, please exercise a little extra caution so you can be safe.

EPC’s YotM Contest

The second EPC (MPII Event Planning Committee) Yard of the Month (YotM) contest is in the books. The EPC kicked off this new program last December focusing on yards with great holiday decorations. For February,

they were evaluating the best overall landscaping.

The deadline for the February competition had to be moved to February 28th, so the winner and photos of the championship yard will be featured in our next issue, on

or about April 1st.

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.

Trivia Answer (from page 3): Seven! (sort of)

Chicago, perhaps most famous, has been doing it since 1962. They are joined by San Antonio, TX, Charlotte, NC, and right here – Tampa, FL! Additionally, Savannah, GA dyes numerous fountains green (their river flows too fast), Indianapolis dyes the downtown canal green, and Washington D.C. dyes the White House fountains in the North and South Lawns. You can attend Tampa’s celebration and parade this year.

<https://riverogreen.com/>

www.tamparoughriders.org/event-5178014

Upcoming MPII EPC Events

The MPII Event Planning Committee has been busy! The Bunny Hop event is slated for Saturday, March 23rd from 10 am – 2 pm. Families can get FREE digital photos of the kids with the Easter Bunny, plus there will be a variety of free activities and even snacks.



The EPC has also scheduled an amazing volunteer opportunity with The Great American Cleanup. This is happening on Saturday,

March 2nd, from 8 am – 11 am. A group of volunteers are meeting at the Clubhouse at 8 am and all supplies are provided. This is a great opportunity for individual residents – or even whole families – to volunteer and keep MPII looking great. Please wear comfortable closed toe shoes.

The EPC has also scheduled a Health Fair! This event will take place on Saturday, April 6th, from 8 am – 1 pm. There will be more details and information soon (check their [Facebook page](#): Meadow Pointe II Food Trucks and Events). However, they can already confirm mammography services as well as blood donation

opportunities with One Blood. To pre-register for either of those, please email the EPC for the forms at MPIIEPC@gmail.com.



And who can forget the weekly food trucks? The EPC continues to schedule 1-2 food truck visits. These events take place every Thursday at the Clubhouse parking lot from 4 pm – 7 pm. Updated schedules can be found at the EPC [Facebook page](#).

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 is now enrolling for the 2024-2025 school year! Kindergarten

Reading and Writing Pod (ages 5-6) and Reading and Writing Pod (ages 6-8). For more details or to enroll in either of these Pods please contact Melissa Goebel at teacher.melissa827@gmail.com.

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@mpiicdd.org

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MPII NEWS
Volume 9, Issue 3
March 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@mpiicdd.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@mpiicdd.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 8

YTD FHP Off Duty Activity Report

YTD	SPEED WARNINGS	SPEED CITATIONS	ARRESTS	STOP SIGN	SEAT BELT	OTHER	STREET PARKING
As of 3/5/2024	104	43	0	5	7	54	12

FHP OFF DUTY ACTIVITY REPORT									
DATE	SHIFT	LOCATION	SPEED WARNINGS	SPEED CITATIONS	ARRESTS	STOP SIGN	SEAT BELT	OTHER	STREET PARKING
1/4/2024	4am-8am		10	0	0	0	0	5 2 insurance violations; 1 tag/reg violation; 2 headlights	0
1/10/2024	4am-8am		0	9	0	0	0	4 1 insurance violation; 1 DL violation; 1 red light violation; 1 driving the wrong way	0
1/11/2024	4pm-8pm		6	5	0	0	1	5 2 insurance; 2 DL ; 1 tag/reg	0
1/16/2024	4am-8am		7	1	0	0	0	3 1 insurance violation; 1 move over law violation; 1 tag/reg violation	0
1/17/2024	4pm-8pm		8	4	0	0	2	4 2 insurance violations; 1 texting and driving violation; 1 tag/reg violation	0
1/24/2024	4pm-8pm		8	2	0	0	0	4 2 insurance violations; 1 suspended DL w/o knowledge; 1 tag/reg violation	0
1/30/2024	4am-8am		4	3	0	0	1	1 insurance violation	0
1/31/2024	12:30 - 4:30pm		8	2	0	0	3	3 2 insurance violation; 1 tag/reg violation	0
2/5/2024	4am-8am		5	0	0	0	0	2 1 insurance violation; 1 tag/reg violation	6 warnings 0 citations
2/7/2024	4pm-8pm		8	0	0	0	0	2 1 insurance; 1 expired tag	0
2/8/2024	4pm-8pm		7	3	0	0	0	4 2 insurance violations; 1 expired tag violation; 1 window tint violation	0

2/14/2024	4am-8am		4	0	0	0	0	1 tag/reg violation	0
2/19/2024	4am-8am		7	3	0	1	0	4 1 insurance violation; 2 DL violations; 1 expired tag violation	0
2/21/2024	4pm-8pm		6	4	0	1	0	4 3 insurance violations; 1 DL violation	0
2/27/2024	4am-8am		4	3	0	1	0	2 Insurance violations	6 warnings 0 citations
2/29/2024	10am-2pm		5	0	0	2	0	1 insurance violation	0
3/5/2024	4am-8am		7	4	0	0	0	5 2 insurance violations; 2 tag/reg violations; 1 stopping in the roadway	0

Tab 9



MEADOW POINTE II CDD

ENGINEER'S REPORT FOR MARCH 6TH, 2024 BOARD MEETING

Discussion items:

- **SWFWMD (South West Florida Water Management District) Permit Work:**
 - Permit # 3010.053 – The field work for this permit recertification was completed and the report is being QC'd.
 - Permit # 3010.044 – Statement of Inspection due 5/15/2024.
 - Permit # 3010.054 – Statement of Inspection due 5/15/2024.
- **Pond Repairs:** Shoreline erosion locations found during the past 6 months of SOI inspections have been reconciled in a shared report for action. Additional pond repairs including providing access to structures, concrete grouting and alike will be produced and shared with staff for action. Any remaining repairs can be bid out to pond repair vendors.
- **Building Construction on County Line Rd & Mansfield Blvd:** We have requested the AIA document from Renker Eich Parks Architects and will work with them and District Counsel to get an agreement in place for architectural services.
- **Warning Gate @ Wrencrest Drive:** Feedback for the application submission was received from Brad Tippon in the Development Review Department from the County. In Mr. Tippon's opinion, this should be a CP/SW (Construction Plan/Stormwater Management Plan) with a limited project boundary encompassing the extent of the changes with drawings showing 200 feet beyond the project in each direction. In addition to the Access Management and Substandard Road applications that go with the CP/SW, we will also need to submit the transportation study on the intersections and links that will be impacted by the gate. Mr. Tippon has offered support while we work to get the submission completed and turned in.
- **Lap Pool:** The RFQ for architect services has been prepared. Interested applicants must submit qualification statements to the District by 11:00am on Wednesday, April 3rd, 2024. The Board will consider RFQ submissions at the regular Board of Supervisors meeting on April 17th, 2024.
- **Gate Reserve Assessment:** Included for consideration is the 2024 gate reserve assessment. The assessment identifies the components of the gate infrastructure for each village, and estimates a replacement cost for each component to support the District's budget discussions for this reserve item.

ENGINEER'S ESTIMATE OF PROBABLE CONSTRUCTION COST

Meadow Ponte II CDD

	PROJECT:	Gate Replacement Budget
PROJECT DESCRIPTION:	Budetary assessment of gate infrastructure maintenance projections.	
	SPEC YEAR:	2024
	SUBMITTAL TYPE:	Final Estimate
	COUNTY:	Pasco
	DATE:	March 1, 2024
	ENGINEERING CONSULTANT FIRM:	BDi
	CONTACT NAME:	Jerry Whited
	PHONE NUMBER:	(813) 361-1466
	PAGE NUMBER:	1

COMPONENT GROUPS

Glenham		\$30,005
Colehaven		\$29,250
Sedgwick		\$29,970
Longleaf		\$46,780
Iverson		\$28,375
Wrencrest		\$27,790
Lettingwell		\$28,260
Charlesworth		\$34,320
Vermillion		\$29,250
Tullamore		\$25,175
Manor Isle		\$28,255
Covina Key		\$27,380
COMPONENT SUB-TOTAL		\$364,810
MOT (Maintenance of Traffic)	5%	\$18,241
	SUB-TOTAL	\$383,051
MOB (Mobilization)	10%	\$38,305
	SUB-TOTAL	\$421,356
PU (Project Unknowns)	5%	\$21,068
	SUB-TOTAL	\$442,423
Initial Contingency (Do Not Bid)	5%	\$22,121
PROJECT GRAND TOTAL		\$465,000

NOTES:

ENGINEER'S ESTIMATE OF PROBABLE CONSTRUCTION COST
Meadow Ponte II CDD

PROJECT:	Gate Replacement Budget
FILE VERSION:	EE_03-15_Rev23
PAGE NUMBER:	-2

Glenham

PAY ITEM #	ITEM DESCRIPTION	UNIT	QUANTITY	UNIT COST	TOTAL COST
	Vehicular Swing Gate - Entrance	LF	17	\$235.00	\$3,995.00
	Vehicular Swing Gate - Exit	LF	17	\$235.00	\$3,995.00
	Vehicular Gate Operators	#	4	\$2,500.00	\$10,000.00
	Access Control	#	1	\$1,750.00	\$1,750.00
	LED Lights	#	4	\$240.00	\$960.00
	Wall	LF	15	\$175.00	\$2,625.00
	Stone Pillars	#	4	\$850.00	\$3,400.00
	Pedestrian Gate	#	2	\$1,250.00	\$2,500.00
	Fencing	LF	12	\$65.00	\$780.00
Glenham			COMPONENT TOTAL		\$30,005.00

ENGINEER'S ESTIMATE OF PROBABLE CONSTRUCTION COST
Meadow Ponte II CDD

PROJECT:	Gate Replacement Budget
FILE VERSION:	EE_03-15_Rev23
PAGE NUMBER:	-3

Colehaven

PAY ITEM #	ITEM DESCRIPTION	UNIT	QUANTITY	UNIT COST	TOTAL COST
	Vehicular Swing Gate - Entrance	LF	18	\$235.00	\$4,230.00
	Vehicular Swing Gate - Exit	LF	18	\$235.00	\$4,230.00
	Vehicular Gate Operators	#	4	\$2,500.00	\$10,000.00
	Access Control	#	1	\$1,750.00	\$1,750.00
	LED Lights	#	4	\$240.00	\$960.00
	Wall	LF	8	\$175.00	\$1,400.00
	Stone Pillars	#	4	\$850.00	\$3,400.00
	Pedestrian Gate	#	2	\$1,250.00	\$2,500.00
	Fencing	LF	12	\$65.00	\$780.00
Colehaven				COMPONENT TOTAL	\$29,250.00

ENGINEER'S ESTIMATE OF PROBABLE CONSTRUCTION COST
Meadow Ponte II CDD

PROJECT:	Gate Replacement Budget
FILE VERSION:	EE_03-15_Rev23
PAGE NUMBER:	-4

Sedgwick

PAY ITEM #	ITEM DESCRIPTION	UNIT	QUANTITY	UNIT COST	TOTAL COST
	Vehicular Swing Gate - Entrance	LF	18	\$235.00	\$4,230.00
	Vehicular Swing Gate - Exit	LF	18	\$235.00	\$4,230.00
	Vehicular Gate Operators	#	4	\$2,500.00	\$10,000.00
	Access Control	#	1	\$1,750.00	\$1,750.00
	LED Lights	#	4	\$240.00	\$960.00
	Wall	LF	20	\$175.00	\$3,500.00
	Stone Pillars		4	\$850.00	\$3,400.00
	Pedestrian Gate	#	1	\$1,250.00	\$1,250.00
	Fencing	LF	10	\$65.00	\$650.00
Sedgwick			COMPONENT TOTAL		\$29,970.00

ENGINEER'S ESTIMATE OF PROBABLE CONSTRUCTION COST
Meadow Ponte II CDD

PROJECT:	Gate Replacement Budget
FILE VERSION:	EE_03-15_Rev23
PAGE NUMBER:	-5

Longleaf

PAY ITEM #	ITEM DESCRIPTION	UNIT	QUANTITY	UNIT COST	TOTAL COST
	Vehicular Swing Gate - Entrance	LF	16	\$235.00	\$3,760.00
	Vehicular Swing Gate - Exit	LF	16	\$235.00	\$3,760.00
	Vehicular Sing Gate - Alternate Exit	LF	28	\$235.00	\$6,580.00
	Vehicular Gate Operators	#	6	\$2,500.00	\$15,000.00
	Access Control	#	1	\$1,750.00	\$1,750.00
	LED Lights	#	6	\$240.00	\$1,440.00
	Wall	LF	8	\$175.00	\$1,400.00
	Stone Pillars	#	6	\$850.00	\$5,100.00
	Pedestrian Gate	#	4	\$1,250.00	\$5,000.00
	Fencing	LF	46	\$65.00	\$2,990.00
Longleaf			COMPONENT TOTAL		\$46,780.00

ENGINEER'S ESTIMATE OF PROBABLE CONSTRUCTION COST
Meadow Ponte II CDD

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Iverson

PAY ITEM #	ITEM DESCRIPTION	UNIT	QUANTITY	UNIT COST	TOTAL COST
	Vehicular Swing Gate - Entrance	LF	17	\$235.00	\$3,995.00
	Vehicular Swing Gate - Exit	LF	17	\$235.00	\$3,995.00
	Vehicular Gate Operators	#	4	\$2,500.00	\$10,000.00
	Access Control	#	1	\$1,750.00	\$1,750.00
	LED Lights	#	4	\$240.00	\$960.00
	Wall	LF	8	\$175.00	\$1,400.00
	Stone Pillars	#	4	\$850.00	\$3,400.00
	Pedestrian Gate	#	1	\$1,250.00	\$1,250.00
	Fencing	LF	25	\$65.00	\$1,625.00
Iverson			COMPONENT TOTAL		\$28,375.00

ENGINEER'S ESTIMATE OF PROBABLE CONSTRUCTION COST
Meadow Ponte II CDD

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Wrencrest

PAY ITEM #	ITEM DESCRIPTION	UNIT	QUANTITY	UNIT COST	TOTAL COST
	Vehicular Swing Gate - Entrance	LF	17	\$235.00	\$3,995.00
	Vehicular Swing Gate - Exit	LF	17	\$235.00	\$3,995.00
	Vehicular Gate Operators	#	4	\$2,500.00	\$10,000.00
	Access Control	#	1	\$1,750.00	\$1,750.00
	LED Lights	#	4	\$240.00	\$960.00
	Wall	LF	8	\$175.00	\$1,400.00
	Stone Pillars	#	4	\$850.00	\$3,400.00
	Pedestrian Gate	#	1	\$1,250.00	\$1,250.00
	Fencing	LF	16	\$65.00	\$1,040.00
Wrencrest			COMPONENT TOTAL		\$27,790.00

ENGINEER'S ESTIMATE OF PROBABLE CONSTRUCTION COST
Meadow Ponte II CDD

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Lettingwell

PAY ITEM #	ITEM DESCRIPTION	UNIT	QUANTITY	UNIT COST	TOTAL COST
	Vehicular Swing Gate - Entrance	LF	17	\$235.00	\$3,995.00
	Vehicular Swing Gate - Exit	LF	17	\$235.00	\$3,995.00
	Vehicular Gate Operators	#	4	\$2,500.00	\$10,000.00
	Access Control	#	1	\$1,750.00	\$1,750.00
	LED Lights	#	4	\$240.00	\$960.00
	Wall	LF	8	\$175.00	\$1,400.00
	Stone Pillars	#	4	\$850.00	\$3,400.00
	Pedestrian Gate	#	2	\$1,250.00	\$2,500.00
	Fencing	LF	4	\$65.00	\$260.00
Lettingwell			COMPONENT TOTAL		\$28,260.00

ENGINEER'S ESTIMATE OF PROBABLE CONSTRUCTION COST
Meadow Ponte II CDD

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Charlesworth

PAY ITEM #	ITEM DESCRIPTION	UNIT	QUANTITY	UNIT COST	TOTAL COST
	Vehicular Swing Gate - Entrance	LF	18	\$235.00	\$4,230.00
	Vehicular Swing Gate - Exit	LF	18	\$235.00	\$4,230.00
	Vehicular Swing Gate - Alternate Exit	LF	17	\$235.00	\$3,995.00
	Vehicular Gate Operators	#	6	\$2,500.00	\$15,000.00
	Access Control	#	1	\$1,750.00	\$1,750.00
	LED Lights	#	6	\$240.00	\$1,440.00
	Wall	LF	12	\$175.00	\$2,100.00
	Stone Pillars	#	0	\$850.00	\$0.00
	Pedestrian Gate	#	1	\$1,250.00	\$1,250.00
	Fencing	LF	5	\$65.00	\$325.00
Charlesworth			COMPONENT TOTAL		\$34,320.00

ENGINEER'S ESTIMATE OF PROBABLE CONSTRUCTION COST
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Vermillion

PAY ITEM #	ITEM DESCRIPTION	UNIT	QUANTITY	UNIT COST	TOTAL COST
	Vehicular Swing Gate - Entrance	LF	18	\$235.00	\$4,230.00
	Vehicular Swing Gate - Exit	LF	18	\$235.00	\$4,230.00
	Vehicular Gate Operators	#	4	\$2,500.00	\$10,000.00
	Access Control	#	1	\$1,750.00	\$1,750.00
	LED Lights	#	4	\$240.00	\$960.00
	Wall	LF	8	\$175.00	\$1,400.00
	Stone Pillars	#	4	\$850.00	\$3,400.00
	Pedestrian Gate	#	2	\$1,250.00	\$2,500.00
	Fencing	LF	12	\$65.00	\$780.00
Vermillion			COMPONENT TOTAL		\$29,250.00

ENGINEER'S ESTIMATE OF PROBABLE CONSTRUCTION COST
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Tullamore

PAY ITEM #	ITEM DESCRIPTION	UNIT	QUANTITY	UNIT COST	TOTAL COST
	Vehicular Swing Gate - Entrance	LF	22	\$235.00	\$5,170.00
	Vehicular Swing Gate - Exit	LF	22	\$235.00	\$5,170.00
	Vehicular Gate Operators	#	4	\$2,500.00	\$10,000.00
	Access Control	#	1	\$1,750.00	\$1,750.00
	LED Lights	#	4	\$240.00	\$960.00
	Wall	LF	5	\$175.00	\$875.00
	Stone Pillars	#	0	\$850.00	\$0.00
	Pedestrian Gate	#	1	\$1,250.00	\$1,250.00
	Fencing	LF	0	\$65.00	\$0.00
Tullamore			COMPONENT TOTAL		\$25,175.00

ENGINEER'S ESTIMATE OF PROBABLE CONSTRUCTION COST
Meadow Ponte II CDD

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Manor Isle

PAY ITEM #	ITEM DESCRIPTION	UNIT	QUANTITY	UNIT COST	TOTAL COST
	Vehicular Swing Gate - Entrance	LF	17	\$235.00	\$3,995.00
	Vehicular Swing Gate - Exit	LF	17	\$235.00	\$3,995.00
	Vehicular Gate Operators	#	4	\$2,500.00	\$10,000.00
	Access Control	#	1	\$1,750.00	\$1,750.00
	LED Lights	#	4	\$240.00	\$960.00
	Wall	LF	5	\$175.00	\$875.00
	Stone Pillars	#	4	\$850.00	\$3,400.00
	Pedestrian Gate	#	2	\$1,250.00	\$2,500.00
	Fencing	LF	12	\$65.00	\$780.00
Manor Isle			COMPONENT TOTAL		\$28,255.00

ENGINEER'S ESTIMATE OF PROBABLE CONSTRUCTION COST
Meadow Ponte II CDD

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Covina Key

PAY ITEM #	ITEM DESCRIPTION	UNIT	QUANTITY	UNIT COST	TOTAL COST
	Vehicular Swing Gate - Entrance	LF	18	\$235.00	\$4,230.00
	Vehicular Swing Gate - Exit	LF	18	\$235.00	\$4,230.00
	Vehicular Gate Operators	#	4	\$2,500.00	\$10,000.00
	Access Control	#	1	\$1,750.00	\$1,750.00
	LED Lights	#	4	\$240.00	\$960.00
	Wall	LF	0	\$175.00	\$0.00
	Stone Pillars	#	4	\$850.00	\$3,400.00
	Pedestrian Gate	#	1	\$1,250.00	\$1,250.00
	Fencing	LF	24	\$65.00	\$1,560.00
Covina Key			COMPONENT TOTAL		\$27,380.00

Pond 16A @ Vermillion (Lacledes Ln)

2 MES's that are undermined. Fill dirt and stabilize shoreline 6' on either side of MES.



Pond 14-1 @ Covina Key off Alta Vita LN.

MES is undermined. Fill dirt and stabilize shoreline 6' on either side of MES.



Pond 43 @ Covina Key off Granda Hills Ct.

Shoreline erosion is encroaching on perimeter wall. Fill dirt and stabilize shoreline.



Pond FM-1 @ Covina Key off Granda Hills Ct.

Shoreline Erosion along resident facing shoreline. Fill dirt and stabilize shoreline.



Pond B11-2 @ Manor Isle – Off Dearborn.

Small washout behind 1507 Derrbourne. May be resident caused.

Fill dirt and stabilize shoreline.



Pond 18-9 @ Iverson off Iverson Drive

In the Northeast corner there is a section of pond bank that has blown out and should be repaired and the shoreline stabilized.



In the North side of the pond there is a large hole on the pond bank that should be filled in and the adjacent pond bank should be stabilized.



Tab 10



MEADOW POINTE II

Community Development District

To: Homeowner of Morningside (M.S) and Deer Run (D.R.)

The Meadow Pointe Two Community Development District (MPII CDD) Board of supervisors has been discussing the possibility of taking ownership of the Roads, Tree Lawns, Aprons and Sidewalks in your community from Pasco County.

After discussion with our Legal Counsel and Engineer, the MPII CDD Board decided to hold a Public Hearing during the 12/21/23 CDD Meeting and continued it to the 1/3/24 Meeting. One resident attended the first meeting and none at the second. None of the Zoom participants were residents of D.R or M.S. We have received one email response. Except for the three Board members who are homeowners of your Villages, we have not heard any additional opinions on these topics.

At the 1/16/24 MPII CDD Board Meeting, it was decided to issue all the homeowners this letter informing you of an internet poll at ([insert link](#)) to get as many homeowner opinions as possible. In addition, we encourage you all to attend any MPII CDD Meeting held on the first and third Wednesday of each month, or to call into the meeting on our zoom link. In conclusion, we would like to bring you up to date on some of the topics discussed. Will it be more cost effective for the CDD to maintain the roads for the homeowners or have the County issue a tax assessment for a road re-pavement fund? Will the CDD do a better job of re-paving and maintaining the roads? Is it in the best interest of the homeowners if the CDD can issue Deed Restrictions on those areas once owned?

We have included the questions you will be asked on the online survey so you can be prepared to answer them when you log in, please do not bring the survey to the clubhouse this is only to prepare you to answer the one through the link above.

Sincerely, Your Meadow Pointe II Board of Supervisors.





MEADOW POINTE II

Community Development District

Name Box

Address Box

1. I am:

- a. The homeowner
- b. A renter

2. I have received either a physical letter, or an electronic copy of a letter regarding the CDD proposal about taking ownership of the roads in Morningside and Deer Run from Pasco County

- a. yes
- b. no

3. I have read either the physical letter or the electronic copy of the proposal

- a. yes
- b. no

3. Prior to reading the letter, I was aware that Pasco County, NOT the CDD owns the roads in my village.

- a. I was aware
- b. I did not know that

4. I am also aware that in all of MP2, these are the only 2 villages where the CDD does not own the roads.

- a. Yes
- b. I didn't know that.





MEADOW POINTE II

Community Development District

4. Regarding my thoughts on the proposal:

- a. I am in favor of the CDD taking ownership of the roads
- b. I am not in favor of the CDD taking over the roads.

5. If I answered no, I am not in favor, my position would change to yes: (check all that apply)

- a. If I found my county tax increase to cover the roads would be the same or about the same as the CDD increase.
- b. I would be in favor if I found that even after the tax increases, Pasco County would not be paving my roads soon but that the CDD would.
- c. If a real estate agent told me my property value is less than it could be because the roads look deteriorated.
- d. Does not apply, I answered yes.
- e. There is no scenario where I would say yes.
- f. Other (write any conditions where you would be in favor of the CDD owning the roads)

6. Comments



Tab 11

Policies and Procedures for Event planning committee (EPC)

1)The Board of Supervisors for the Meadow Pointe II Community Development District (MPII CDD) has appointed two residents to organize events for the community. At the current time the two residents are Kelly Wright and Ashley Thompson. Should the MPII CDD board remove one or both residents from this position or should they resign, the MPII CDD Board will solicit for volunteers to have interviews and appoint new residents to the positions by vote of the board.

2) On a yearly basis prior to the next fiscal year budget being finalized, the EPC will present to the board a list of events for the year and a preliminary budget for the events. They will also include a report on attendance at the prior year's events. This will enable the board to determine which events the district should have and what to allocate in funding. The EPC will have use of the MPII Clubhouse and our facilities for the events. They will schedule and coordinate the dates and times through the Operations Manager. Being that the event is funded through CDD fees all events and the activities at the events are free to all MPII residents. Only CDD approved EPC events are authorized to be held at clubhouses, use the allocated event funding and have use of the facilities, all other events will follow the normal guidelines for residents reserving rooms and areas.

3)The EPC will update the MPII CDD board at the twice monthly meeting of upcoming events and what they have planned for the event. The EPC will also present the budget for each event at this time. The funding will be approved or disapproved by the board and funding will be allocated through the MPII CDD Operations Manager. The EPC Coordinators will keep receipts for purchase and will give them to the Operations Manager to be kept on file for each event. Only CDD approved and EPC events will be authorized to use the allotted funding for events. During the fiscal year the EPC may request to add additional events, the CDD Board will determine if funding is available and if the event is one the community will attend.

4)The Two EPC coordinators are the only members of the committee and are volunteers not employees of the district. They do, however, represent the district and conduct events that are sanctioned by the MPII CDD Board. They may solicit and use other volunteers to assist them in planning/running the events. The volunteers the EPC uses for the events will be supervised by the EPC coordinators and are solely their responsibility. The CDD board members (may if available) and Clubhouse staff will assist the EPC on the days of the event at the operation manager's discretion.