

**MINUTES OF MEETING
MEADOW POINTE II
COMMUNITY DEVELOPMENT DISTRICT**

The regular meeting of the Board of Supervisors of the Meadow Pointe II Community Development District was held on Wednesday, January 16, 2008 at 6:40 p.m. at the Meadow Pointe II Clubhouse; 30051 County Line Road; Wesley Chapel, Florida.

Present and constituting a quorum were:

Gerald Lynn	Chairman
Jim Bovis	Vice Chairman
Harold Ziegler	Assistant Secretary
Brian Shahin	Supervisor

Also present were:

Andrew Mendenhall	District Manager
Susan Johnson-Velez	District Attorney
Robert Valentine	District Engineer
Bill Snyder	Property Manager
Yolanda Bush	Deed Restrictions Committee
Renee Glassman	Architectural Review Committee
Michelle Blankenbaker	Residents Council
Sergeant Troy Ferguson	Pasco County Sheriff's Office
Deputy Elders	Pasco County Sheriff's Office
Michelle Glidden	Post Guard
Luis Salcedo	Post Guard
Ed Carter	Resident
Jamie Childers	Resident
Ronald Deston	Resident
Carol Gassler	Resident
Skip Gassler	Resident
Jay Safran	Resident

The following is a summary of the minutes and actions taken at the January 16, 2008 Meadow Pointe II Board of Supervisors regular meeting. A copy of the recording of the meeting is on file at the District Office.

FIRST ORDER OF BUSINESS

Roll Call

Mr. Lynn called the meeting to order and called the roll.

SECOND ORDER OF BUSINESS

Pledge of Allegiance

The Pledge of Allegiance was recited.

THIRD ORDER OF BUSINESS

Guest Speaker

Pasco County Sheriff's Office – Neighborhood Watch Program

- Mr. Lynn distributed a brochure provided by Captain Driscoll describing a Public Safety Awareness Symposium at the Knights of Columbus Hall in Holiday, Florida on March 27, 2008.
- Sergeant Ferguson of the Pasco County Sheriff's Office described the Neighborhood Watch Program.
 - Sergeant Ferguson is confident his presentation will give everyone knowledge of the basic process involved with organizing a crime watch program and distributed literature which covered many of the issues he discussed.
 - He gave some generic facts about Pasco County.
 - The county encompasses 750 square miles.
 - The population is approximately 429,000, ranking 13 out of 67 counties in the state.
 - The county ranked nine for fast growth in the state.
 - The county ranked eight in the nation for population growth.
 - This growth rate can outpace law enforcement's ability to handle crime.
 - Sergeant Ferguson discussed the Pasco County Sheriff's Office.
 - It serves the sixth largest population base within the state.
 - They received 425,000 calls last year with 430 law enforcement deputies of which 230 to 240 are road patrol deputies.
 - Pasco County averages one deputy per 1,000 residents.
 - Sergeant Ferguson discussed the reasons a Neighborhood Watch is necessary.
 - Crimes have recently increased, and it needs to be reduced.

- The fear of crime needs to be reduced.
- There is a need to improve the quality of life.
- The premise behind the Neighborhood Watch is to empower deputies to be innovative and organized.
- There is a need to empower communities to police themselves in order to resolve problems and promote community spirit.
- Sergeant Ferguson explained why he believes a Neighborhood Watch Program is effective.
 - Deputies patrol neighborhoods eight hours per day, as opposed to residents who are available 24 hours per day.
 - Residents are the eyes of what goes on in the neighborhood.
 - Neighborhood Watch members will be trained with regards to reporting suspicious behavior in an accurate manner.
- Sergeant Ferguson explained the definition of a Neighborhood Watch Program.
 - Neighborhood Watch is a partnership uniting people to make the community a safe and better place to live.
 - Improvement of home security and greater vigilance is stressed.
- Sergeant Ferguson detailed what is not involved with Neighborhood Watch.
 - It does not replace law enforcement.
 - It does not encourage vigilante-style enforcement.
 - It does not encourage residents to intervene in suspicious activities.
 - Neighborhood Watch areas are not guaranteed to be crime-free.
- There are three basic defense tools which aid in keeping crime out of neighborhoods.
 - There are organized control mechanisms consisting of people, high visibility, action, and signs.
 - There are mechanical items such as locks, lights, cameras, gates and fences.
 - There are natural controls.

- Sergeant Ferguson explained how the Neighborhood Watch works.
 - Residents are encouraged to observe the neighborhood and immediately notify authorities of any suspicious activity.
 - Crime prevention measures will be implemented within the community.
- Sergeant Ferguson explained the duties of a Neighborhood Watch:
 - Activity is reported in writing in order to be accurate.
 - Members are assigned areas of responsibility within the neighborhood.
 - Community members are encouraged to communicate with one another.
 - Each member is assigned a block map and telephone tree.
 - They attend regular meetings.
 - They plan community events.
- Sergeant Ferguson explained how a Neighborhood Watch is organized.
 - The Neighborhood Watch has a hierarchy.
 - There is a Neighborhood Watch Coordinator.
 - There is an Assistant Coordinator if necessary.
 - There are Block Captains.
 - It involves a general membership.
 - The role of the Neighborhood Watch Coordinator was explained:
 - chairs the first meeting in order to explain what Neighborhood Watch is all about;
 - appoints Block Captains;
 - act as the primary liaison for law enforcement.
 - The role of the community policing team was explained.
 - They are liaisons between the Sheriff's Office and residents.
 - They disseminate information to the membership through the Block Captains.
 - They conduct meetings.

- They arrange special projects and social events.
- The role of the Block Captains was explained.
 - They are considered the *welcome wagon*.
 - They distribute information to the membership.
 - They update the block maps.
 - They assist with meetings.
 - They coordinate block activities.
 - They ensure incidents are reported immediately.
- The role of members was explained.
 - They are responsible for reporting.
 - They may conduct non-emergency use of the telephone tree.
 - They keep the block maps.
- Determination of the need for a Neighborhood Watch was explained.
 - Residents who care about their neighborhood will want this.
 - Residents will get to know neighbors and deputies better.
 - Residents will better understand the difference between a law and code violation.
 - Residents will be better informed as to what is going on in the neighborhood.
 - Exposure to training is encouraged.
- The next steps in this process were explained.
 - A start-up meeting needs to be scheduled; and resources for this meeting should be assembled.
 - The web site entitled, www.usaonwatch.org, contains information to obtain an inexpensive packet of CDs, maps, telephone trees, training topics and meeting agendas.
 - Officers should be elected at the meeting.
 - The Sheriff's Office will attend some of the meetings.

- Members should refer to the Pasco County Sheriff's Office interactive website at www.pascosheriff.com.
- Sergeant Ferguson provided information packets for interested individuals.
- The next steps for the CDD were outlined.
 - The program will be discussed further.
 - The first Neighborhood Watch meeting will be scheduled.
- There were comments and questions from the Board.
 - Mr. Lynn believes this program should be broken up into individual communities.
 - Sergeant Ferguson believes this will work and Area Coordinators may be appointed for each gated community, who will in turn appoint their own Block Captains and membership.
 - The community should hold large meetings at least once or twice per year with all individual area Neighborhood Watches in order to exchange information.
 - A Board member inquired as to the benefits of Deputies working with each group when they commence.
 - Sergeant Ferguson is supportive of this, but believes the CDD should agree upon a venue for the initial meeting and ensure there is enough interest.
 - The Deputies can assist with initial training; after which they may individually participate in respective areas for follow-up training.
 - They can also assist in encouraging interaction and partnership by combining some communities and breaking down those barriers.

The record reflects Mr. Ziegler and Ms. Johnson-Velez joined the meeting.

- Ms. Michelle Glidden discussed Post Guard.
 - It is made of PVC material which contains four pieces and goes around the bottom of the mailbox posts.
 - It passed two years of testing with a commercial weed eater.
 - The installation cost is \$24 and takes five minutes.

FOURTH ORDER OF BUSINESS

Audience Comments (Limited to 3 Minutes per Speaker)

Hearing none, the next item followed.

FIFTH ORDER OF BUSINESS

Resident Council Representative

Ms. Blankenbaker discussed their recent meeting.

- Residents are concerned with the cost of installation of LED signs in the amount of \$25,000 per sign.
 - They are also concerned with the location.
 - A possible solution is to divide the cost among three signs in order to provide more residents the benefit of the signs.
 - It was recommended the Board consider how the sign issue may affect its relationship with Ms. Mulieri.
- A resident reported shrubbery outside of Colehaven which needs to be trimmed since it is blocking the line of sight.
- The recurring issue in which the area of Morningside at the dead end is not being mowed was discussed.
 - This is considered MPIO property and should be maintained by the CDD since the county is not maintaining it.
 - Mr. Bovis contacted Nanak, and was told they have been mowing the area.
- A resident with a disabled husband was upset because her son was not permitted to assist him at the fitness facility and recommended delineation of special circumstances in compliance with the ADA.
 - Mr. Lynn recommends he bring a letter from his doctor which states he requires assistance.
- Parents recommend raising the release buttons on the gates since toddlers can reach them.
 - The ADA requires a certain height.
 - Anyone, including small children must be able to have access in the event of an emergency.
- Stanchions were placed in the parking lot.
 - They will slow down traffic, but can be removed to allow traffic to flow.

- Mr. Ziegler believes they should be left there permanently for safety purposes.
- Mr. Lynn addressed the LED sign issue.
 - Board members attended Commission meetings and the members are against modification of the LED signs.
 - The School Board does not have restrictions with regards to placement of LED signs since they are exempt from county requirements with the exception of ADA compliance issues.
 - With regards to the **previous recommendation** of placing three signs, the CDD cannot do this since they can only place signage on CDD property.
- Mr. Snyder will obtain further information with regards to the cover for the play area and bring it back to the Board.
- Mr. Lynn, Mr. Snyder and Mr. Valentine are in the process of obtaining a permit for the pool restroom.
 - The county will only issue a permit if the CDD has this done by a contractor at a cost of approximately \$25,000 to \$30,000.
 - Mr. Ziegler believes this is an unnecessary expense.
 - The Board concurred they should try to obtain more prices.
 - Mr. Snyder will pursue pricing and send it to Mr. Mendenhall to communicate to the Board.

SIXTH ORDER OF BUSINESS

Committee Reports

B. Deed Restrictions

Ms. Bush distributed the Deed Restrictions Report for review, which is attached hereto and made part of the public record.

- Mr. Shahin asked for clarification of the unresolved items.
 - These are previously reported items in which letters were sent out, but have yet to be responded to.
 - The next step is to send out certified letters.
 - Since #2007/227 already received a certified letter, it will be submitted to the attorney.
- A fort which is being built within a conservation area was discussed.

- It must be determined whether or not this is under the auspices of SWFWMD.
- The homeowner must be contacted or else the CDD may be penalized by the SWFWMD.
- The SWFWMD Area Representative actually resides in Meadow Pointe.

There being no further discussion,

On MOTION by Mr. Shahin seconded by Mr. Ziegler with all in favor, recommendations of the Deed Restriction Committee Report were approved.

A. Architectural Review

Ms. Glassman distributed the ARC report for review, which is attached hereto and made part of the public record.

- The painting involves the driveway only, as opposed to the sidewalk or apron.

There being no further discussion,

On MOTION by Mr. Ziegler seconded by Mr. Bovis with all in favor, recommendations of the Architectural Review Committee Report were approved.

SEVENTH ORDER OF BUSINESS

Staff Reports

A. Attorney

- Mr. Lynn recommended Ms. Johnson-Velez pursue the Longleaf issue with regards to the appropriate entity to power-wash the sidewalks.
 - Even though adoption of Resolution 2007-4 addressed this issue, some areas remain ambiguous.
 - Ms. Johnson-Velez' communications with the attorney for Longleaf were discussed.
 - It is difficult to modify Board policy.
 - The sidewalks in Longleaf and other areas are actually within non-adjacent District-owned parcels.

- Resolution 2008-2 clarifies the location of sidewalk and driveway aprons regardless of whether or not it is on or adjacent to District property; and the District is only going to maintain areas it has constructed.
- The resolution supersedes previous policies.

There being no further discussion,

On MOTION by Mr. Bovis seconded by Mr. Ziegler with all in favor, Resolution 2008-2 outlining a policy for the District's maintenance responsibilities and repairs for sidewalk and driveway aprons was adopted.

- Mr. Valentine will update the Village responsibility summary in conjunction with the resolution.
- The Village HOA will be responsible.
- The issue with regards to a soccer camp on the open space within the community facilities was discussed.
 - Waiver forms were drafted.
 - Permission for use of the facility and release of liability was drafted for the individual organizing the camp.
 - Release of liability and waiver forms are necessary for parents of participating children.
 - Ms. Johnson-Velez does not want it to appear the CDD is operating or endorsing this.
 - The open space is accessible to the public and allows them to receive informal training without obtaining permission from the CDD.
 - She does not recommend Board approval.
 - Mr. Shahin recommends the Board examine this issue on a case by case basis.
- Ms. Johnson-Velez discussed the Halloween Fest issue with some Insurance Defense Group attorneys.

- This event involves an elaborate set-up requiring construction of props which may pose structural liability, security and miscellaneous nuisance issues.
- The group interested in doing this will address these issues at the February 6th meeting.

B. Engineer

- Mr. Valentine put a list of maintenance items for reserves together as requested.
 - Mr. Lynn asked Mr. Valentine to examine all District assets and try to calculate their lifespan in terms of setting aside reserve funds for these items.
- Mr. Lynn discussed an issue in Bright Ray in which a street collapsed and the county accepted responsibility and repaired it.

C. Property Manager

- The Charlesworth Gate was completed.
- There was a corrosion issue at Manor Isle on the base.
- Longleaf had a problem with a tripped motor resulting from a broken belt.
- The new report for the gates is due within two weeks.
- Some operators will eventually have to be replaced as opposed to repaired.
- The responsible party was billed for damaging the fence during an automobile accident.
- People are still running into the gates in Covina Key.
- Power-washing is progressing.
 - Doorknockers were placed one week prior to commencement of power-washing which is making it easy for pet owners to open gates.
- Mr. Snyder is still waiting for a response as to when fencing construction will commence.
- The plantings were installed on County Line Road.
- Mr. Snyder asked for direction with regards to resolving the tree issue.

- After further discussion, the trees near the wall should be removed by the resident.
- If the resident refuses, it needs to be determined whether or not the tree is on CDD property.
- The CVS issue was discussed.
 - Permits were approved by the county to ensure buffering is made part of the new CVS.
 - A resident picked up three liquor bottles at the Longleaf Gate on County Line Road and is concerned a CVS may have a negative effect on environmental impact statements.
 - Another resident noted her father-in-law works for CVS and he has said it does not stay open past 10:00 p.m. and their lease prohibits them from selling alcoholic beverages.

D. Manager

- A young community member who attends Wesley Chapel High School contacted Mr. Mendenhall this week to ask for the Board's permission to do a video on the back patio for his honors class.
 - He is filming a miniature talk show, which will take approximately two hours and involve seven people.
 - It will be filmed after school within the next two weeks.
 - The Board concurred he may utilize the facility.
- Investment of reserve funds was discussed.
 - The funds were deposited into the Wachovia account, as previously discussed.
 - There are two options.
 - The current account is a Wachovia QPD Account which is earning 3.39%.
 - Wachovia is offering a special rate of 4% on a QPD Government Money Market Account, with a limit of six withdrawals per month.
 - This rate is tied to the federal fund and is not fixed.

- Mr. Mendenhall has looked into various CDs and other money market funds.
 - The best CD rate Wachovia was able to provide was 3.4%.
 - Mr. Bovis believes the HOA is currently earning 4.5% on their CD and it is locked in for six months.
 - The CD does not fall under F.S. 280.
 - Additional accounts entail more auditor review which will increase fees.
- The Board decided to leave the funds in Wachovia and continue to look for something with a better rate of return.
- The SBA sent an email outlining upcoming events for availability of the remaining funds.
 - The remaining 14% will be available soon.
- The Board authorized Mr. Mendenhall to remove the remaining funds as soon as they are available.
- An addendum to the Nanak contract was submitted.
 - Nanak indicated the addendum was incorrect.
 - Ms. Johnson-Velez reviewed what Mr. Mendenhall received and agreed this was not the one she prepared.
 - The Board approved the addendum to the original agreement which involved adding maintenance of the islands, without changing anything else.

EIGHTH ORDER OF BUSINESS

Other Business

- MPI is having a garage sale on April 19, and October 11, 2008.
 - They asked whether or not MPII wants to participate.
 - The Board agreed to participate in one and a date will need to be selected.
- The Board asked Mr. Snyder to send another invoice to Atlas Towing.
- Mr. Lynn asked the Board to be prepared to approve the Policies and Procedures at the February 6th meeting.
- Board Seats 1 and 5 will be up for the General Election in November.
 - Mr. Lynn will place an article in the newsletter.

- Qualifying information may be obtained from the Supervisor of Elections.
- Mr. Bovis asked the motions list concerning dollars be updated.
- Bids to select a contractor for the Mansfield Boulevard project will be opened on January 31st.
 - A Notice to Proceed will be ready in March.
 - The pre-construction meeting will take place.
 - It is hoped the work will be done in August or September.
- Mr. Bovis discussed the letter residents received from OLM concerning the freeze.
 - A walk-through will be held with Mr. Bob Keats, the head biologist for Pasco County.
 - The Board is not certain whether or not the CDD will be responsible for replacement since Nanak indicated they did not expect a freeze.
 - OLM does not guarantee anything but they were in agreement with the Board's recommendation.
 - Nanak's contract indicates they are responsible for replacing the items.

NINTH ORDER OF BUSINESS

Audience Comments

- Resurfacing of the tennis courts was discussed.
 - It was stated at the last Residence Council Meeting there were funds in the budget to do this.
 - The work is scheduled for March.
- A resident suggested an intercom or telephone be installed in the gym to the office for emergencies.
 - There is a button which is labeled, *FOR MEDICAL EMERGENCIES*, which dials directly to ambulance services.

TENTH ORDER OF BUSINESS

Approval of Financials

- Mr. Lynn is concerned the funds which were deposited into the Wachovia account are appearing in the General Fund.
 - It should still show up as reserves on the balance sheet, but it will be segmented out.

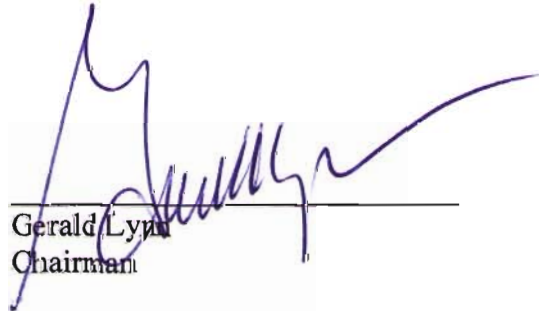
- Mr. Bovis inquired about an item on the reserve account for Longleaf dated October 7 for J&D Landscaping.
 - Mr. Mendenhall will check on this.
- Mr. Bovis recommends the money coming in from taxes should be designated to the Villages.
- Approval of the financials was tabled to the next meeting.

ELEVENTH ORDER OF BUSINESS

Adjournment

There being no further business,

On MOTION by Mr. Ziegler seconded by Mr. Shahin with all in favor, the meeting was adjourned at 9:54 p.m.



Gerald Lynn
Chairman