

**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, February 20, 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
James P. Bovis	Vice Chairman
Harold Ziegler	Treasurer
Brian Shahin	Supervisor

Also present were:

Andrew Mendenhall	District Manager
Susan Johnson-Velez	District Attorney
Bill Snyder	Property Manager
Renee Glassman	Architectural Review Committee
Michelle Blankenbaker	Resident Council Representative
Carol Gassler	Resident
Lee Runnalls	Resident

The following is a summary of the minutes and actions taken at the February 20, 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.

NINTH ORDER OF BUSINESS

Other Business

- Mr. Bovis noted Ms. Ricker missed several meetings and wanted to know how many meetings a supervisor was permitted to miss by statute.
 - Mr. Mendenhall confirmed Ms. Ricker had not attended any meetings since December but there were no attendance requirements according to the statute. He suggested the Board discuss this matter with Ms. Ricker, although she had received copies of prior minutes.
 - Mr. Bovis felt her input was necessary on potentially tied votes.
 - Mr. Lynn advised the Board can only speak to Ms. Ricker at a meeting according to the Sunshine Law, and he believes she has an obligation to fulfill her job as supervisor.
 - Mr. Bovis requested Mr. Mendenhall contact Ms. Ricker.
 - Mr. Mendenhall confirmed Ms. Ricker's intention to serve on the Board and offered to call Ms. Ricker to express the Board's concerns.

THIRD ORDER OF BUSINESS

Guest Speakers

There not being any, the next item followed.

FOURTH ORDER OF BUSINESS

Audience Comments (Limited to 3 minutes per speaker)

- Mr. Lee Reynolds, 1623 Sassafras Drive in Longleaf provided an update on the undeveloped property across from Longleaf:
 - He expressed concerns to OPC Retail Partners at a public hearing in Dade City over the development of the property into a CVS Pharmacy with regards to proper buffering, traffic and trash.
 - He submitted photographs of a CVS store on S.R. 54 showing buffering, did not obscure the view; six flagpoles with narrow banners and a 15' inflatable pill bottle on the roof.
 - He urged the Board to require the appropriate buffering.
- Mr. Lynn addressed some concerns:
 - He believes the inflatables and flags are in violation of the county ordinance and the county did not enforce their ordinance.

- The Board belongs to the Pasco Community Association, which includes Pasco County Commissioners, the Sheriff's Department and the Pasco County Clerk of Courts.
 - Mr. Brian Corley believes the PCA was an organization to be reckoned with as the county was aware they existed. PCA represents 40,000 voters handling specific issues such as parking in the streets, traffic and traffic signals.
 - The property was platted for this type of development and the Board had no control over it as the County was going to obtain the variances any way they saw fit.

SIXTH ORDER OF BUSINESS

Committee Reports

A. Architectural Review

- Ms. Glassman distributed the ARC report for review, which was attached as part of the public record and noted the following:
 - Case 2008-107 was updated with regards to the color scheme.
- Mr. Lynn addressed the following:
 - Trash cans were placed along County Line Road by Bearsley.
 - Ms. Glassman should note the paint numbers in the letter to the resident of Case 2008-107 based on the information provided by the resident.
 - Ms. Glassman confirmed the colors listed were not in the guidelines but they could be approved if swatches were provided.

There being no further discussion,

On MOTION by Mr. Shahin seconded by Mr. Ziegler with all in favor, ARC and Deed Restriction recommendations were approved.

- Colors not listed in the guidelines should be added as approved colors.
- Sherwin Williams colors were included in the guidelines.
- Mr. Bovis wanted to know whether MP II residents received discounts on Sherwin Williams colors.

- Mr. Lynn confirmed the newsletter mentioned MP II residents receive a 20% discount on Sherman Williams colors.

Conversation ensued regarding the use of Sherwin Williams colors.

B. Deed Restrictions

- Ms. Glassman distributed the Deed Restrictions Report for review, which was attached as part of the public record and noted the following:
 - DR #2007-15 and 2007-16 were unresolved as letters were sent to the residents.
- The Board addressed the following:
 - Mr. Bovis questioned whether letters were sent by certified mail instead of first class mail and if any were returned undeliverable.
 - Ms. Glassman confirmed letters were sent via certified mail and did not receive any undeliverable letters.
 - Mr. Lynn noted if a letter was sent by regular mail and was not returned, it should be assumed the recipient received the letter.
 - Mr. Bovis questioned the point of having the attorney mail a foreclosure letter as there was a foreclosure in his village and they were trying to get the bank to resolve the matter.
 - Ms. Glassman explained the property is to remain under the current owner's name until the foreclosure proceeding is complete.
 - Mr. Lynn clarified this to be the case and suggested contacting the Sheriff's Office and the County Clerk to obtain the name of the foreclosure bank.
 - Mr. Bovis expressed concern over spending money for legal fees on foreclosures if they were not going to get any results.
 - Mr. Lynn felt if no legal action was taken, the rest of the neighborhood will decline and recommended further steps be taken if there was no response to the Attorney letters.
 - It is too soon to place a lien on the home.
 - Mr. Ziegler confirmed receiving e-mails on current foreclosures and offered to forward them to Mr. Bovis.

Conversation ensued regarding the steps to be taken following the Attorney letter to the resident for unresolved violations.

There being no further discussion,

On MOTION by Mr. Bovis seconded by Mr. Ziegler with all in favor, the recommendations from the Deed Restriction Violation Report were approved and the committee was directed to send a letter to the Bank of Tecord for Case No. 2008-16.

- Ms. Glassman requested action on the following cases:
 - Case No. 2007-227
 - First class and certified letters sent to the homeowner were returned.
 - Mr. Lynn directed the Attorney to send a letter to the resident.
 - Case No. 2007-241
 - Mr. Lynn directed Ms. Glassman to send a third letter via certified mail.
- Mr. Lynn discussed a case in which a resident had a different type of mailbox than his neighbors which was placed directly at his front door.
 - Mr. Bovis acknowledged the resident was disabled.
 - Ms. Glassman recommended the Board allow the resident to retain the mailbox under the circumstances.
 - Mr. Lynn suggested the post office handle this matter.
- Mr. Bovis acknowledged requesting a job list in order for the Board to be aware of the items handled by the attorney so they may be removed from the list.
- Ms. Johnson-Velez noted the homeowner for Case No. 2008-5 hired a landscape company to re-sod his lawn and expressed his intent to conform to the restrictions in the future and properly secure his garbage cans.

FIFTH ORDER OF BUSINESS

Resident Council Representative

Ms. Blankenbaker provided the report from the Resident Council meeting held on February 13, 2008.

- The residents provided feedback on the pool restroom.

- Construction should be completed before summer.
 - The construction will not interfere with the summer schedule.
 - The plans for the restroom pool are currently being reviewed by the Engineer.
 - They hope to have the project in the permitting stage by the end of next week.
 - The work will take two to three weeks to complete.
- Residents believe \$25,000 was more than they wanted to spend.
 - The cost is within the approved budget which is within the \$7,000 to \$10,000 range.
 - The contractor charged between \$500 and \$800 for use of their license.
 - The contractor will take care of the permitting and inspections.
- The design should include a ventilation system with a window air unit or fan in the restroom.
 - The county requires an exhaust fan.
- There should be a drain in the floor.
 - The floor drain was omitted as the cost was \$10,000 more due to the county requiring a water flush.
- The lifeguards should perform hourly checks in the restroom.
 - Maintenance will be handled by a resident staff member.
- Individuals managing the Haunted House requested it be held inside the clubhouse.
 - They offered to provide an individual from Heaven Sent Cleaning to protect the floors and clean the surfaces after Halloween.
 - Mr. Lynn believes holding the Haunted House inside will limit the amount of people going in and out of the clubhouse and curtail rental of the clubhouse on event nights.
 - Ms. Blankenbaker confirmed the operators of the Haunted House wanted to have the event from October 25th to October 31st.
 - Mr. Lynn expressed concern over liability if damage occurred.

- Mr. Bovis suggested the operators prepare a preliminary drawing for presentation to the Board.
- Mr. Lynn felt the Board needed to decide whether the event should be sponsored by the CDD or consider a privately-held event.
- Ms. Blankenbaker will ask the operators to attend the next meeting.
- Ms. Johnson-Velez informed the Board the Attorney General issued an opinion in December stating a CDD was prohibited from sponsoring these types of events.
- Mr. Lynn believes the operators should provide insurance indemnifying the District, but based on Ms. Johnson-Velez' comments, the CDD cannot legally sponsor this event.
- Mr. Bovis requested Ms. Johnson-Velez to provide the Board members a copy of the Attorney General's opinion as soon as possible.
- Mr. Lynn expressed concern over the CDD setting aside funds in the budget for special events. Ms. Johnson-Velez advised the CDD cannot hold events which are not authorized in the Statutes.
- Mr. Mendenhall believes many districts will have to review their budget based on this Attorney General's opinion.
- Mr. Bovis questioned whether the CDD can make a donation to a non-profit organization within the community, who could then use the money to hold an event.
- Ms. Johnson-Velez offered to find out.
- The clubhouse should consider providing laptop computers if it has Wi-Fi capabilities.
 - MP III has Wi-Fi because the residents pay for a company as part of their HOA fees to provide internet service to the entire community.
 - The computers in MP II are not security-controlled to have a Wi-Fi system nor is the service available.

- Mr. Lynn agreed with the idea, but advised MP III had security problems with people sitting in the parking lot and hacking onto the Wi-Fi system.
- Residents want to know if the soda machine inside the gate earns revenue and if it can be moved to another location.
 - The Board discussed moving the soda machine but only the soda company is authorized to move it.
 - The District makes a nominal profit from the machine by receiving two cents for every bottle sold, which was offset by the District providing the electricity.
 - The machine is there for convenience.
 - Mr. Lynn agreed with moving the machine outside, but believes the soda company will remove the machine permanently if any damage occurs.
- The crew painting the wall should knock on residents' doors prior to commencement of work.
 - All staff members wear uniform shirts, but they wear jackets, sweatshirts and smocks while painting during cold weather.
 - The Board discussed ordering signs stating, *ANOTHER PROJECT BY THE MEADOW POINTE CDD.*
 - Ms. Glassman confirmed the signs were ordered.
 - Mr. Bovis felt the signs gave adequate notice and was not certain how much else the Board could do.
 - Ms. Blankenbaker will provide a list of residents affected by the maintenance work to Mr. Snyder.
 - The residents need to realize the work must be performed within a certain period of time and they may not receive any notification.
 - Mr. Lynn suggested having re-notification if there was going to be a delay longer than one week and for Ms. Blankenbaker to work with the crew.

- Residents requested reimbursement for refreshments in order to draw more participation at Resident Council meetings.
 - Mr. Bovis does not believe offering refreshments will entice residents to leave work early in order to attend these meetings.
- Ms. Blankenbaker inquired about the flooring in the restroom.
 - Mr. Lynn verified the flooring will be concrete.
 - The flooring will comply with county requirements for safety.
 - The outside deck will not be resurfaced.
 - The floor will be painted with a non-slip surface.
- Ms. Blankenbaker noted the residents wanted someone to contact them about the color of the wall before it was painted and complained about the wall being painted white as it was going to attract dirt and mildew and become a maintenance issue for the homeowner.
 - Mr. Bovis noted the residents could change the color as long as they paid for it.
 - Mr. Lynn acknowledged the Board chose white because it was a neutral color and guaranteed for five years to be sealed and washable.
- Mr. Lynn noted the following areas of concern:
 - The school will not be completed for another year.
 - There is no completion date for S.R. 56.
 - There are still some landscape issues with Nanak.
 - Staff acknowledged the landscaping issue is being worked on.
 - Mr. Lynn informed Ms. Blankenbaker residents with serious issues which are not being resolved by the Resident Council come before the Board.
 - Mr. Bovis suggested residents e-mail their concerns to a Board member.
 - After some discussion, it was suggested residents e-mail Mr. Mendenhall for distribution to the Board.
 - Ms. Blankenbaker thanked the Board for approving the recycling project.

SEVENTH ORDER OF BUSINESS**Staff Reports****A. Attorney**

- Ms. Johnson-Velez reported Mr. Brian Burns from Trout Creek informed her when the property across the street was sold, the pond was not included in the conveyance and were working on conveying it to the CDD. She advised this was contrary to what was shown in the public records and will follow up with Mr. Burns to finalize it.

D. Manager – Discussion of Letter from the Pasco County Supervisor of Elections Regarding the Upcoming 2008 General Election

- Mr. Mendenhall provided an e-mail to the Board regarding the posting of deposits into the Village reserve accounts for the tax revenues, which occurred after the agenda package was distributed.
- Mr. Lynn inquired about the miscoding for JD Landscaping, which was incorrectly posted to the community funds instead of to Longleaf as it was not shown on this month's posting.
 - Mr. Bovis confirmed it will be posted in the next report. Mr. Mendenhall offered to follow-up.
- Due to State Board of Administration (SBA) giving the ability to withdraw additional funds while still requiring a percentage remain in the account, the Balance Sheet shows an SBA restricted line item until the money was transferred out of the SBA and the account was closed. He noted the District as a governmental entity was insured up to \$100,000.
 - Mr. Bovis presented CEDAR, an alternative to the SBA which the HOA invests in.
 - Mr. Mendenhall believes this is a good option since it is a Qualified Public Depository.
 - He will obtain a rate sheet from Colonial National Bank and e-mail to the Board if he determines it is better than the current rate for discussion at the next meeting.
 - The interest rate from CEDAR is slightly higher than the Wachovia rate.
 - The District's Financial Analyst believes there is good liquidity with this option.

- Mr. Mendenhall will determine whether the interest commences the day the bank receives the money.
- Colonial National Bank has the ultimate responsibility for the funds.
- Mr. Mendenhall will obtain more details with regards to the start-up.
- Mr. Lynn requested Mr. Mendenhall include a separate line item for the Asset Account.
- Mr. Lynn believes the District is safe since it is covered up to \$100,000.
- Mr. Lynn requested a separate line item on the Balance Sheet under the Asset Account showing the separation between the General Fund and the former SBA account.
- Mr. Lynn requested separate line items for interest accrued and the reserve balance.
- Funds transferred from the SBA Account into the checking account are collecting interest.
- These funds did not belong in the General Fund; but in the Accumulated Reserve Funds account.
- Mr. Mendenhall explained the money was accounted for separately in each of the Villages and believes the Board should get an additional measure of accounting for the money as a summary total on the Balance Sheet.

Mr. Mendenhall presented an overview of Mr. Brian Corley's letter.

- The letter identified the eligible supervisors.
- Mr. Mendenhall detailed the procedures for residents to run for seat 1 occupied by Mr. Ziegler and seat 5 occupied by Mr. Bovis, which are four-year terms.
- There are new steps for qualifying such as no longer filing for an appointment of Treasurer or opening a bank account; as well as reducing the petition process and filing fee.

- Candidates are now only required to obtain 25 petition signatures or pay a \$25 fee, which will encourage participation.
- Mr. Lynn clarified Mr. Corley stated at a PACA meeting held last night that if residents were going to incur expenses or receive contributions, they were required to open a checking account and have a Treasurer's Report.

B. Engineer

Mr. Lynn requested the engineer be notified about missing this evening's meeting as there were issues to be discussed.

C. Property Manager

- Mr. Snyder provided prices for awnings for the play area as submitted by Southern Shading.
 - The awning over the swing set costs \$10,223 for 20' x 35' x 15'.
 - The awning over the sandbox costs \$8,969 for 20' x 35' x 10'.
 - The total is \$19,192, with a 10% discount.
 - The total cost for the awnings being used for the playground is \$17,272.
 - The shipping charge is \$2,125, for a total of \$19,397.
 - Optional items are: \$230 for quick release elbows (per corner); \$400 for extra primer; \$149 for safety pole covers (per pole); \$8,700 for installation and \$600 for engineering drawings.
 - Mr. Lynn confirmed the total cost with the options was under \$30,000.
 - Mr. Snyder questioned whether the Board wanted the awnings to cover the swing set area or be separated, but Mr. Lynn wanted the awnings to be separate and cover the full width of the play area.
 - Mr. Snyder advised it was not feasible to connect the awnings as there was a 70' span.
 - Mr. Zeigler questioned whether the awnings can withstand a hurricane.
 - Mr. Snyder explained the awnings conform to the same standards as the current ones and Mr. Lynn clarified the awnings will conform to a certain wind structure but will be removed during a hurricane warning.
 - Mr. Lynn confirmed a request being made for multiple proposals and this was the only contractor who submitted one.

- Mr. Zeigler requested the funds be budgeted from the Renewal and Replacement Fund for next fiscal year as there was no safety issue and other items had to be addressed such as the sink hole, which will cost \$40,000.
- Mr. Lynn confirmed funds were available in the General Reserve Fund.
- Mr. Mendenhall believes \$30,000 was well below the amount in the Carry Forward, but he offered to provide an exact amount to the Board at the next meeting.

The meeting was recessed at 8:45 p.m.

The meeting was reconvened at 8:51 p.m.

- Mr. Mendenhall confirmed the Fund Balance as of December 31st was \$2.4 million and there were expenditures for the remainder of the year at \$1.5 million; meaning the Board was hundreds of thousands of dollars in excess of what was needed to pay for the budget for this year.
- Mr. Zeigler felt there could be overages in the Attorney and Engineering Fees.
- Mr. Mendenhall indicated \$90,000 was budgeted in the Capital Projects Fund but only \$18,000 has been spent so far. He felt this project could be accomplished with little or no risk.
- Mr. Lynn expressed concern over the price increasing substantially if the project was delayed and believes the project should be done now.
- Mr. Zeigler suggested checking the contractor's credentials with the Better Business Bureau or Pasco County. Mr. Snyder confirmed he received excellent references. Mr. Lynn opined this was a large corporation while the pool contractor (who caused problems) was a small independent contractor.
- Mr. Bovis questioned the requirement to pay the contractor upfront. Mr. Snyder confirmed he will not pay the contractor all the money upfront but offered to check with the contractor about how much they require as a deposit.

- Mr. Snyder acknowledged the installation amount was only an estimate and the awnings could be installed by District staff, the shipping cost could be negotiated between other freight companies and the safety pole covers could be purchased through another source and not directly through the company.
- Mr. Lynn expressed concern over possible liability issues with District staff installing the awnings.
- Mr. Zeigler requested final numbers and the method of payment. Mr. Lynn confirmed the contractor requires a 50% deposit according to the first bill, and 50% due upon invoicing (30 days after the product is shipped).
- Mr. Zeigler requested this item be tabled until the next meeting and confirmation of whether or not the contractor can do the installation.
- Mr. Lynn directed Mr. Snyder to provide the requested information to the Board at the next meeting.
- Mr. Snyder met with the factory representative for Sherwin Williams to repair the cracks in the concrete around the pool deck.
 - The representative took photographs and provided the specifications for the concrete.
 - They will oversee the work to repair the cracks, which lasts five years and consists of the following procedure:
 - pouring a bonding agent into the cracks;
 - 3,000 psi power washing;
 - Using a backer rod and bond breaker tap;
 - Heating the cement
 - The factory representative believes the cracks were caused by the water pressure as water loosens the asphalt as opposed to the growth of the palm trees.
 - It will take three days to repair the cracks.

- The factory representative offered to provide an estimate or send his workers out to show staff how to repair the cracks by repairing a test area. They offered to be on-site when staff repairs the cracks.
- The next step is to obtain the square footage starting with the pool deck; and the breaking point at the door to the bathroom.
- Once the bathroom construction is complete, repairs will be made to the cracks leading to the gate.
- The concrete will be the same color as the concrete in the bathroom, is non-toxic, durable and mildew free.
- The concrete will only be as good as the quality of the materials used.
- Painting of wall
 - All the specifications for the wall were followed.
 - Sherwin Williams assisted with the wall on the right side of Mansfield.
 - The factory representative went behind the walls and identified missed areas, which will need to be re-painted with two applications.
- There are problems with the power washer due to warranty issues.
 - Mr. Snyder purchased an extended warranty from Sam's Club but was told he needed to give them 30 days for the repair.
 - He will speak to the manager as he was not told he had to wait 30 days when he purchased the extended warranty.
 - Mr. Zeigler thought Mr. Snyder should request a new power washer.
 - Mr. Lynn believes Sam's Club should take responsibility since the warranty was with them.
- The factory representative advised the concrete pool deck was not an issue and can be done now, but the tennis court asphalt will have to wait until March when the temperature increases.
- Mr. Lynn acknowledged staff finding the drawings for the original pool identifying the location of the pipes and questioned whether there was a need to tear up the deck in order to get to some pipes.
 - Mr. Snyder confirmed the engineer thought the suction lines were cracked, making it imperative to find the pipe, whether by machine or dye.

- The pool was supposed to be cleaned this Saturday, but there was a problem with the vacuum cleaner.
- Mr. Lynn believes all the piping needed to be addressed before repairs were made to the deck.
- Mr. Snyder suggested hiring a contractor through staff or directly.
- Mr. Lynn believes a contractor should be hired directly to inspect the entire system in order to detect any problems.
- The Board previously approved four trash receptacles on a trial basis on County Line Road, but two days later Mr. Snyder decided to put two on County Line Road where most of the trash was.
- Mr. Snyder purchased lights to replace the damaged ones.
 - He purchased heavier-gauge 2" lights and some buckets, which were then installed into the concrete.
 - A wet and tight conduit was placed on the pipes to slip the conduit out and the older ones were salvaged.
 - He believes the older lights should be welded onto the pipe and into the concrete bucket.
 - All lights seem to be working with the exception of the ones at Charles Worth.
- There were several issues with the gates at Charles Worth due to a malfunction, but the report indicates everything is working.
 - Mr. Snyder asked Carol to give him a report as to when the service was performed.
 - He was more concerned with the sectors in the ground as they were hit many times. When he moved his vehicle into the middle of the gate and backed up 3', the gate hit him. However, when he left the back bumper within 3' of the gate, they remained open. The majority of claims were by drivers following other individuals in at a more rapid speed. He felt they were slow but there was supposed to be a certain rate of closing and opening.

- Mr. Lynn advised Severn Trent Services was supposed to schedule a meeting with regards to the insurance and as far as he was aware, the claims were going directly to the insurance company.
 - Mr. Mendenhall will confirm.
- Mr. Zeigler reported another car was hit by the gate today.

EIGHTH ORDER OF BUSINESS

Approval of Minutes of the January 16, 2008 Meeting

Mr. Lynn stated each Board member received a copy of the minutes of the January 16, 2008 meeting and requested any additions, corrections or deletions.

There not being any,

On MOTION by Mr. Zeigler seconded by Mr. Shahin with all in favor, the minutes of the January 16, 2008 meeting were approved.

NINTH ORDER OF BUSINESS

Other Business

- Mr. Snyder discussed a request made by Mr. Robert Martin, President of Longleaf HOA to remove the sign at the front entrance saying *THE BACK GATE IS CLOSED*.
 - Mr. Bovis directed Mr. Snyder to remove the sign.
 - Mr. Lynn requested the Longleaf HOA provide any requests to the Board in writing to prevent misunderstandings.
- Atlas Towing Service provided a \$346 check for the wall damage, but they denied responsibility for causing \$2,400 in damage to the Longleaf Gate.
 - Mr. Bovis requested the owner provide a letter stating their denial, which will be turned over to the Attorney.
 - Mr. Bovis provided all documentation to Ms. Johnson-Velez.
 - Mr. Bovis confirmed there was a witness to the damage who obtained the phone number from the tow truck, and gave a description of the truck and the individual driving.
- There was discussion of a letter from the President of the Sand Pine Elementary School PTA, dated February 4, 2008.

- MP I CDD has two newspaper recycling dumpsters while MP II CDD has one.
- The recycling company sends a check to the Sand Pine PTA per an agreement with MP I and MP II for purchasing supplies for the school.
- As of February 4th, MP I terminated the program because they asked the school to pay for the street lights on County Line Road in front of the school and was denied.
 - This is a County issue.
 - Mr. Bovis was unable to recall receiving a request from the MP I Board for street lights.
 - Mr. Lynn confirmed no such request was made.
- An MP I Board member informed the school they were going to take their funding.
- Sand Pine Elementary School receives \$7,000 per year from both CDDs based on the weight and fullness of the newspaper dumpsters.
- MP I will receive \$4,600 on March 1st and Sand Pine Elementary School will only receive \$2,300, based on termination of the agreement.
- Double Branch Elementary School requested the CDD provide a portion of money from the recycling program to them, as 148 students attend Double Branch due to recent boundary changes.
- The Sand Pine PTA gave \$4,000 to Double Branch Elementary School to start their PTA as well as some assistance from the PTA members.
- If the proceeds from the recycling program were split between Sand Pine and Double Branch based on student population, Double Branch would only receive \$32 per month.
- Mr. Bovis recommended the current proceeds be provided to Sand Pine, as Double Branch can petition the MP III and MP IV Boards; and another dumpster be placed at Sand Pine.
- Mr. Lynn questioned whether the PTA addressed the issue with students bringing their recycling to the clubhouse dumpster.

- Mr. Bovis confirmed the PTA provided flyers to the students in an effort to increase the participation of recycling to this dumpster.
 - He requested a flyer from the recycling company be sent with each newsletter.
- Mr. Shahin discussed the possibility of having an introduction to the CDD on the website.
 - Mr. Lynn requested a time line for having the website on-line and Mr. Shahin will provide a report at the next meeting.
- Mr. Lynn indicated the Mansfield Project was going before the County Commission on February 26, 2008.
 - Upon approval, there will be a pre-construction meeting scheduled for the second week in March.
- The other projects being completed simultaneously were the Aaronwood/County Line Road and Aaronwood/Bruce B. Downs traffic signals.

TENTH ORDER OF BUSINESS

Audience Comments

- Ms. Blankenbaker wants to know why the Sheriff's Office can ticket anyone parking on the road in accordance with the law.
 - Mr. Lynn explained the Deputies were ordered by the Sheriff's Office to contact the owner if there was a safety issue when issuing a ticket.
- Ms. Blankenbaker recommended the Board consider residents requests for the Carry Forward Surplus.
 - Mr. Zeigler explained the money was always budgeted and the residents will be taxed if the funds are depleted.

ELEVENTH ORDER OF BUSINESS

**Approval of December 31, 2007 and
January 31, 2008 Financial Statements**

- Mr. Bovis asked why some bills from Verizon were twice the amount for some gates versus others.
 - Mr. Snyder will review the bills.
- Mr. Bovis questioned the bill from GMP Services for CPA services in the amount of \$1,250.

- Mr. Mendenhall confirmed this bill was for the arbitrage rebate fee, which was a requirement of the bondholders.
- Mr. Lynn requested this item be included in the auditor bid.
- The Board questioned \$434 spent for tags.
 - Mr. Lynn confirmed the tags were used to inventory equipment and furniture.
 - Mr. Snyder noted the tags were waterproof and were able to withstand heat emitted from the equipment.
- The Board questioned why Air Express was used.
 - Mr. Snyder confirmed Air Express serviced the ventilation system.
- The Board questioned why Accurate Electronics charged \$150 for service calls when they charged \$90 on prior bills.
 - Mr. Lynn confirmed \$90 was for an associated service and not for service calls.
 - Mr. Bovis requested Verizon pay for the bill from Accurate for problems caused by their lines.
- The Engineer charged the District for 30 phone calls and charged \$3,100 for the restroom even though he has not attended any meetings.
 - Mr. Lynn will speak to the Engineer.

There being no further comments or questions,

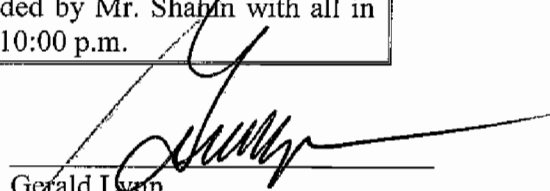
On MOTION by Mr. Zeigler seconded by Mr. Bovis with all in favor, the financial statements for December 31, 2007 and January 31, 2008 were approved.

TWELFTH ORDER OF BUSINESS

Adjournment

There being no further business,

On MOTION by Mr. Zeigler seconded by Mr. Shahin with all in favor, the meeting was adjourned at 10:00 p.m.


Gerald Lynn
Chairman

**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, February 20, 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 James P. Bovis Harold Ziegler Brian Shahin
Chairman Vice Chairman Treasurer Supervisor

Also present were:

Andrew Mendenhall Susan Johnson-Velez Bill Snyder

Renee Glassman Michelle Blankenbaker Carol Gassier

Lee Runnalls

District Manager District Attorney Property Manager

Architectural Review Committee Resident Council Representative Resident

Resident

The following is a summary of the minutes and actions taken at the February 20, 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.

Tuesday, 3/11/08 @ 10:27 a.m.

February 20, 2008 Meadow Pointe II C.D.D.

NINTH ORDER OF BUSINESS Other Business

- Mr. Bovis noted Ms. Ricker missed several meetings and wanted to know how many meetings a supervisor was permitted to miss by statute.
- Mr. Mendenhall confirmed Ms. Ricker had not attended any meetings since December but there were no attendance requirements according to the statute. He suggested the Board discuss this matter with Ms. Ricker, although she had received copies of prior minutes.
- Mr. Bovis felt her input was necessary on potentially tied votes.
- Mr. Lynn advised the Board can only speak to Ms. Ricker at a meeting according to the Sunshine Law, and he believes she has an obligation to fulfill her job as supervisor.
- Mr. Bovis requested Mr. Mendenhall contact Ms. Ricker.
- Mr. Mendenhall confirmed Ms. Ricker's intention to serve on the Board and offered to call Ms. Ricker to express the Board's concerns.

THIRD ORDER OF BUSINESS Guest Speakers There not being any, the next item followed.

FOURTH ORDER OF BUSINESS Audience Comments (Limited to 3 minutes per speaker)

- Mr. Lee Reynolds, 1623 Sassafras Drive in Longleaf provided an update on the undeveloped property across from Longleaf:
 - He expressed concerns to OPC Retail Partners at a public hearing in Dade City over the development of the property into a CVS Pharmacy with regards to proper buffering, traffic and trash.
 - He submitted photographs of a CVS store on S.R. 54 showing buffering, did not obscure the view; six flagpoles with narrow banners and a 15' inflatable pill bottle on the roof.
 - He urged the Board to require the appropriate buffering.

Mr. Lynn addressed some concerns:

- He believes the inflatables and flags are in violation of the county ordinance and the county did not enforce their ordinance.

Tuesday, 3/11/08 @ 10:27 a.m. 2

February 20, 2008 Meadow Pointe II C.D.D.

- The Board belongs to the Pasco Community Association, which includes Pasco County Commissioners, the Sheriffs Department and the Pasco County Clerk of Courts.
 - Mr. Brian Corley believes the PCA was an organization to be reckoned with as the county was aware they existed. PCA represents 40,000 voters handling specific issues such as parking in the streets, traffic and traffic signals.
 - The property was platted for this type of development and the Board had no control over it as the County was going to obtain the variances any way they saw fit.

SIXTH ORDER OF BUSINESS Committee Reports A. Architectural Review

- Ms. Glassman distributed the ARC report for review, which was attached as part of the public record and noted the following:
 - Case 2008-107 was updated with regards to the color scheme. •

Mr. Lynn addressed the following:

- Trash cans were placed along County Line Road by Bearsley.
- Ms. Glassman should note the paint numbers in the letter to the resident of Case 2008-107 based on the information provided by the resident.
 - Ms. Glassman confirmed the colors listed were not in the guidelines but they could be approved if swatches were provided.

There being no further discussion,

On MOTION by Mr. **Shahin seconded** by Mr. **Ziegler with all in** favor, ARC and Deed **Restriction recommendations were approved.**

- Colors not listed in the guidelines should be added as approved colors. • Sherwin Williams colors were included in the guidelines.
- Mr. Bovis wanted to know whether MP II residents received discounts on Sherwin Williams colors.

Tuesday, 3/11/08 @ 10:27 a.m. 3

February 20, 2008 Meadow Pointe II C.D.D.

- o Mr. Lynn confirmed the newsletter mentioned MP II residents receive a 20% discount on Sherman Williams colors.

Conversation ensued regarding the use of Sherwin Williams colors. B.

Deed Restrictions

- Ms. Glassman distributed the Deed Restrictions Report for review, which was attached as part of the public record and noted the following:
 - DR #2007-15 and 2007-16 were unresolved as letters were sent to the residents.
- The Board addressed the following:
 - Mr. Bovis questioned whether letters were sent by certified mail instead of first class mail and if any were returned undeliverable.
 - o Ms. Glassman confirmed letters were sent via certified mail and did not receive any undeliverable letters.
 - o Mr. Lynn noted if a letter was sent by regular mail and was not returned, it should be assumed the recipient received the letter.
- Mr. Bovis questioned the point of having the attorney mail a foreclosure letter as there was a foreclosure in his village and they were trying to get the bank to resolve the matter.
 - o Ms. Glassman explained the property is to remain under the current owner's name until the foreclosure proceeding is complete. o Mr. Lynn clarified this to be the case and suggested contacting the Sheriffs Office and the County Clerk to obtain the name of the foreclosure bank.
 - o Mr. Bovis expressed concern over spending money for legal fees on foreclosures if they were not going to get any results.
 - o Mr. Lynn felt if no legal action was taken, the rest of the neighborhood will decline and recommended further steps be taken if there was no response to the Attorney letters.
 - o It is too soon to place a lien on the home.

o Mr. Ziegler confirmed receiving e-mails on current foreclosures and offered to forward them to Mr. Bovis.

Tuesday, 3/11/08 @ 10:27 a.m. 4

February 20, 2008
Meadow Pointe II C.D.D.

Conversation ensued regarding the steps to be taken following the Attorney letter to the resident for unresolved violations.

There **being no further discussion,**

On MOTION by Mr. Bovis seconded by Mr. Ziegler with all in favor, the recommendations from the Deed Restriction Violation Report were approved and the committee was directed to send a letter to the Bank of Tecord for Case No. 2008-16.

- Ms. Glassman requested action on the following cases:
 - Case No. 2007-227
 - o First class and certified letters sent to the homeowner were returned.
 - o Mr. Lynn directed the Attorney to send a letter to the resident.
 - Case No. 2007-241
 - o Mr. Lynn directed Ms. Glassman to send a third letter via certified **mail**.
- Mr. Lynn discussed a case in which a resident had a different type of mailbox than his neighbors which was placed directly at his front door.
 - Mr. Bovis acknowledged the resident was disabled.
 - Ms. Glassman recommended the Board allow the resident to retain the mailbox under the circumstances.
 - Mr. Lynn suggested the post office handle this matter.
- Mr. Bovis acknowledged requesting a job list in order for the Board to be aware of the items handled by the attorney so they may be removed from the list.
- Ms. Johnson-Velez noted the homeowner for Case No. 2008-5 hired a landscape company to re-sod his lawn and expressed his intent to conform to the restrictions in the future and properly secure his garbage cans.

FIFTH ORDER OF BUSINESS Resident Council Representative

Ms. Blankenbaker provided the report from the Resident Council meeting held on February 13, 2008.

- The residents provided feedback on the pool restroom.

Tuesday, 3/11/08 @ 10:27 a.m. 5

February 20, 2008 Meadow Pointe II C.D.D.

- Construction should be completed before summer.
 - o The construction will not interfere with the summer schedule.
 - o The plans for the restroom pool are currently being reviewed by the Engineer.
 - o They hope to have the project in the permitting stage by the end of next week.
 - o The work will take two to three weeks to complete.
- Residents believe \$25,000 was more than they wanted to spend.
 - o The cost is within the approved budget which is within the \$7,000 to \$10,000 range.
 - o The contractor charged between \$500 and \$800 for use of their license.
 - o The contractor will take care of the permitting and inspections.
- The design should include a ventilation system with a window air unit or fan in the restroom.
 - o The county requires an exhaust fan. • There should be a drain in the floor.
 - o The floor drain was omitted as the cost was \$10,000 more due to the county requiring a water flush.
- The lifeguards should perform hourly checks in the restroom.
 - o Maintenance will be handled by a resident staff member.
- Individuals managing the Haunted House requested it be held inside the clubhouse.
 - o They offered to provide an individual from Heaven Sent Cleaning to protect the floors and clean the surfaces after Halloween.
 - o Mr. Lynn believes holding the Haunted House inside will limit the amount of people going in and out of the clubhouse and curtail rental of the clubhouse on event nights.
 - o Ms. Blankenbaker confirmed the operators of the Haunted House wanted to have the event from October 25th to October 31s`
 - o Mr. Lynn expressed concern over liability if damage occurred.

Tuesday, 3/11/08 @ 10:27 a.m. 6

February 20, 2008 Meadow Pointe II C.D.D.

- o Mr. Bovis suggested the operators prepare a preliminary drawing for presentation to the Board.
- o Mr. Lynn felt the Board needed to decide whether the event should be sponsored by the CDD or consider a privately-held event.
- o Ms. Blankenbaker will ask the operators to attend the next meeting.
- o Ms. Johnson-Velez informed the Board the Attorney General issued an opinion in December stating a CDD was prohibited from sponsoring these types of events.
- o Mr. Lynn believes the operators should provide insurance indemnifying the District, but based on Ms. Johnson-Velez' comments, the CDD cannot legally sponsor this event.
- o Mr. Bevis requested Ms. Johnson-Velez to provide the Board members a copy of the Attorney General's opinion as soon as possible.
- o Mr. Lynn expressed concern over the CDD setting aside funds in the budget for special events. Ms. Johnson-Velez advised the CDD cannot hold events which are not authorized in the Statutes.
- o Mr. Mendenhall believes many districts will have to review their budget based on this Attorney General's opinion.
- o Mr. Bovis questioned whether the CDD can make a donation to a non-profit organization within the community, who could then use the money to hold an event.
- o Ms. Johnson-Velez offered to find out.
- The clubhouse should consider providing laptop computers if it has Wi-Fi capabilities.
 - o MP III has Wi-Fi because the residents pay for a company as part of their HOA fees to provide internet service to the entire community.
 - o The computers in MP II are not security-controlled to have a Wi-Fi system nor is the service available.

Tuesday, 3/11/08 @ 10:27 a.m. 7

February 20, 2008 Meadow Pointe II C.D.D.

- o Mr. Lynn agreed with the idea, but advised MP III had security problems with people sitting in the parking lot and hacking onto the Wi-Fi system.
- Residents want to know if the soda machine inside the gate earns revenue and if it can be moved to another location.
 - o The Board discussed moving the soda machine but only the soda company is authorized to move it.
 - o The District makes a nominal profit from the machine by receiving two cents for every bottle sold, which was offset by the District providing the electricity.
 - o The machine is there for convenience.
 - o Mr. Lynn agreed with moving the machine outside, but believes the soda company will remove the machine permanently if any damage occurs.
- The crew painting the wall should knock on residents' doors prior to commencement of work.
 - o All staff members wear uniform shirts, but they wear jackets, sweatshirts and smocks while painting during cold weather.
 - o The Board discussed ordering signs stating, *ANOTHER PROJECT BY THE MEADOW POINTE CDD*.
 - o Ms. Glassman confirmed the signs were ordered.
 - o Mr. Bevis felt the signs gave adequate notice and was not certain how much else the Board could do.
 - o Ms. Blankenbaker will provide a list of residents affected by the maintenance work to Mr. Snyder.
 - o The residents need to realize the work must be performed within a certain period of time and they may not receive any notification.
 - o Mr. Lynn suggested having re-notification if there was going to be a delay longer than one week and for Ms. Blankenbaker to work with the crew.

Tuesday, 3/11/08 @ 10:27 a.m. 8

February 20, 2008 Meadow Pointe II C.D.D.

- **Residents requested reimbursement for refreshments in order to draw more participation at Resident Council meetings.**
- o **Mr. Bovis does not believe offering refreshments will entice residents to leave work early in order to attend these meetings.**
- **Ms. Blankenbaker inquired about the flooring in the restroom. o Mr. Lynn verified the flooring will be concrete.**
 - o **The flooring will comply with county requirements for safety. o The outside deck will not be resurfaced.**
 - o **The floor will be painted with a non-slip surface.**
- **Ms. Blankenbaker noted the residents wanted someone to contact them about the color of the wall before it was painted and complained about the wall being painted white as it was going to attract dirt and mildew and become a maintenance issue for the homeowner.**
 - o **Mr. Bovis noted the residents could change the color as long as they paid for it.**
 - o **Mr. Lynn acknowledged the Board chose white because it was a neutral color and guaranteed for five years to be sealed and washable.**
 - **Mr. Lynn noted the following areas of concern:**
 - **The school will not be completed for another year.**
 - **There is no completion date for S.R. 56.**
 - **There are still some landscape issues with Nanak.**
 - o **Staff acknowledged the landscaping issue is being worked on.**
 - **Mr. Lynn informed Ms. Blankenbaker residents with serious issues which are not being resolved by the Resident Council come before the Board.**
 - o **Mr. Bovis suggested residents e-mail their concerns to a Board member.**
 - o **After some discussion, it was suggested residents e-mail Mr. Mendenhall for distribution to the Board.**
 - **Ms. Blankenbaker thanked the Board for approving the recycling project.**

Tuesday, 3/11/08 @ 10:27 a.m. 9

February 20, 2008 Meadow Pointe II C.D.D.

SEVENTH ORDER OF BUSINESS Staff Reports A. Attorney

- Ms. Johnson-Velez reported Mr. Brian Burns from Trout Creek informed her when the property across the street was sold, the pond was not included in the conveyance and were working on conveying it to the CDD. She advised this was contrary to what was shown in the public records and will follow up with Mr. Burns to finalize it.

D. Manager - Discussion of Letter from the Pasco County Supervisor of Elections Regarding the Upcoming 2008 General Election

- Mr. Mendenhall provided an e-mail to the Board regarding the posting of deposits into the Village reserve accounts for the tax revenues, which occurred after the agenda package was distributed.
- Mr. Lynn inquired about the miscoding for JD Landscaping, which was incorrectly posted to the community funds instead of to Longleaf as it was not shown on this month's posting.
 - Mr. Bovis confirmed it will be posted in the next report. Mr. Mendenhall offered to follow-up.
- Due to State Board of Administration (SBA) giving the ability to withdraw additional funds while still requiring a percentage remain in the account, the Balance Sheet shows an SBA restricted line item until the money was transferred out of the SBA and the account was closed. He noted the District as a governmental entity was insured up to \$100,000.
 - Mr. Bovis presented CEDAR, an alternative to the SBA which the HOA invests in.
 - o Mr. Mendenhall believes this is a good option since it is a Qualified Public Depository.
 - o He will obtain a rate sheet from Colonial National Bank and e-mail to the Board if he determines it is better than the current rate for discussion at the next meeting.
 - o The interest rate from CEDAR is slightly higher than the Wachovia rate.
 - o The District's Financial Analyst believes there is good liquidity with this

option.

Tuesday, 3/11/08 @ 10:27 a.m. 10

February 20, 2008 Meadow Pointe II C.D.D.

- o Mr. Mendenhall will determine whether the interest commences the day the bank receives the money.
- o Colonial National Bank has the ultimate responsibility for the funds.
- o Mr. Mendenhall will obtain more details with regards to the startup.
- o Mr. Lynn requested Mr. Mendenhall include a separate line item for the Asset Account.
- o Mr. Lynn believes the District is safe since it is covered up to \$100,000.
- o Mr. Lynn requested a separate line item on the Balance Sheet under the Asset Account showing the separation between the General Fund and the former SBA account.
- o Mr. Lynn requested separate line items for interest accrued and the reserve balance.
- o Funds transferred from the SBA Account into the checking account are collecting interest.
- o These funds did not belong in the General Fund; but in the Accumulated Reserve Funds account.
- o Mr. Mendenhall explained the money was accounted for separately in each of the Villages and believes the Board should get an additional measure of accounting for the money as a summary total on the Balance Sheet.

Mr. Mendenhall presented an overview of Mr. Brian Corley's letter. • The letter identified the eligible supervisors.

- Mr. Mendenhall detailed the procedures for residents to run for seat 1 occupied by Mr. Ziegler and seat 5 occupied by Mr. Bovis, which are four-year terms.
- There are new steps for qualifying such as no longer filing for an appointment of Treasurer or opening a bank account; as well as reducing the petition process and filing fee.

Tuesday, 3/11/08 @ 10:27 a.m. 11

February 20, 2008 Meadow Pointe II C.D.D.

- Candidates are now only required to obtain 25 petition signatures or pay a \$25 fee, which will encourage participation.
- Mr. Lynn clarified Mr. Corley stated at a PACA meeting held last night that if residents were going to incur expenses or receive contributions, they were required to open a checking account and have a Treasurer's Report.

B. Engineer

Mr. Lynn requested the engineer be notified about missing this evening's meeting as there were issues to be discussed.

C. Property Manager

- Mr. Snyder provided prices for awnings for the play area as submitted by Southern Shading.
 - The awning over the swing set costs \$10,223 for 20' x 35' x 15'.
 - The awning over the sandbox costs \$8,969 for 20' x 35' x 10'.
 - The total is \$19,192, with a 10% discount.
 - The total cost for the awnings being used for the playground is \$17,272.
 - The shipping charge is \$2,125, for a total of \$19,397.
 - Optional items are: \$230 for quick release elbows (per corner); \$400 for extra primer; \$149 for safety pole covers (per pole); \$8,700 for installation and \$600 for engineering drawings.
 - Mr. Lynn confirmed the total cost with the options was under \$30,000.
 - Mr. Snyder questioned whether the Board wanted the awnings to cover the swing set area or be separated, but Mr. Lynn wanted the awnings to be separate and cover the full width of the play area.
 - Mr. Snyder advised it was not feasible to connect the awnings as there was a 70' span.
 - Mr. Zeigler questioned whether the awnings can withstand a hurricane.
 - o Mr. Snyder explained the awnings conform to the same standards as the current ones and Mr. Lynn clarified the awnings will conform to a certain wind structure but will be removed during a hurricane

warning.

- Mr. Lynn confirmed a request being made for multiple proposals and this was the only contractor who submitted one.

Tuesday, 3/11/08 @ 10:27 a.m. 12

February 20, 2008 Meadow Pointe II C.D.D.

- Mr. Zeigler requested the funds be budgeted from the Renewal and Replacement Fund for next fiscal year as there was no safety issue and other items had to be addressed such as the sink hole, which will cost \$40,000.
- Mr. Lynn confirmed funds were available in the General Reserve Fund.
- Mr. Mendenhall believes \$30,000 was well below the amount in the Carry Forward, but he offered to provide an exact amount to the Board at the next meeting.

The meeting was recessed at 8:45 p.m. The meeting was reconvened at 8:51 p.m.

- Mr. Mendenhall confirmed the Fund Balance as of December 31st was \$2.4 million and there were expenditures for the remainder of the year at \$1.5 million; meaning the Board was hundreds of thousands of dollars in excess of what was needed to pay for the budget for this year.
- Mr. Zeigler felt there could be overages in the Attorney and Engineering Fees.
- Mr. Mendenhall indicated \$90,000 was budgeted in the Capital Projects Fund but only \$18,000 has been spent so far. He felt this project could be accomplished with little or no risk.
- Mr. Lynn expressed concern over the price increasing substantially if the project was delayed and believes the project should be done now.
- Mr. Zeigler suggested checking the contractor's credentials with the Better Business Bureau or Pasco County. Mr. Snyder confirmed he received excellent references. Mr. Lynn opined this was a large corporation while the pool contractor (who caused problems) was a small independent contractor.
- Mr. Bovis questioned the requirement to pay the contractor upfront. Mr. Snyder confirmed he will not pay the contractor all the money upfront but offered to check with the contractor about how much they require as a deposit.

Tuesday, 3/11/08 @ 10:27 a.m. 13

February 20, 2008 Meadow Pointe II C.D.D.

- Mr. Snyder acknowledged the installation amount was only an estimate and the awnings could be installed by District staff, the shipping cost could be negotiated between other freight companies and the safety pole covers could be purchased through another source and not directly through the company.
- Mr. Lynn expressed concern over possible liability issues with District staff installing the awnings.
- Mr. Zeigler requested final numbers and the method of payment. Mr. Lynn confirmed the contractor requires a 50% deposit according to the first bill, and 50% due upon invoicing (30 days after the product is shipped).
- Mr. Zeigler requested this item be tabled until the next meeting and confirmation of whether or not the contractor can do the installation.
- Mr. Lynn directed Mr. Snyder to provide the requested information to the Board at the next meeting.
- Mr. Snyder met with the factory representative for Sherwin Williams to repair the cracks in the concrete around the pool deck.
 - The representative took photographs and provided the specifications for the concrete.
 - They will oversee the work to repair the cracks, which lasts five years and consists of the following procedure:
 - o pouring a bonding agent into the cracks; o 3,000 psi power washing;
 - o Using a backer rod and bond breaker tap; o Heating the cement
 - The factory representative believes the cracks were caused by the water pressure as water loosens the asphalt as opposed to the growth of the palm trees.
 - It will take three days to repair the cracks.

Tuesday, 3/11/08 @ 10:27 a.m. 14

February 20, 2008 Meadow Pointe II C.D.D.

- The factory representative offered to provide an estimate or send his workers out to show staff how to repair the cracks by repairing a test area. They offered to be on-site when staff repairs the cracks.
- The next step is to obtain the square footage starting with the pool deck; and the breaking point at the door to the bathroom.
- Once the bathroom construction is complete, repairs will be made to the cracks leading to the gate.
- The concrete will be the same color as the concrete in the bathroom, is non-toxic, durable and mildew free.
- The concrete will only be as good as the quality of the materials used. • Painting of wall
- All the specifications for the wall were followed.
- Sherwin Williams assisted with the wall on the right side of Mansfield.
- The factory representative went behind the walls and identified missed areas, which will need to be re-painted with two applications.
- There are problems with the power washer due to warranty issues.
 - Mr. Snyder purchased an extended warranty from Sam's Club but was told he needed to give them 30 days for the repair.
 - He will speak to the manager as he was not told he had to wait 30 days when he purchased the extended warranty.
 - Mr. Zeigler thought Mr. Snyder should request a new power washer.
 - Mr. Lynn believes Sam's Club should take responsibility since the warranty was with them.
- The factory representative advised the concrete pool deck was not an issue and can be done now, but the tennis court asphalt will have to wait until March when the temperature increases.
- Mr. Lynn acknowledged staff finding the drawings for the original pool identifying the location of the pipes and questioned whether there was a need to tear up the deck in order to get to some pipes.

- Mr. Snyder confirmed the engineer thought the suction lines were cracked, making it imperative to find the pipe, whether by machine or dye.

Tuesday, 3/11/08 @ 10:27 a.m. 15

February 20, 2008 Meadow Pointe II C.D.D.

- The pool was supposed to be cleaned this Saturday, but there was a problem with the vacuum cleaner.
- Mr. Lynn believes all the piping needed to be addressed before repairs were made to the deck.
- Mr. Snyder suggested hiring a contractor through staff or directly.
- Mr. Lynn believes a contractor should be hired directly to inspect the entire system in order to detect any problems.
- The Board previously approved four trash receptacles on a trial basis on County Line Road, but two days later Mr. Snyder decided to put two on County Line Road where most of the trash was.
- Mr. Snyder purchased lights to replace the damaged ones.
 - He purchased heavier-gauge 2" lights and some buckets, which were then installed into the concrete.
 - A wet and tight conduit was placed on the pipes to slip the conduit out and the older ones were salvaged.
 - He believes the older lights should be welded onto the pipe and into the concrete bucket.
 - All lights seem to be working with the exception of the ones at Charles Worth.
- There were several issues with the gates at Charles Worth due to a malfunction, but the report indicates everything is working.
 - Mr. Snyder asked Carol to give him a report as to when the service was performed.
 - He was more concerned with the sectors in the ground as they were hit many times. When he moved his vehicle into the middle of the gate and backed up 3', the gate hit him. However, when he left the back bumper within 3' of the gate, they remained open. The majority of claims were by drivers following other individuals in at a more rapid speed. He felt they were slow but there was supposed to be a certain rate of closing and opening.

Tuesday, 3/11/08 @ 10:27 a.m. 16

February 20, 2008 Meadow Pointe II C.D.D.

- Mr. Lynn advised Severn Trent Services was supposed to schedule a meeting with regards to the insurance and as far as he was aware, the claims were going directly to the insurance company.
 - Mr. Mendenhall will confirm.
- Mr. Zeigler reported another car was hit by the gate today.

EIGHTH ORDER OF BUSINESS Approval of Minutes of the January 16, 2008 Meeting

Mr. Lynn stated each Board member received a copy of the minutes of the January 16, 2008 meeting and requested any additions, corrections or deletions.

There not being any,

On MOTION by Mr. **Zeigler seconded** by Mr. **Shahin with all in** favor, **the minutes** of the **January 16, 2008 meeting were approved.**

NINTH ORDER OF BUSINESS Other Business

- Mr. Snyder discussed a request made by Mr. Robert Martin, President of Longleaf HOA to remove the sign at the front **entrance** saying *THE BACK GATE IS CLOSED*.
 - Mr. Bovis directed Mr. Snyder to remove the sign.
 - Mr. Lynn requested the Longleaf HOA provide any requests to the Board in writing to prevent misunderstandings.
- Atlas Towing Service provided a \$346 check for the wall damage, but they denied responsibility for causing \$2,400 in damage to the Longleaf Gate.
 - Mr. Bovis requested the owner provide a letter stating their denial, which will be turned over to the Attorney.
 - Mr. Bovis provided all documentation to Ms. Johnson-Velez.
 - Mr. Bovis confirmed there was a witness to the damage who obtained the phone number from the tow truck, and gave a description of the truck and the individual driving.
- There was discussion of a letter from the President of the Sand Pine Elementary School PTA, dated February 4, 2008.

Tuesday, 3/11/08 @ 10:27 a.m. 17

February 20, 2008 Meadow Pointe II C.D.D.

- MP I CDD has two newspaper recycling dumpsters while MP II CDD has one.
- The recycling company sends a check to the Sand Pine PTA per an agreement with MP I and MP II for purchasing supplies for the school.
- As of February 4th, MP I terminated the program because they asked the school to pay for the street lights on County Line Road in front of the school and was denied.
 - o This is a County issue.
 - o Mr. Bovis was unable to recall receiving a request from the MP I Board for street lights.
 - o Mr. Lynn confirmed no such request was made.
- An MP I Board member informed the school they were going to take their funding.
- Sand Pine Elementary School receives \$7,000 per year from both CDDs based on the weight and fullness of the newspaper dumpsters.
- MP I will receive \$4,600 on March 1st and Sand Pine Elementary School will only receive \$2,300, based on termination of the agreement.
- Double Branch Elementary School requested the CDD provide a portion of money from the recycling program to them, as 148 students attend Double Branch due to recent boundary changes.
 - The Sand Pine PTA gave \$4,000 to Double Branch Elementary School to start their PTA as well as some assistance from the PTA members.
- If the proceeds from the recycling program were split between Sand Pine and Double Branch based on student population, Double Branch would only receive \$32 per month.
- Mr. Bovis recommended the current proceeds be provided to Sand Pine, as Double Branch can petition the MP III and MP IV Boards; and another dumpster be placed at Sand Pine.
- Mr. Lynn questioned whether the PTA addressed the issue with students bringing their recycling to the clubhouse dumpster.

Tuesday, 3/11/08 @ 10:27 a.m. 18

February 20, 2008 Meadow Pointe II C.D.D.

- o Mr. Bovis confirmed the PTA provided flyers to the students in an effort to increase the participation of recycling to this dumpster.
- o He requested a flyer from the recycling company be sent with each newsletter.
- Mr. Shahin discussed the possibility of having an introduction to the CDD on the website.
 - Mr. Lynn requested a time line for having the website on-line and Mr. Shahin will provide a report at the next meeting.
- Mr. Lynn indicated the Mansfield Project was going before the County Commission on February 26, 2008.
 - Upon approval, there will be a pre-construction meeting scheduled for the second week in March.
- The other projects being completed simultaneously were the Aaronwood/County Line Road and Aaronwood/Bruce B. Downs traffic signals.

TENTH ORDER OF BUSINESS Audience Comments

- Ms. Blankenbaker wants to know why the Sheriff's Office can ticket anyone parking on the road in accordance with the law.
- Mr. Lynn explained the Deputies were ordered by the Sheriffs Office to contact the owner if there was a safety **issue** when issuing a ticket.
 - Ms. Blankenbaker recommended the Board consider residents requests for the Carry Forward Surplus.
 - Mr. Zeigler explained the money was always budgeted and the residents will be taxed if the funds are depleted.

ELEVENTH ORDER OF BUSINESS Approval of December 31, 2007 and January 31, 2008 Financial Statements

- Mr. Bovis asked why some bills from Verizon were twice the amount for some gates versus others.
 - Mr. Snyder will review the bills.
- Mr. Bovis questioned the bill from GMP Services for CPA services in the amount of \$1,250.

February 20, 2008 Meadow Pointe II C.D.D.

- Mr. Mendenhall confirmed this bill was for the arbitrage rebate fee, which was a requirement of the bondholders.

- Mr. Lynn requested this item be included in the auditor bid. • The

Board questioned \$434 spent for tags.

- Mr. Lynn confirmed the tags were used to inventory equipment and furniture.

- Mr. Snyder noted the tags were waterproof and were able to withstand heat emitted from the equipment.

- The Board questioned why Air Express was used.

- Mr. Snyder confirmed Air Express serviced the ventilation system.

- The Board questioned why Accurate Electronics charged \$150 for service calls when they charged \$90 on prior bills.

- Mr. Lynn confirmed \$90 was for an associated service and not for service calls.

- Mr. Bevis requested Verizon pay for the bill from Accurate for problems caused by their lines.

- The Engineer charged the District for 30 phone calls and charged \$3,100 for the restroom even though he has not attended any meetings.

- Mr. Lynn will speak to the Engineer. There

being no further comments or questions,

On MOTION by Mr. Zeigler seconded by Mr. Bovis with all in favor, the financial statements for December 31, 2007 and January 31, 2008 were approved.

TWELFTH ORDER OF BUSINESS There being no further business,

Adjournment

On MOTION by Mr. **Zeigler seconded by Mr. Shal n with all in favor, the meeting was adjourned at 10:00 p.m. /**

Tuesday, 3/11/08 @ 10:27 a.m. 20