

**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, March 5, 2008 at 6:30 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
Diana Ricker	Secretary
Brian Shahin	Supervisor

Also present were:

Bill Snyder	Property Manager
Renee Glassman	Architectural Review Committee
Yolanda Bush	Deed Restrictions Committee
Sheila Diaz	Resident Council
Ed Cantor	Resident
Jamie Childers	Resident
Mark Glassman	Resident

*The following is a summary of the minutes and actions taken at the March 5, 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 Speakers**

There not being any, the next item followed.

**FOURTH ORDER OF BUSINESS**

**Audience Comments (Limited to Three Minutes per Speaker)**

Hearing none, the next item followed.

**FIFTH ORDER OF BUSINESS**

**Resident Council Representative**

Ms. Diaz discussed residents' issues on behalf of Ms. Blankenbaker, as she was unable to attend the meeting.

- Ms. Diaz received several telephone calls from residents expressing anger with the disrespect; the manner in which people were spoken to; and the way they were handled at the last Board meeting.
- Ms. Diaz discussed the opinions of residents with regard to the pool restroom.
  - The residents are concerned the restroom will not include a washbasin with a drain.
  - Residents do not want this restroom if it is not going to be done correctly.
  - Since many families with young children as well as retirees use the pool facilities during the summer, the restroom floors are going to become extremely wet.
    - Clean-up will be difficult.
    - There may be bacterial issues with the water on the floor.
  - Mr. Lynn made the following comments:
    - The drain issue has been discussed with the engineer and the county.
    - A floor drain is not feasible.
    - The county now requires installation of gas-sensing equipment when a floor drain is installed.
    - Restrooms in county facilities do not require floor drains.
    - The cost of the floor drain system will be more than the cost of a modified facility.
- The newsletter was discussed.
  - Residents' articles may not be permitted if they do not arrive before the deadline, which is either before or on the date of the Residents' Meeting.

- Ms. Diaz asked for residents be to given the opportunity to include issues from their current meeting in the current month's newsletter.
- Mr. Lynn had the following comments:
  - He is not involved with the newsletter and cannot comment on this.
  - There are time restraints for the newsletter.
- Notification to residents of their outside walls being painted was discussed.
  - No one has been knocking on doors.
  - Ms. Diaz suggests the painters knock on doors early in the morning before they begin painting as a reminder.
- Hiring of a new Office Manager was discussed.
  - Ms. Diaz wants to know the status, as she organizes all activities for the Clubhouse and worked closely with the former Office Manager.
  - Mr. Lynn had the following comments:
    - This was strictly a personnel issue.
    - She is not going to be replaced.
    - Staff is waiting for a response back from her as to whether or not she wants to continue working.

**SIXTH ORDER OF BUSINESS**

**Committee Reports**

**B. Deed Restrictions**

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

- The new deed restrictions were reviewed.
  - Item #2008-22 will be given to the Deputy for review to determine the next steps.
- The unresolved issues which are past due by 20 or more days and are still outstanding were reviewed.
  - A second letter can be sent out with regards to these items.
  - Any items requiring a third letter require Board approval to be presented to the attorney.
  - 2008-3 involved vandalism of the conservation area which is being investigated by Mr. Snyder.

- A four-wheeler was being chased in this area and is still being looked for.
- Tracing of this four-wheeler has been difficult.
- Law enforcement may have to become involved.
- With regards to Item #2007-235, some work has been done, but the property has not been edged.
  - They asked for a 10-day extension in January.
- The skateboard ramp is still an issue.
- The third sheet represents deed violations being handled by the attorney.

**A. Architectural Review**

Mrs. Glassman presented the Architectural Review Report for review; a copy of which is attached hereto and made part of the public record.

- With regards to the first item, paint swatches were given for the body and the trim with no color name or number for reference.
  - Mrs. Glassman was advised to send everything back with a request for this information in order for it to be approved.
- The driveway work will be approved as long as the apron is not paved.

Mr. Shahin moved to accept Architectural Review Report recommendations for Items 2008-109 through 2008-112 as discussed.

Mr. Lynn reminded the Board of the Deed Restrictions Report.

Ms. Ricker seconded the prior motion.

There being no further discussion,

On VOICE vote with all in favor, Architectural Review Report recommendations for Items 2008-109 through 2008-12 were approved as discussed.

Mr. Lynn requested a motion for approval of the items discussed in the Deed Restrictions Report.

On MOTION by Mr. Bovis seconded by Mr. Shahin with all in favor, the recommendations in the Deed Restrictions Report were approved as discussed.

Mr. Lynn clarified the unresolved issues will be responded to with a second letter; after which it will go to the attorney if not responded to the second time.

The process by which the attorney handles these items was discussed.

- The attorney presents these items for the Board's approval.
- Architectural Review items should be handled the same way as the Deed Restrictions items, in which a list of unresolved issues is created.
- Ms. Glassman requested copies of all correspondence.

#### **SEVENTH ORDER OF BUSINESS**

#### **Property Manager**

Mr. Snyder discussed the following issues:

- Guidelines for use of District facilities by non-profit organizations are necessary.
  - A policy should be presented to residents.
  - The security deposit is still necessary.
  - Ms. Ricker recommended any non-profit organizations present their status form.
  - Each case needs to be looked into individually.
  - These organizations do not require a tax exempt number.
- The utility bill for replacement of the *zap cap* was discussed.
  - This electric bill was not paid for six months, but has been taken care of.
  - Mr. Bovis believes this was billed to a miscellaneous account.
  - It was billed and sent to the Severn Trent office in Coral Springs.
- The Verizon bill was discussed.
  - Three accounts had a \$40 service charge for the repair people to look at the problem.
  - Verizon told the staff member the District was required to pay the service charge if it was determined not to be a Verizon problem.
  - Since it was a gate issue, these service charges must be paid.



- Mr. Bovis believes the gate company should be responsible for paying this.
- Mr. Bovis wants Severn Trent Services to send him all utility bills.
- Mr. Bovis contacted Verizon Wireless for better rates.
  - The rate for the telephone lines at the gates with the entry boxes is \$32 before tax per month.
  - The District can sign a new agreement with Verizon in the amount of \$30.95 each for one year and save \$287 per year.
  - The District can sign a new agreement in the amount of \$29.95 for three years and save \$443 per year.
  - There is a cancellation penalty.
  - Mr. Lynn recommended Mr. Bovis speak to Mr. Mendenhall for his opinion and it will be discussed at the next meeting.
- Mr. Snyder discussed the maintenance contract for the gates.
  - The Tulemore Gate is still having vandalism issues.
  - Three operators were replaced at the Charlesworth entrance.
  - The status reports take a long time to come back.
- The pool leak was repaired.
- More prices came in for the PVC fencing.
  - The contractor is going to remove the fence; load it on a trailer; and bring it to the location to be deposited in approximately two weeks.
  - Mr. Lynn wants to ensure the lake has protective fencing if it is not going to be worked on right away.

**EIGHTH ORDER OF BUSINESS**

**Status Reports – Supervisor Areas of Specialization and Comments**

**Mr. Bovis**

- Atlas Towing was discussed.
  - They are still in the process of trying to collect \$2,431 for the claim with Long Leaf Village in which their truck hit the District's gate.
  - They are denying liability.
- The money was collected with regards to a truck driving on the grass.

- The Nanak contract was discussed.
  - The contract will expire on March 31, 2008.
  - There will not be an increase upon renewal.
  - The addendum to the contract for median maintenance was signed by the Chairman and Nanak on November 7, 2007.
    - Mr. Lynn signed two documents.
      - One document was for Addendum to Exterior Landscape Maintenance Service Agreement in the amount of \$450 per month.
      - The second document is for Island Maintenance dated September 10, 2007 in the amount \$756 per month for the period covering October 2007 through March 2008 and April 2008 through March 2010, but was not signed by Nanak.
        - ❖ This was for cleanup charges and mowing prior to execution of the contract.
        - ❖ Mr. Bovis and Mr. Snyder believe this amount was paid three times.
        - ❖ Mr. Bovis is going to ensure this contract is null and void.
        - ❖ The District may get back some money.
    - Mr. Bovis will straighten out this situation since the District should be paying \$450 per month.
    - The specifications will be the same for the median and the property.
  - The new contract will be set for three years in the amount of \$165,513.
  - Since OLM recommended an additional fertilization at their last walk-through in February, it can be done for \$2,400 in the new contract without having to advance the money now.
  - Mr. Lynn believes OLM under-estimated the fertilization and should be held liable.

- Mr. Lynn recommends OLM address the Board with regards to this issue and justify the necessity for an additional fertilization.
- The fertilization needs to be done as soon as possible, but will be included in the new Nanak contract.
- Mr. Bovis reminded staff of the responsibility the Board has in maintaining this District.
  - He would like to be made aware of the unhappy residents.
  - The Board does many positive things for the community without receiving gratitude.

**TENTH ORDER OF BUSINESS**

**Other Business**

*The record reflects Mr. Ziegler is on his way to attend this meeting.*

**EIGHTH ORDER OF BUSINESS**

**Status Reports – Supervisor Areas of Specialization and Comments (Continued)**

**Mr. Shahin**

- Mr. Shahin is still in the process of setting up the web site and is awaiting information from Mr. Mendenhall.
  - The Board will have to determine what information should be posted on the web site.
  - Mr. Lynn would like to be able to purge the electronic access and gate files once per year in order to always have an updated resident list.
    - The data can be exported, tweaked and imported on a mass level.
    - Validation of the information may be difficult.
    - Renters will not come up on the query.
  - Mr. Shahin will create a mock-up for the web site in order to determine how the renters will fit in and bring it up at the next meeting.

**Ms. Ricker**

- Ms. Ricker discussed living up to her duties and responsibilities.
  - She was told attending a meeting via conference call does not entitle the person to take action or vote.
  - Responsibility for the newsletter is being taken away.



- Residents have complained to Ms. Ricker about staff rudeness.
  - Mr. Shahin commented Ms. Ricker should be more specific with regards to the rude staff members, as he is not one of them.
  - Ms. Ricker commented that more care and courtesy should be given to active residents who want to express their opinion without feeling intimidated.
  - Residents are not happy with this Board.
- Ms. Ricker would like to obtain copies of payroll records for maintenance and office staff to review.
  - Part-time workers have been granted time off which full-time workers have not been granted.
  - Ms. Ricker wants to verify no workers are being discriminated against.
- Ms. Ricker wants to know the reason for cancellation of soccer clinic.
  - Since the regular league is starting in two weeks, they want to ensure there are no conflicts.
  - The two volunteers who were supposed to assist did not show up for the practices.
- The maintenance truck should be left here at all times.
  - Maintenance staff are the only people insured to drive this vehicle.
    - Mr. Lynn commented that all employees are entitled to use the truck.
    - It is insured by the District to be used for District business.
    - Mr. Snyder was told not to use his personal vehicle for District business.
    - Even though he clocks out at 5:00 p.m., he is on call 24 hours per day.

There being no further discussion,

On MOTION by Mr. Ziegler seconded by Mr. Bovis with Mr. Lynn, Mr. Bovis, Mr. Ziegler and Mr. Shahin voting aye and Ms. Ricker voting nay, The Property Manager was authorized to take the maintenance vehicle home overnight as necessary in order to handle District maintenance business.

- The Deputy should not be *hanging around* at the Clubhouse when he is on duty.
  - Mr. Shahin has not witnessed the Deputy doing this.
  - Mr. Lynn will speak to him.
- Ms. Ricker has only received one article of mail since she has been out for two months.
  - As a Supervisor, Ms. Ricker wants to receive copies of all documents from Severn Trent Services, which the rest of the Board receives.
  - Mr. Shahin commented it is not appropriate for Board members to contact one another with regards to CDD issues outside of the meeting.
- Supervisors should not have access to the cameras in the Clubhouse from their home computers.

**TENTH ORDER OF BUSINESS**

**Other Business (Continued)**

*The record reflects Mr. Ziegler is currently in attendance at this meeting.*

**EIGHTH ORDER OF BUSINESS**

**Status Reports – Supervisor Areas of Specialization and Comments (Continued)**

**Mr. Ziegler**

- Mr. Ziegler discussed the situation with Ms. Blankenbaker.
  - She appears to be taking comments or disagreements from Board members personally.
  - Mr. Ziegler and the remaining Board members agreed they did not receive her letter.
- Mr. Ziegler discussed resident complaints.
  - He believes complaints should be attributed to the specific resident bringing them up in order for them to be addressed appropriately.
    - Ms. Ricker believes some residents are intimidated with regards to approaching certain supervisors.

- Mr. Ziegler has not received a status report for the park site.
- The telephone bill was discussed.
  - Mr. Ziegler confirmed an invoice with a breakdown of charges is not given.
  - There should be a flat rate.

**Mr. Lynn**

- The process for selecting a Board Chairman was discussed.
  - The Florida Statutes indicate the Board Chairman will be selected each election year.
  - A new Chair will be selected this year in November.
- The CDAR program was discussed.
  - The current rates are broken down by a certain amount of weeks and the rate is approximately 2.75%.
  - The District is currently receiving 3.25% from Wachovia.
  - Mr. Lynn asked Mr. Bovis to discuss with Mr. Mendenhall.
- The canopy prices at the playground were discussed.
  - The company to be considered by Mr. Snyder uses a subcontractor to do the work.
  - The previous canopy was installed by an individual as opposed to a subcontractor.
  - The job was bid from photographs.
  - The District does not want to pay in full until the project is complete.
  - The Board is concerned with the integrity of the installers.
  - Mr. Snyder will ask the company to do a walk-through in the area; after which a representative can make a presentation at the next meeting.

**NINTH ORDER OF BUSINESS**

**Approval of the Minutes of the February 6, 2008 Meeting**

Mr. Lynn stated each Board member received a copy of the minutes of the February 6, 2008 meeting and requested any additions, corrections or deletions.

There not being any,

On MOTION by Mr. Bovis seconded by Mr. Shahin with all in favor, the minutes of the February 6, 2008 meeting were approved.

**TENTH ORDER OF BUSINESS**

**Other Business (Continued)**

- The leaking pond behind Deer Run closest to the entrance which was previously repaired was discussed.
  - Mr. Snyder and Mr. Valentine investigated this issue.
  - It is not considered a sinkhole.
  - The pond was low; and the water went under the mesh and blew the sand out under the berm.
  - They placed sand bags and filled in the area with erosion-control sand.
  - There needs to be a more permanent repair, as the problem will worsen.
- The Mansfield/County Line Road and Aronwood/Bruce B. Downs project will not go before the County Commission until the March 25<sup>th</sup> meeting.

**ELEVENTH ORDER OF BUSINESS**

**Audience Comments**

There not being any, the next item followed.

**TWELFTH ORDER OF BUSINESS**

**Adjournment**

There being no further business,

On MOTION by Mr. Lynn seconded by Ms. Ricker with all in favor, the meeting was adjourned.



Gerald Lynn  
Chairman