

**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, May 7, 2008 at 6:45 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:

Renee Glassman	Architectural Review Committee
Yolanda Bush	Deed Restrictions Committee

The following is a summary of the minutes and actions taken at the May 7, 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 of business followed.

FOURTH ORDER OF BUSINESS

Audience Comments (Limited to Three Minutes per Speaker)

- Dennis Oswell noted he is a new resident and loves everything so far. We are very early risers and would like to request the workout center be opened at 5:00 a.m.
 - Mr. Lynn responded this is an issue which has been address quite a bit. It would require we have a staff person on duty at 5:00 a.m. and we cannot do this from a budgetary standpoint. We will continue to look at it to see what the demand is.
- Mr. Oswell asked are people using the facility?
 - Mr. Lynn responded yes, there are over 1,400 **cards** just for the fitness center.
- Mr. Oswell asked when are they using it?
 - Mr. Lynn responded from 7:00 a.m. on.
- Further discussion ensued regarding the fitness center with the outcome being it can be looked at for next year's budget.

FIFTH ORDER OF BUSINESS

Resident Council Representative

There being no report, the next item followed.

SIXTH ORDER OF BUSINESS

Committee Reports

B. Deed Restrictions

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

- 2008-50 – garbage cans left in front of the house.
- Mr. Ziegler inquired if a letter can be sent notifying residents they have been advised there is occasionally a boat parked in the drive and this is against deed restrictions.
 - Mr. Shahin believes the Board should develop a threshold for how many unverified reports will generate a letter.
 - Ms. Glassman noted previously letters were sent for all deed violation complaints received.
 - The consensus of the Board is three unverified deed restriction violation complaints for the same issue generates a letter addressing the violation.
- Mr. Lynn asked how is the attorney following through and taking action?

- Mr. Shahin responded I sent a spreadsheet today asking for an update.
- Ms. Glassman inquired as to the brick pavers in Manor Isle?
 - Mr. Lynn noted the attorney was to have taken further action on this.
- Mr. Shahin noted there is another house in Manor Isle with brick pavers for the driveway and the apron.
 - Ms. Glassman stated it is not okay but we have not received a complaint.
 - Mr. Lynn noted they cannot do anything that is District property.
 - Ms. Glassman requested the address to review if it was previously approved, as it may be grandfathered.
 - Mr. Lynn noted if a blatant violation is seen they should make note of it even if nobody has complained.
- Mr. Bovis inquired if the third unverified violation letter would be a recordkeeping issue.
 - Mr. Shahin outlined the process being used for inputting the information.
- Further discussion ensued regarding site visits on complaints and reporting.
- Mr. Lynn asked what is the situation where the homeowner is parking his truck on the neighbor's property?
 - Ms. Glassman responded the neighbor called the Sheriff's office and they issued them a warning but they are still doing it.
- Ms. Glassman outlined the ongoing basketball court issue.

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

On MOTION by Mr. Ziegler seconded by Mr. Bovis with all in favor the change in the deed restriction process to reflect a letter to be sent on the third unverified violation complaint was approved.

A. Architectural Review

Ms. Bush presented the Architectural Review Report to review; a copy of which is attached hereto and made part of the public record.

- 2008-121 to be returned for a survey showing the placement of the pavers.
 - Mr. Bovis will check on the issue of widening the driveway skirt with the county.

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

SEVENTH ORDER OF BUSINESS

Property Manager

Mr. Lynn read Mr. Snyder's report:

- There was a breach in the Deer Run pond; as a result it had to be drained and a wall installed in front of the breach. It is not complete, once completed the pond will be refilled.
 - There will be a membrane installed and it will be re-sodded to protect from further deterioration.
 - Discussion ensued as to previous repairs to the pond.
- The pool deck is now completed.
- The three phase motor on the pool pump failed.
 - The new pump is in and operating.
 - Chemicals are at the proper levels.
 - Pool is operating properly at this time.
- Additional lifeguards have been hired for the summer season.
- Pool was reopened Monday evening.
- The repair was done on the two tennis courts today.
 - According to Sherwin-Williams it will take 60-days for the asphalt to settle in before it can be repainted.
 - The courts will be opened.

- They will begin the third tennis court and then do the same work in the basketball courts.
- Mr. Snyder has received an estimate to install lights to the entrance of Manor Isle. It was noted this is not to go forward until there is Board approval.
- The “No Fishing” signs have been installed in Morningside.
- An additional sign has been ordered for the garage sale, signs have been placed in front of the Villages for further promotion and Ms. Ricker placed an advertisement in the flyer.
 - Mr. Lynn noted he requested Mr. Snyder place a sign on County Line Road at the front, but not on CDD property.
- Mr. Ziegler asked on the pond is the wall taking care of it?
 - Mr. Lynn responded the wall is part of the fix.
 - Mr. Ziegler inquired as to an area pointed to on a photograph?
 - Mr. Lynn noted they are putting a membrane down and sod over it. They have extended it farther than the breach area because there was an area toward Manor Isle that needed repaired as well. They are going around to the homeowner’s side opposite of the breach to keep it from undermining in that area.

EIGHTH ORDER OF BUSINESS

Status Reports – Supervisor Areas of Specialization and Comments

Mr. Lynn

- Mayor Pam Iorio called a meeting Monday night of the Metropolitan Transportation Planning Board, the Hillsborough County Board of County Commissioners, the Tampa City Council, Department of Transportation, the Pasco County Board of County Commissioners, Pasco County Administrator and the Hillsborough County Administrator.
 - The roadwork being done in the New Tampa area was the primary discussion.
 - Many things will be started and/or completed in the next five years.
 - The junction of I-275 and I-75 will be modified.

- A new bridge will be installed on SR 54 and I-75.
- The contracts are being signed to start the widening project for Bruce B. Downs from County Line Road to SR 54.
- The intersection at SR 56 and Bruce B. Downs will be 30 plus lanes. It will be one of the largest intersections in the State of Florida.
- Walmart wants to build a Super Walmart on SR 54 behind Applebee's.
 - It is incumbent upon Porter to build Porter Road all the way to SR 54, which is not happening at this time due to the housing slump.
 - The project is calling for a traffic signal at the Walmart entrance at Porter Road.
 - The state only allows a traffic light within so many feet which means the traffic signal at Bruce B. Downs and SR 54 will be taken down.
 - Mr. Ziegler noted the District needs to go on record stating they object to this.
 - Mr. Lynn noted plans have not yet been finalized.
- Hillsborough County wants Kinnon Street opened to Mansfield Boulevard.
 - They are sighting figures of between 47% and 50% of the traffic on Bruce B. Downs in Hillsborough County is a result of residents in Pasco County using their roads.
 - The Pasco County Administrator, John Gallagher, told them he wanted to let them know that Pasco County is seeking to have more commercial businesses relocate to Pasco County to alleviate the problem so our residents do not have to use Hillsborough County for anything.
 - They are not planning on widening Bruce B. Downs in Hillsborough County for five to ten years.
 - Hillsborough County wants Kinnon Street opened and Mr. Gallagher told them we promised you we would look at the situation when SR 56 was opened and not before, this does not mean it is going to be opened.
 - The recommendation of the Pasco County Board is to have the road transfer through K-Bar and come out on to Meadow Pointe Boulevard which is more capable of handling the traffic.

- Ultimately what will happen is the Metropolitan Transportation Planning Board will make a decision and overrule everybody.
- Mr. Lynn noted he met someone on the Tampa City Council at the meeting, they met for lunch yesterday and he is going to stand behind the District in trying to get the road to go through K-Bar instead of Kinnon Street into Mansfield.

Mr. Bovis

- The Safety meeting was held with the school representatives.
 - Summer school will be starting around June 10 until July 2.
 - School will start in the fall on August 18.
 - This school session will end June 4.
 - The high school currently has 1,300 students, in the fall they are anticipating 2,000 and will begin bringing in portable classrooms.
- At the last meeting someone mentioned the hump in the road at Solitude Avenue going into Morningside. The County Highway Department is aware of it and it will be taken care of.
- A resident contacted Mr. Bovis regarding pond usage.
 - He would like to know why people cannot fish at the pond on Morningside.
 - Can there be a sign which says “No Trespassing – Residents Only”.
 - Mr. Lynn noted he does not feel it can be regulated and the more people who have access to the ponds the more damage to the ponds.
 - Mr. Ziegler agreed.
 - Mr. Lynn noted he has been trying to meet with the new County Attorney regarding trespassing.

Mr. Ziegler

- On the park site – received a letter from Buckman stating MP I and II should cooperate.
 - Responded stating he has received nothing from Mr. Smith relative to what his request was.

- An email has been sent to Ms. Mulieri with no response.
- Buckman responded back stating there should be more cooperation because in order to do anything it is going to require the cooperation of both Boards.
- Mr. Ziegler intends to respond stating Mr. Smith does not cooperate, as of now we still do not know what he is requesting and I still want the gate locked. A copy will be provided via email to Mr. Smith.
- Mr. Lynn inquired if Mr. Ziegler spoke with the attorney with regard to the fees he was challenging.
 - Mr. Ziegler responded no, he will speak with her this week.

Mr. Shahin

- Mr. Lynn asked are we making progress on the website?
 - Mr. Shahin responded I will be able to give a more substantial update at the next meeting.

NINTH ORDER OF BUSINESS

Other Business

- Mr. Lynn noted the PACA membership is due for renewal.

On MOTION by Mr. Bovis seconded by Mr. Ziegler with all in favor renewing the PACA membership was approved.

- Mr. Ziegler noted there was a letter received from Fowler White with regard to tract 8. Did you get a copy with the attachments?
 - Mr. Lynn responded yes, and I sent a response back after I spoke with Mr. Valentine.
 - This is tract 8 phase 2 by the school not the CVS.
 - We are asking them to put permanent markers in after they survey to designate where the property ends so we will not have to have it resurveyed.
- Mr. Lynn noted they received a letter from Sterling Management in Vermillion.
 - They have road problems and potholes which need repaired.

- They have also requested we repaint their strips. Mr. Lynn has told them the District does not do this.
 - The reserves monies are built in so that at the end of the lifespan of the road, which normally 15 years, then the road is repaved.
 - The CDD does not pay for cosmetic resurfacing.
 - One of the other communities did it and paid for it out of the HOA budget.
 - Potholes are an issue the District should be responsible for filling.
- An email was received from Vermillion stating they are not happy with the outside maintenance in front of Vermillion.
 - Mr. Lynn noted the problem is the CDD does not own the landscaping outside of Vermillion, it is HOA property.
 - The CDD previously installed plantings and shrubs at this location and were informed by the attorney they cannot spend District money on property they do not own.
- It was noted Mr. Mendenhall sent a timeline for the budget process.
- It requested the Board commit to a TRIM markup – 3%, 5%, or 10%.
 - It is believed last year the Board used 3%.
 - Mr. Bovis asked is this over and above what we suggest for the budget?
Mr. Lynn responded yes.
 - Mr. Bovis stated the way the economy is we should put a healthy number in.
 - Mr. Lynn noted his concern is they have a good budget and based on last year he believes the numbers are reasonable.
 - Mr. Lynn does not want to inflate it and have everyone panic when they see a 10% increase over last year.
 - Mr. Ziegler feels 5% is reasonable.
 - The consensus of the Board is 5%.
 - On June 4 the Board will adopt a preliminary budget.
 - On June 15 the budget to be submitted with the TRIM to the county.

- Until the public hearing on August 20 the Board will be meeting to refine the budget.
- August 30 the adopted budget has to be submitted to the county.
- Mr. Lynn distributed a list of the redefinition of the areas of specialization for the Board of Supervisors.
 - The Board will review the list and bring back any comments, suggestions or changes at the next meeting.
 - Ms. Glassman will drop off a copy for Ms. Ricker.
 - Mr. Shahin noted the line items need to be discussed to be certain of what they mean or do not mean.
- Mr. Lynn noted the attorney is not raising her fees for next year.
 - Mr. Ziegler inquired if the audit reviews the attorney charges.
 - Mr. Lynn noted they were supposed to review all of the charges to look for anything unreasonable.
 - Mr. Ziegler addressed his concerns with the attorney charges and the justification for the same.
- Mr. Lynn noted he and Mr. Bovis will not be at the next meeting and noted his concern of having a full staff meeting and the possibility of no quorum.
 - The recommendation is to have a non-staff meeting and have the full staff meeting at the June 4 meeting.

On MOTION by Mr. Ziegler **seconded by Mr. Bovis with all** in favor the May 21, 2008 to be a non-staff meeting and the June 4, 2008 changed to a staff meeting was approved.

- The Board discussed the FY 2009 Budget:
 - There does not appear to be any major oversights or issues with the existing budget.
 - It might be slightly inflated as it contains projects from this fiscal year.
 - The individual line items may need tweaking.
 - Mr. Ziegler is confused regarding the increase in expenditures and how it was reached.

- Assessments on roll have been increased.
- The assumption is the expenditures are being increased by the same amount.
- The only difference appears to be Severn Trent's fee which they raised 20% from \$51,419 to \$64,091.
- The miscellaneous assessment collection fee, which Mr. Ziegler believes is also Severn Trent, was also raised 20%.
- Mr. Lynn stated he thinks they raised certain items by a certain percentage and he does not know the justification.
- Mr. Shahin stated he said inflation.
- Mr. Ziegler stated he does not see where the \$300,000 comes from.
- Mr. Ziegler will speak with Mr. Mendenhall before the next meeting.
- It was noted Deed Restrictions remained the same.
- Mr. Lynn stated it is without taking into consideration possible items which go into litigation that are above and beyond straight litigation as they cannot be anticipated.
- Mr. Shahin asked are we planning on going through this line by line?
- Mr. Lynn responded not tonight unless you have some issues.
- Mr. Shahin noted he is trying to set a level of expectation for the next meeting.
- Mr. Lynn stated at the next meeting it will be you, Mr. Ziegler and Ms. Ricker and you can go through it line by line.
- Mr. Ziegler noted if Mr. Lynn or Mr. Bovis have any input they can leave it in his District mailbox.
- A resident asked how do the residents get input? Is it through the Residents Committee?
 - Mr. Lynn responded anybody who has anything they want or feel we should be doing for next year should bring it to

our attention so the Board can get a feel for numbers as to what it is going to cost.

- At the June meeting the Board will finalize the budget. Once it is finalized it is submitted to the county with the 5% markup for TRIM.
 - At the August meeting we can add and subtract projects.
 - There was discussion of the marquee sign.
 - Money in the budget for canopy at the playground.
 - Mr. Bovis stated residents can also give their items to Sheila.
- Mr. Bovis noted the following on his areas:
- ProServ Landscape Architect – if contract is continued it will remain the same.
 - Contracts – Solid Waste Services – will be \$120,000.
 - Contracts – Landscape – will be \$175,620.
 - Utilities – General – leave as is.
 - R&M - Landscape Renovations – I do not know what we want to do or not do with this.
 - Further discussion ensued on this item with the consensus of the Board being not to lower this line item.
 - Road and Street Facilities – Streetlighting – TECO is anticipating a 5% increase.
 - Utilities – General – leave as is.
 - Pasco County for water and sewer is anticipating a 7% increase, on potable water a 4% increase, and reclaim water 1%.
 - Mr. Shahin asked can Severn Trent be told over the next couple of weeks and months to pay the bills timely so the numbers will reflect it.
 - Mr. Lynn stated they are probably paying it but it is showing up in the next month for the prior.

- Mr. Ziegler stated they are projecting based on the actuals for the **six** months.
- There **was** discussion concerning the delay of transcribed minutes.
- Mr. **Shahin** noted projects such as the pool and the marquee are not **listed** in the budget.
- Mr. **Lynn** stated they are in contingency funding. If we do not **spend** the money on a contingency item this year it goes into a reserve fund for next year.
- There are two different categories – contingency and capital outlay.
- The bathroom and sign should be a capital expenditure.
- It has been requested that anytime the Board approves monies to be allocated for a project that Mr. Mendenhall keep a listing of those project monies so the Board knows where they were dedicated from.
- Mr. Shahin noted when the web site is deployed there is a cost to deploy it to a server which will be about \$75 to \$100.
- Further discussion ensued regarding web sites.
- Mr. Bovis noted the infrastructure is aging to the point where there is going to be more significant failures. The Board has to be sure, when budgeting, they have enough in reserves or contingencies.
- Mr. Lynn noted Mr. Valentine and Mr. Snyder surveyed all District owned property two weeks ago.
 - Mr. Valentine is finalizing a spreadsheet with recommendations for what he feels the longevity of these items is in addition to the one for the roads.
 - Mr. Shahin inquired if the Mr. Valentine's numbers were the 2006 numbers and Mr. Valentine confirmed they were.

- Mr. Lynn stated he is going to continue to update it based on the cost for fuel and such.

TENTH ORDER OF BUSINESS

Audience Comments

- Ms. Glassman asked can the landscaping at the subdivision entrances be done every four months rather than quarterly?
 - Mr. Lynn responded the contract is for quarterly.
- Ms. Glassman asked for how long?
 - Mr. Bovis responded it renews annually through April 1, 2010.
- Ms. Glassman asked what do they do with the plants when they changed them out?
 - Mr. Lynn responded give them to Mr. Snyder to plant around the clubhouse.
- A resident asked is there anything in the contract regarding the maturity of the plant they are installing?
 - Mr. Lynn responded it is defined in the contract.
- Ms. Blankenbaker noted she asked Mr. Mendenhall, via email, for a copy of the budget and a copy of the agenda package, he responded I would get it, but I did not receive it.
 - Mr. Lynn stated I will talk to Mr. Mendenhall.
- Ms. Blankenbaker stated a resident asked me about a AED – automatic external defibrillator.
 - Mr. Ziegler stated we discussed this but what we did in lieu of it was have the panic button installed. The biggest problem was it was felt the people we have here would not want to get involved with doing this because of the legal liability.
 - It was noted it can be revisited and Mr. Ziegler will contact the company again to get a price.
 - Mr. Bovis noted the response of the ambulance was very quick when he had a heart attack in 2005.
- Ms. Blankenbaker addressed the meeting minutes.

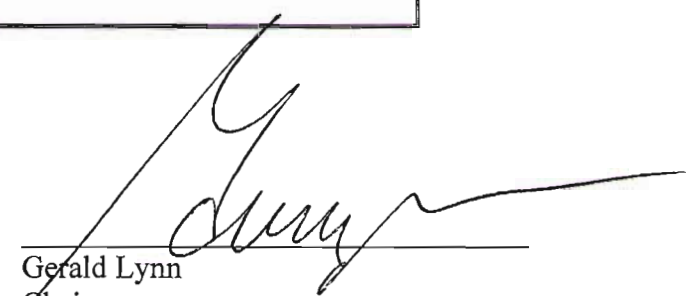
- Mr. Lynn stated when Mr. Mendenhall is here they get transcribed immediately. On a meeting where he is not in attendance, we record it; Mr. Snyder downloads it onto his computer and then transmit it to Mr. Mendenhall. It really depends on how long it takes for Mr. Snyder to get it to him.
- Ms. Glassman noted there should be a backup in case Mr. Snyder is not available.
- Mr. Lynn noted Shelia is going to be trained and will be handling it.

ELEVENTH ORDER OF BUSINESS

Adjournment

There being no further business,

On MOTION by Mr. Ziegler seconded by Mr. Bovis with all in favor, the meeting was adjourned.



Gerald Lynn
Chairman