

**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 21, 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:

Diana Ricker	Secretary
Harold Ziegler	Treasurer
Brian Shahin	Supervisor

Also present were:

Bill Snyder	Property Manager
Renee Glassman	Architectural Review Committee
Yolanda Bush	Deed Restrictions Committee
Jamie Childers	Resident Council Representative
Residents	

The following is a summary of the minutes and actions taken at the May 21, 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. Ziegler 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 3 minutes per speaker)

- Ms. Shirley Dorel addressed the trees along the walkway inside the gates being overgrown.

- Ms. Catania addressed some properties on Wrencrest Drive in need of lawn maintenance and trash cleanup.
 - Mr. Shahin explained the Deed Restriction violation process.
 - Ms. Catania stated she filled it last week.
- Ms. Catania inquired as to who is responsible for properties in foreclosure.
 - Mr. Shahin responded the owner owns it until it goes through the court foreclosure process and it is turned over to the bank.
 - Mr. Ziegler noted they had discussed this with the attorney and it is a matter of the procedures taking place.
 - Mr. Shahin noted he is looking into getting data from the Pasco County clerk so the District will have an idea of what properties are in foreclosure.
 - Ms. Catania asked is there anyway we can cut the lawn and put a lien on the property?
 - Mr. Snyder responded no.
 - Mr. Ziegler stated we cannot fix something and give them the bill.
 - Further discussion ensued regarding liens and HOA's.
- Mr. Kevin Carter wanted to confirm the Vermillion property manager has been in contact with "Barbara" at the CDD regarding road repairs and noted it would be on the agenda this evening. If it is not on tonight's agenda will it be on a future agenda?
 - Mr. Ziegler responded I believe we briefly discussed it at the last meeting.
 - Mr. Snyder stated Mr. Valentine and I have visited all of the Villages to do an assessment of what it would take to repair them.
 - There were potholes below the drains. It has been noted and is being addressed as to whether it can be in-house staff or has to be a contractor.
- Ms. Renee Glassman addressed the tennis courts.
 - The fence is up and balls go under it making it very inconvenient.
 - Mr. Snyder responded I will be addressing it tonight; I have some prices to go over with the Board.
 - Ms. Glassman asked do you know how long it will be before we can play?

- Mr. Snyder responded the first issue was I thought the tennis courts were going to be closed.
- There was a lot of root damage and I was told we would have to have a fabric embedded in the ground that is impregnated with a chemical to kill the roots. It has been ordered.
- The second item is Mr. Snyder had to get with Atlanta Steel to order metal to be placed around the fence, which is due to arrive tomorrow.
- Work is to begin on the tennis courts June 2 and the process should take about 10 days.
- Further discussion ensued regarding the tennis courts.
- Ms. Dorel inquired about a company that removes Palm trees and requested it be published again.
 - Ms. Glassman noted they are longer allowed to do it and you have to get a permit.
 - Ms. Ricker stated you cannot remove one without replacing it.

FIFTH ORDER OF BUSINESS

Resident Council Representative

- Ms. Jamie Childers discussed their recent meeting:
 - There is still an issue regarding the construction across the street.
 - The resident who lives in Manor Isle is still very upset that he does not know what is happening and that no one was willing to help him get buffering between his house and the new construction.
 - Ms. Childers spoke with Mr. Bovis and he was going to try to look into the situation. He found the county did require 15 feet of buffering but did not know what type.
 - They would like to encourage the Board to look into it further as Manor Isle does not have an HOA.
 - There was a lot of feedback regarding the yard sale.
 - Lack of signage and publishing is an issue.
 - Would like to talk to MP I to about possibly doing the fall yard sale jointly.

- There has been discussion of a marquis being put up, not with the LED's. The residents would like to request nothing be done for a permanent sign until the traffic flow of SR 56 is determined.
 - Ms. Ricker noted after seeing the other neighborhoods she cannot see spending \$25,000 on a sign that can be made for \$2,000 to do the same thing.
 - Further discussion ensued regarding signs.
- Residents from Colehaven and Lettingwell commented on access to their Villages.
 - They are having a hard time seeing when they pull out of the area.
 - There is a concern if there is a change in the traffic pattern.
 - They have requested mirrors be looked into to address the blind spots or some other options.
 - Further discussion ensued regarding the placement of mirrors.
- There was a question raised concerning contracts and how long the contracts can be.
 - Ms. Ricker stated she believes one year.
 - Mr. Ziegler noted you can have a renewal clause. There is also a 90-day cancellation clause as well.
- The issue of the soda machines behind fencing has been brought up before but there has not been a response.
 - The thought is if they were outside the fencing it would increase revenues.
 - Mr. Snyder noted the cost to run the electric to where the machines are placed is \$700.
 - Mr. Glassman noted the removal of the soda machines from the lobby happened because the machines were broken into and the vendor wanted the District to reimburse him for his loss. The District was not making any revenue from the machines.
 - Further discussion ensued regarding the placement of soda and snack machines.

SIXTH ORDER OF BUSINESS

Committee Reports

B. Deed Restrictions

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

- There are four to be followed up with the attorney.
 - 58, 61, 64 and 72.
 - Mr. Shahin stated on the ones with the notation they have been previously sent to the attorney, he has gotten this information from Sheila, sent to the attorney and asked her to be prepared for the next meeting.
- There are two which require certified letters for a second complaint.
 - 62 and 70.
- Mr. Ziegler stated 77 and 78 state they are not in our jurisdiction.
 - 77 - Pool water is green. We will tell them to contact the County Health Department.
 - 78 - Yellow tape has been up for months. This is first complaint received, not a deed restriction possibly could fall under unsightly.

On MOTION by Ms. Ricker seconded by Mr. Shahin with all in favor, the recommendations from the Deed Restriction Violation Report were approved as amended.

A. Architectural Review

Ms. Glassman distributed the Architectural Review Report for review, which is attached hereto and made part of the public record.

- There were three requests and we are approving two.
 - One presented two paint choices and number one has been selected.
 - The other is being returned for paint swatches as they are not using Sherwin-Williams paint so the color number cannot be used.

On MOTION by Mr. Shahin seconded by Ms. Ricker with all in favor the recommendations from the Architectural Review Report were 2008-124, 2008-125 and 2008-126 approved as presented.

SEVENTH ORDER OF BUSINESS

Property Manager

Mr. Snyder reported on the following:

- Estimates are coming in for the new awnings for the swings and sandboxes ; should be completed in the next week.
 - They are looking at pricing for one awning and two awnings.
 - The sandbox may have to be moved to utilize one awning.
 - One estimate is \$34,787.50 for two awnings, installation to begin in four to six weeks.
 - There is a question of the support depth – six feet versus three feet.
 - Mr. Snyder is trying to get them to do the drawings in-house, pull their own permits and have their own installers.
 - Mr. Ziegler noted his concern is they not deal with separate installers. It has to be the contractors' installers or he guarantees whoever is installing.
 - Mr. Snyder noted he will look at the references.
 - Ms. Ricker stated the timing needs to be addressed especially if the kids are out of school for the summer.
 - Mr. Shahin noted the duration is also important.
 - Mr. Glassman stated there is a regulation regarding the swing set and the distance you need for and aft before you can place anything. Moving the sandbox might not meet county approval.
 - Mr. Glassman noted the tables are not supposed to be inside the fence.
- The tennis courts need to be concentrated on.
 - On the proposals the price is variable depending on whether the material is furnished or not.
 - Some include the basketball and the multi-purpose court.
 - Mr. Ziegler stated to ask them to break out the tennis court.
 - Mr. Shahin noted the estimates would be needed by the next meeting for budget purposes.

- Currently there are four estimates.
- The warranty periods are different.
- A resident suggested itemized estimates be requested.
- Mr. Ziegler suggested the tennis court issue be placed on the agenda for the next meeting.
- Mr. Electric has given a price of \$1,185.92 with the CDD to furnish the fixtures to do the wiring at Manor Isle to convert from gas to electric.
 - The estimate does not include the cost of the fixtures to be furnished. They are \$58 and 10 are needed.
- There is also a price from another company for a low-voltage efficient at a cost of \$3,591.97.
 - Mr. Snyder stated he is not familiar with this lighting.
 - Mr. Ziegler noted they are similar to a trailer which operates on a 12 volt system.
- Mr. Shahin inquired about the sign at Manor Isle sign between the two gates and if it would be kept.
 - Mr. Snyder responded he is researching replacements letters for the sign, right now it is a cost of \$681.
 - Ms. Ricker asked are they being attached to stone?
 - Mr. Snyder responded yes, but we have to attach them with something that is anti-theft and locks once it goes in.
 - Further discussion ensued regarding the letters.
- The bathrooms are being intentionally stopped up with cup lids and such.
 - Suggestions were made regarding locking the bathroom requiring them to get the key from staff.
 - Further discussion ensued concerning the bathrooms.
- Irrigation is going well.
 - Mr. Snyder met with the staff irrigation crew, Nanaks irrigation crew and chemical control specialists.
 - The Peanut grass which was not replaced is coming back with the proper treatment.

- Once it is mowed it will be treated again.
- It was found today there are irrigation lines and the wiring on County Line Road severed, it is believed when they put the road in the pushed everything to the side.
- Some will be reusable and repairable and others will have to be replaced.
- Reggie contacted the county and found the county has valve problems and is why the District has not had water pressure.
- Mr. Shahin noted some of the new plants along County Line Road appear to be dying.
 - Mr. Snyder stated they went into shock.
 - Mr. Shahin asked about a warranty for the plants.
 - Mr. Snyder responded they are taking pictures on a weekly basis to document and addressing accordingly with staff, OLM and/or Nanaks.
- John Long Middle School would like to use the playground, the trash containers and store food in the clubhouse.
 - Mr. Shahin asked ongoing or one-time?
 - Mr. Snyder responded one-time.
 - Mr. Ziegler noted the residents would not be able to use it for the day due to the number of children there.
 - Ms. Glassman stated I believe they want to use the field.
 - Mr. Snyder stated the said they wanted to use the playground, also.
 - Mr. Ziegler stated they are too old.
 - Mr. Snyder noted they were there last year.
 - Ms. Ricker noted she did not think there was room to store the food.
 - Mr. Ziegler stated we need more detail on what their plans are.
 - How many students, what grades and/or age groups.
 - Further discussion ensued regarding the use with the outcome being Mr. Snyder will obtain more details.
 - It was noted school ends shortly and the next meeting is not until the last day of school.

- The following requirements need to be addressed for the use to allow the request.
 - Not able to provide food storage.
 - One chaperon/supervision per 10 kids.
 - Proof of liability insurance and MP II CDD is held harmless.
 - No clubhouse usage with the exception of the restrooms with supervision.
 - May 30, 2008 from 11:00 am to 2:30 pm.

On MOTION by Mr. Shahin seconded by Ms. Ricker with all in favor to allow John Long Middle School to use the facilities with the requirements as addressed above was approved.

- Mr. Snyder noted Deer Run (pond) is completed.
 - Ms. Ricker stated it is very nice.
 - Mr. Snyder noted the contractor is going to provide the Board with slides of the entire project.
 - The warranty period is five-years.
 - There was damage to a resident's property which the contractor repaired.
 - Mr. Ziegler asked is the easement for us for the pond or for utilities?
 - Mr. Snyder responded I believe it was discussed with Mr. Valentine.

EIGHTH ORDER OF BUSINESS

Status Reports – Supervisor Areas of Specialization and Comments

Ms. Ricker

- There is a Resident's Committee meeting Friday.

Mr. Ziegler

- The review of the budget will be next month.
 - Mr. Shahin inquired if it would be a line by line review?
 - Mr. Ziegler responded it can be.

- Ms. Ricker noted Ivan has been instructed the front page of the newsletter in June will be the budget - announcing the review of and the date.
 - Mr. Snyder noted Caroline has spoke with the representative and he said due to the difficulty they have had with the machine they will more than happy to print the newsletters for the District this month.
 - Mr. Ziegler stated I thought we were getting our machine back.
 - Mr. Snyder noted probably not or he would not have volunteered to print them.
- Mr. Shahin requested Mr. Snyder be authorized to purchase Microsoft Access software, the approximate cost is \$200.
 - Ms. Ricker noted it is easier to use.
 - Mr. Shahin stated with the database we can run queries; use the gate access data to build reports and such.
- Mr. Shahin noted with the concern regarding foreclosures if the properties can be identified sooner rather than later – we can purchase a subscription from Pasco County where they will feed us the data on all the foreclosures in Meadow Pointe. He will provide the information including cost at the next meeting.

NINTH ORDER OF BUSINESS

Approval of Minutes of the April 16, 2008 Meeting

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

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

TENTH ORDER OF BUSINESS

Other Business

There being none, the next item followed.

ELEVENTH ORDER OF BUSINESS

Audience Comments

- Ms. Glassman inquired as to a motion for the marquis sign.
 - Mr. Ziegler responded there was a motion made at the last meeting and it is on hold right now.

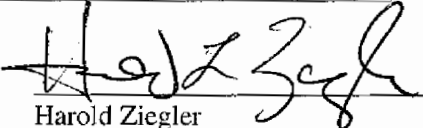
- Mr. Shahin noted it was brought up but we did not take any action to set aside money.
- Mr. Glassman noted he donated a lot of equipment for a public address system and I cannot hear. Either we throw it out and give me back the other stuff. Why can we not have a system that works?
 - Mr. Snyder responded I believe it works it is just not up to par tonight.
 - Mr. Shahin stated I do not think it is on.
 - It was noted the microphones should be used to allow everybody to hear discussions.

TWELFTH ORDER OF BUSINESS

Adjournment

There being no further business,

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


Harold Ziegler
Treasurer

MINUTES OF MEETING MEADOW POINTE II COMMUNITY DEVELOPMENT DISTRICT

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Childers Resident Council Representative Residents

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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 3 minutes per speaker)

- Ms. Shirley Dorel addressed the trees along the walkway inside the gates being overgrown.

May 21, 2008 Meadow Pointe II CDD

- Ms. Catania addressed some properties on Wrencrest Drive in need of lawn maintenance and trash cleanup.
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May 21, 2008 Meadow Pointe II CDD

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FIFTH ORDER OF BUSINESS Resident Council Representative • Ms. Jamie Childers discussed their recent meeting:

- There is still an issue regarding the construction across the street.
 - o The resident who lives in Manor Isle is still very upset that he does not know what is happening and that no one was willing to help him get buffering between his house and the new construction.
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May 21, 2008 Meadow Pointe II CDD

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May 21, 2008 Meadow Pointe II CDD

SIXTH ORDER OF BUSINESS Committee Reports B. Deed Restrictions

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May 21, 2008 Meadow Pointe II CDD

SEVENTH ORDER OF BUSINESS Property Manager Mr. Snyder reported on the following:

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May 21, 2008 Meadow Pointe II CDD

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May 21, 2008 Meadow Pointe II CDD

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May 21, 2008
Meadow Pointe II CDD

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ELEVENTH ORDER OF BUSINESS Audience Comments • Ms. Glassman inquired as to a motion for the marquis sign.

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May 21, 2008 Meadow Pointe II CDD

i Mr. Shahin noted it was brought up but we did not take any action to set aside money.

- Mr. Glassman noted he donated a lot of equipment for a public address system and I cannot hear. Either we throw it out and give me back the other stuff. Why can we not have a system that works?

- Mr. Snyder responded I believe it works it is just not up to par tonight. Mr. Shahin stated I do not think it is on.

It was noted the microphones should be used to allow everybody to hear discussions.

TWELFTH ORDER OF BUSINESS Adjournment There being no further business,
On MOTION by Mr. Shahin seconded by Ms. Ricker with all in favor, the meeting was adjourned.

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