

**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, July 2, 2008 at 6:36 p.m. at the Meadow Pointe II Clubhouse; 30051 County Line Road; Wesley Chapel, Florida.

Present and constituting a quorum were:

|                |               |
|----------------|---------------|
| Gerald Lynn    | Chairman      |
| Jim Bovis      | Vice Chairman |
| 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     |
| Michelle Blankenbaker | Resident Council Representative |
| Residents             |                                 |

*The following is a summary of the minutes and actions taken at the July 2, 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**

- Mr. Snyder introduced Ms. Victoria Moffo of Charm Light.
- Ms. Moffo addressed the Board regarding lighting:
  - Charm Light has been in business 25 years.

- One of the main goals of Charm Light is energy efficiency and cutting emissions.
- One gas light averages \$397.85 per year versus a converted low voltage light which averages \$11.88 per year.
- The lights Charm Light would use are prism halogen 10,000 hour bulb, which is the brightest light they have.
- A dusk to dawn sensor can be installed.
- The replacement cost of the 10,000 hour bulbs is \$7.99 each.
- Each light will have two bulbs and a shorter mantle.
- Charm Light does not replace the fixture just the internal components.
- The wiring will be run through the gas line.
- Cost per light to purchase and install \$359.20 plus additional wiring.
- Mr. Bovis noted you looked at them at Culberth Oaks and they look very nice, they look like gas lights.
- Ms. Moffo noted an electrical permit is not required for low voltage lighting.
- Mr. Snyder stated for an electrician to make the connections the cost will be \$2,700.
- Mr. Zeigler inquired if the bulbs can be purchased from other than Charm Lights.
  - Ms. Moffo responded I do not know the answer.
- Mr. Shahin inquired as to why the conversion as proposed by Charm Light is simpler than running a wire through the wall.
  - Mr. Lynn responded you cannot hardwire 110 through the gas pipe. Low voltage wire is thin and will snake through.
- At the time of the conversion the glass portions of the fixtures will be cleaned.

Mr. Bovis MOVED to contract with Charm Light for the lighting conversion/installation of low voltage lighting for ten lighting fixtures at Manor Isle at cost not to exceed \$4,000 and Mr. Shahin seconded the motion.

- Mr. Ziegler inquired as to who would run the additional wiring if needed.
  - Charm Light will.
- Mr. Bovis inquired if the lighting fixtures have been carefully inspected for leaks.
  - Mr. Snyder responded they have never been tight and previously it was an issue with the gas flame going out with high winds.
- Numerous speakers.
- Mr. Lynn inquired as to wiring the fixtures on the other side of the street.
  - Mr. Snyder responded it goes under the road.

On VOICE vote with all in favor the prior motion was approved.

- Mr. Lynn noted Ms. Moffo can work Mr. Snyder to get purchase orders prepared.
  - Ms. Ricker inquired as to the timeframe.
    - Ms. Moffo responded it depends on the concrete and the access to the conduit. It may possibly take a week – worse case.
  - Mr. Lynn inquired as to when installation would begin.
    - Ms. Moffo responded I will find out but hopefully within a week or two.
  - The Board noted they would like the wiring to be placed in PVC/conduit supplied by the CDD and trenched rather than be buried in the ground.

**FOURTH ORDER OF BUSINESS**

**Audience Comments (Limited to 3 minutes per speaker)**

- Ms. Tabitha Holden, Vermillion – addressed a contract with AT&T and Verizon to put up a new tower near the MPIII clubhouse.
  - Ms. Holden will need to address with MPIII.
- Mr. Kevin Carter, Vermillion – followed up on the road repairs taking place.
  - Mr. Snyder noted he is meeting with the engineer tomorrow morning concerning issues with an oil spill, trash left, and a perimeter that was to be four feet.
  - Following the meeting the Board will need to make a decision on the sealant.
- Mr. Carter noted there are sections now pooling.
  - Mr. Snyder stated when it was installed it was a lower and the drain was high. It is hard to raise the asphalt to the drain and after a hard rain a certain amount will puddle but should evaporate.
- Mr. Carter stated expect a letter from our HOA to you and the Board requesting closure apparatus on both pedestrian gates.
  - Mr. Lynn noted they should order it and get it in.
  - Mr. Carter requested a spring loaded apparatus so the gate automatically closes.
  - Mr. Carter inquired if it would be possible for the HOA to have the option to put a lock on the gate.
    - Mr. Lynn responded the CDD can place a lock on it and the keys would have to be purchased through the CDD.
    - Mr. Ziegler noted locks were previously removed due to extensive damage to the gates.
- Ms. Holden inquired as to where she can obtain information on how much she owes on the bond and where she can pay it off.
  - Mr. Lynn responded call Ms. Lynn Jackson at Severn Trent – the office can provide you the phone number.

**FIFTH ORDER OF BUSINESS**

**Resident Council Representative**

- Ms. Michelle Blankenbaker noted they had not met since the prior meeting.
- Mr. Lynn stated the playground is open again.
  - The poles have been installed.
  - The awning company will be back in two weeks to install the awnings.
  - They anticipate the playground being closed for one day at that time.
- The tennis, basketball and multi-purpose courts are now open and ready for use.
  - The tennis/multi-purpose/pickle ball courts have been modified to allow the nets to be adjusted for pickle ball.
- Discussion ensued regarding CVS and variances requested.

**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.

- Mr. Lynn stated I spoke with the attorney today with regard to the issue of unkempt properties in Wrencrest.
  - The District has no authority to go onto private property to maintain.
  - Ms. Johnson-Velez is in touch with the company who handles many of the properties for the banks to find out what their involvement is and what type of upkeep they normally would do.
  - Further discussion ensued regarding the unkempt properties.
- Mr. Shahin asked on those notated for attorney does it mean they are going or are already there?
  - Ms. Bush responded they are already there.
- Mr. Ziegler inquired as to 2008-107.

- Ms. Bush responded the next door neighbor is complaining they are destroying their grass by walking on it.
- It was noted the Committee has addressed with them the CDD cannot do anything concerning the matter.
- Mr. Shahin reiterated the decision was made prior to differentiate those lawns distressed from a lack of water versus not being maintained.

On MOTION by Mr. Ziegler seconded by Mr. Shahin with all in favor the recommendations from the Deed Restriction Violation Report were approved as presented.

**A. Architectural Review**

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

- Mr. Lynn stated on 2008-130 Pasco County does not have anything to do with the trees in our easement.
  - It was noted they want to remove the tree as it is leaning.
  - More detail to what is planned is needed.
  - Further discussion ensued regarding trees in easements.

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

- Mr. Shahin addressed a prior violation which to be sent to the attorney.
  - The owner contacted us to say they were addressing.
  - They are being given the opportunity to correct the situation.
- Discussion ensued regarding improvement of prior violations and it was noted many are foreclosure properties.
- At the next meeting Ms. Johnson-Velez will address the issue of what can and cannot be done with regard to the properties in foreclosure.
- Discussion ensued regarding HOA versus CDD with regard to private property maintenance, enforcement and liens.

**SEVENTH ORDER OF BUSINESS**

**Questions and Comments on the Proposed Budget**

- The proposed budgeted has been balanced so as not to exceed last year to maintain assessments at the same level with a portion of carry forward is being used to achieve this.
- Mr. Shahin inquired if there is a list of outstanding projects to be completed. *Mr. Snyder responded no.*
- It was noted some funds have not come from capital or contingency as they should have and were paid from line items.
  - Mr. Snyder will review and adjust accordingly and provide to Severn Trent.
- Discussion ensued regarding coding, documentation and subheadings.
- Mr. Lynn addressed concerns of the full-time employees.
  - May lose some due to the District not offering a benefits package.
  - Proposed the District provide medical coverage to full-time employees – those working 32 hours per week and have completed one year of service through AFLAC up to a maximum of \$50 per month for a total of \$6,000 per year based on ten employees.
  - It is recommended \$6,000 from Capital Expenditures be applied to a category labeled Health Benefits.
  - AFLAC has different programs available dependent upon age and needs/wants of the employee.
  - Discussion ensued regarding pre-tax deductions.

On MOTION by Ms. Ricker seconded by Mr. Ziegler with all in favor the AFLAC program was approved for those employees working 32 hours per week and have completed one year of service through AFLAC up to a maximum of \$50 per month per employee for a total of \$6,000 per year based on ten employees.

- To be labeled as Supplemental Medical Coverage for Full-Time Employees.

- Mr. Bovis addressed the combined Severn Trent charges.
  - Would like this to remain as separate line items.
  - It was requested this be addressed at the staff meeting to Mr. Mendenhall.
  - Further discussion ensued regarding the combined line item.
- It was noted the labels on the budget were not changed to reflect Profserv after the item not before.
- General Fund Budget - Interest and Investments in the narrative section needs to be changed as it states all excess funds invested with SBA; they are not.
- Discussion regarding Payroll Tax narrative.

**EIGHTH ORDER OF BUSINESS****Property Manager**

Mr. Snyder discussed the following:

- It was requested Mr. Valentine be asked to attend the non-staff meeting in August to address the paving/sealing issue.
- A CD with pictures of the Deer Run pond has been received.
- The Wrencrest gates were damaged by a commercial vehicle.
  - It was reported and a case number obtained.
  - Repairs are estimated at \$5,200 to \$5,800.
  - Discussion ensued regarding soliciting residents help in identifying the vehicle and letting them know the repairs will be paid from Village reserves.
- Signs have been order for the missing letter on the Village entrance – Manor Isle and Iverson – the cost is \$719 installed.
- Tennis courts are completed.
- A question has been asked if MP II staff can use the fitness center.
  - It was noted staff has been allowed to use the fitness center in the past as long as they sign a waiver.
- The VCR setup is ready.
- Discussion ensued regarding the Parents Night Out.



- The District cannot sponsor or fund the event.
- Any person participating in this activity will have to sign a waiver indemnifying the District.
- Further discussion ensued regarding the Districts liability and responsibility should a child get injured or become sick while their parents are out or if the parents return late.
- Ms. Ricker noted the Committee is looking for something positive for the residents instead of telling them constantly what they cannot do.
- It was requested Ms. Ricker discuss the event with Ms. Johnson-Velez.
- Ms. Ricker commended Mr. Snyder and his staff for the walls at Covina Key – they look phenomenal.

**NINTH ORDER OF BUSINESS**

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

**Mr. Bovis**

- Has been promised the bump in the road before Solitude will be taken care of by the middle of July.
  - Spoke with Pasco County and they are contacting Brighthouse to repair the damaged they caused.
- The sleeves on Mansfield Boulevard from County Line Road have been arranged.
  - They will invoice after the work is completed and the cost should be minimal.
  - Mr. Lynn noted this has been done to give the District the ability to run wiring to the neighborhoods if needed and this was the last piece.
  - Mr. Shahin asked if these items have been maintained on a map?  
*Mr. Snyder responded there are yellow utility boxes.*
- The Crepe Myrtles are being moved.
  - Three will be placed in the wider portion of the median.

- The developer of the CVS project has agreed to install white vinyl fence and trees, up to \$6,000, as a buffer between the strip mall portion and Manor Isle.
  - Mr. Snyder requested they install a gate for access to allow the District access to the pond.
- On Monday they will begin the CVS portion of the project.
- Has contacted Ms. Johnson-Velez regarding the motion or resolution regarding the CVS alcohol license to go before the Planning Commission Board, which is next week and hopes to have it by that time.
  - Mr. Ziegler noted the motion was by the Board to agree to go to the County with the fact the District is against granting the license.
- The bushes at Colehaven should be removed by now.
- Mr. Bovis distributed a sheet on driveway expansion and discussion ensued.
  - Any driveway modification needs to be submitted to the CDD.
  - A question was raised regarding cutting into the District's easement area.
  - It was noted there are issues to be looked at one of which is HOA community rules.
  - The consensus is when requesting CDD approval HOA approval has to be submitted with the request.
- Mr. Lynn stated on the issue with the plantings at Colehaven I had the Sheriff's Department look at it as well as a safety issue.
  - They reported all of the Villages comply and there is not a line of sight issue.
  - Further discussion ensued concerning line of sight.

**Mr. Ziegler**

- Has driven by the park site several times and the grass appears to be being reasonably kept, poles and barriers are still up.

**Mr. Shahin**

- On the website the programmer was away on business.
  - A commitment cannot be made until Mr. Shahin speaks with the programmer.
  - It was requested Mr. Shahin have the information at the next meeting.
  - Mr. Shahin noted the only thing the District has to pay for is posting the website on a hosting service.
  - Mr. Lynn stated the cost for the PACA website hosting for was \$83.40 per year with a two year commitment and \$18.74 to register the name for two years.
  - Further discussion ensued regarding setting up the website and content.

#### **Mr. Lynn**

- Addressed a email received from Mr. Valentine regarding Ecological Consultants.
  - Ecological Consultants provides maintenance four times per year on each mitigation area and submits a report to SFWMD.
  - Mr. Lynn met with Ecological Consultants to review what it is they do and what some of the issues are.
    - There are two area which still require monitoring and maintenance.
    - Monitoring is done two times per year and maintenance four times per year.
    - SFWMD requires the data be collected twice a year and submitted once.
    - SFWMD could possibly determine these areas are successful and release from monitoring in October 2008 areas 17A and B, E66 and P10 and in January 2009 areas M25 and 30.
    - Once released they still have to be maintained.

- Further discussion ensued regarding the lakes, ponds and mitigation areas.
  - Mr. Snyder noted he is looking into having a new person monitor the ponds.
- Discussion ensued regarding Supervisor areas of specialization.
  - Mr. Bovis noted Trash Removal should be included on the list.
- Mr. Lynn noted all of the meters for regular and reclaim water within the District have been replaced.
  - Not for homes just District property.
  - Further discussion ensued regarding meters.
- It was noted telephone should be listed under Mr. Ziegler.

**TENTH ORDER OF BUSINESS**

**Approval of the Minutes of the  
May 7, 2008 and June 4, 2008  
Meetings**

Mr. Lynn stated each Board member received a copy of the minutes of the May 7, 2008 and June 4, 2008 meetings and requested any additions, corrections or deletions.

Corrections noted and received will be incorporated into the record.

On MOTION by Mr. Ziegler seconded by Mr. Bovis with all in favor the minutes of the May 7, 2008 and June 4, 2008 meetings were approved.

The record will reflect Ms. Ricker left the meeting.

**ELEVENTH ORDER OF BUSINESS**

**Other Business**

There not being any, the next item followed.

**TWELFTH ORDER OF BUSINESS**

**Audience Comments**

- Ms. Holden inquired as to the cost of a security camera to monitor license plates.
  - For the lighting system required and the camera the last estimate received was \$28,000 per camera and four cameras are required at each gate.

- Further discussion ensued regarding gates and cameras.
- Ms. Holden stated I would much rather see a stone wall as a buffer rather than vinyl.
  - It was noted this is on the shopping center property not behind homes.
- Ms. Blankenbaker addressed a concern of how things are depending on where certain people live and who it affects.
  - Mr. Lynn noted Mr. Bovis is also a representative of the HOA and when the decision was made as to Longleaf with the School Board he was representing the HOA not the CDD.
  - Mr. Bovis noted he also set up meetings for Morningside with the School Board.
  - Mr. Lynn stated the CDD obligation is to District property.
- A resident requested the gym hours be extended through the week.
- The resident asked if it is trespassing to pass through where Mansfield ends to go on to Kinnon Street?
  - This is an issue for the county.
- The resident addressed the website and requested an archive be included for the newsletters.
- Mr. Lynn noted extending the hours has been reviewed and is not warranted for the amount of people who showed up.

**THIRTEENTH ORDER OF BUSINESS**

**Approval of the April 30 and May 31, 2008 Financial Statements**

- Mr. Ziegler noted there is no reason to overnight anything.
- Mr. Ziegler inquired as to how many telephone lines the District has.
  - Mr. Snyder responded three.
  - Mr. Bovis noted there are new rates from Verizon.
- On Charlesworth was a gate replaced?
  - Mr. Snyder responded the units were depleted and we could not get parts.
- Mr. Ziegler reviewed invoices and charges.

- Discussion ensued regarding whether the pool deck should be capital or an expense item.
- Charlesworth gate repairs.
  - Surge protectors.
- IKON invoices and property tax.
  - District is tax exempt.
- Signature Builders of Tampa.
  - Regarding pool/outside bath.
- Reclaim water usage.
  - Need to locate the reclaim water meter in Covina Key.
- Further discussion regarding gate repairs.
- Severn Trent charging for items being sent by them to others and should be a cost of doing business.
- Discussion regarding time involved to get a 59 cent receipt.
- Nanaks for installation of roses at the Longleaf entrance.

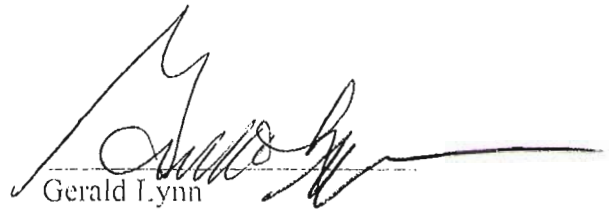
On MOTION by Mr. Ziegler seconded by Mr. Shahin with all in favor the April 30 and May 31, 2008 financial statements were approved.

**FOURTEENTH ORDER OF BUSINESS**

**Adjournment**

There being no further business,

On MOTION by Mr. Shahin seconded by Mr. Bovis with all in favor the meeting was adjourned at 9:50 p.m.

  
Gerald Lynn  
Chairman