

Meadow Pointe II CDD Meeting  
Wednesday, September 3, 2008

**Present and constituting a quorum were:**

Jerry Lynn  
Jim Bovis  
Harold Zeigler – (via telephone)  
Brian Shahin

Mr. Lynn called the meeting to order and did roll call.

Pledge of Allegiance was recited

There were no guest speakers

Audience Comments:

Ms. Glassman, resident of Morningside, asked about the status of tennis accessories. Mr. Lynn stated that the CDD was following up on those accessories.

Ruth Bergman, a Wellington resident, inquired about the common areas not being maintained in Wellington. Mr. Lynn informed her that those areas were not CDD property and recommended she **follow up with her** HOA's management firm. The resident explained some challenges she was experiencing in contacting a responsible person. She was asked if she were to determine the contact person, it would be nice for the CDD to be given that contact information.

A resident asked what the function of the CDD was. Mr. Lynn explained the high level functions of the CDD.

The Resident Council Rep was not in **attendance**.

The Architectural Review and Deed Restrictions were reviewed and approved by the Board – with all in favor.

Mr. Lynn discussed the Pasco County park property located off of Solitude Dr – in the Morningside Village. He stated that the County meeting has been rescheduled for late September. The park is in the Meadow Pointe I boundary, except the entrance, which is in the Morningside Village. The County is leaning towards transferring the property to MP I. If this happens, MP I may impose a few to non-MP I residents.

After some discussion, Meadow Pointe II's position is to have a say in the matter at next Friday's meeting, with Mr. Lynn representing the CDD in order to keep the park available to MP II, as single ownership by MP I is not desirable.

As Mr. Snyder **was** sick and not in attendance, Mr. Lynn provided the following updates:

--Repair of Pool Deck

A contractor for Sherwin Williams is making repairs, as they were under warranty. Repairs should be completed by tomorrow at no cost to the District.

--Manor Isle Wall Lights

The lights were removed and are in the process of being refitted. Attempting to work with Electrician at budgeted \$4,000 cost, however, there may be a small cost overrun of \$500. Goal is to complete in September.

CDD was advised that school buses may not continue to come into the Community until trees in small Villages are cut. The trees are causing the buses to swirl around to avoid hitting the overgrown trees. The school was told that the trees, such as those in Iverson, were not owned by the CDD.

In regards to Greg Noble, who at the August 20<sup>th</sup> meeting, requested time to speak regarding Pasco crime -- Mr. Lynn stated that crime appears to be down according to MP II stats provided and the individual appears to have not known that MP II has dedicated Deputy, as Mr. Noble's stats appeared to be general County stats.

A Pasco County Deputy in attendance asked residents to lock their cars and not leave personal items in unlocked cars.

Kevin Carter of Vermillion inquired about the status of the road repairs in his Village. Mr. Lynn stated that the Engineer was arranging for a plat survey. Kevin mentioned that he has a cost estimate and stated he would forward to the Board for their information.

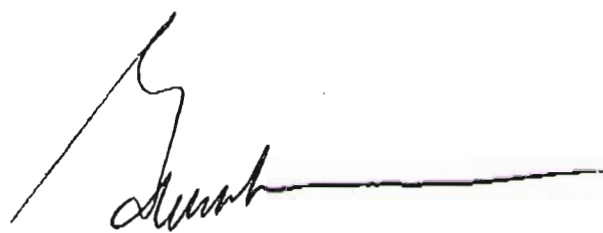
Mr. Bovis provided the following:

There should now be crossing guards at Mansfield construction area.

Bump in County Line Road, just east of Solitude Dr., should be scheduled for construction in the near future. Bighthouse is responsible and submitted all required documents for Pasco County for approvals and permits issued.

Continuing ongoing effort to get a wall/fence from Developer of CVS strip mall and Manor Isle homes.

Meeting was closed.

A handwritten signature in black ink, appearing to be "Lynn", with a long horizontal line extending to the right.

Wednesday, September 3, 2008  
Meadow Pointe II CDD Meeting

**Attendance:**

Board Members:

Jerry Lynn

Brian Shahin

Jim Bovis

Harold Zeigler – via Telephone

**Absent** – Diana Ricker

**Audience Comments:**

1 A couple from Wellington voiced their concerns/frustrations over property conditions at Wellington. Jerry Lynn informed them that it was an HOA matter and they would have to take it up with them since the Board had no jurisdiction. Apparently Wellington has yet another new management company, KW Property Management in Coral Gables, FL.

The husband questioned the function of the CDD board. He wanted to know what his two separate fees paid for. Jerry explained the function of the CDD and what the fees cover. Told the gentlemen he wasn't sure why he was paying two HOA fees since the CDD fees are included in the mortgage payments. Again referred him back to his HOA for further assistance.

2. Renee Glassman, resident of Morningside, inquired about the status of tennis nets (equipment) that were requested at the last meeting. Wanted to know what was the delay? (Jerry told her Bill Snyder was working on it).

She also wanted to bring to the attention of the Board that one of the lights in the tennis courts was not working properly (facing the wrong way).

**Business to Discuss**

Jerry handed out to the Board and residents a copy of the Meadow Pointe Park Site Proposal he received from Pasco County. There is yet another meeting scheduled for September 12th that Jerry asked the Board's permission to attend to represent the Board. (They agreed) Per Jerry, the big issue for discussion at the meeting is whether or not the County will Deed or Long Term lease the park over to Meadow Pointe I. Jerry would like for the County to long term lease the park to MPI and MP II (99 year lease) with shared control or joint ownership. Jerry asked the Board's permission to contact our Attorney to discuss; motion approved.

Harold Zeigler, via the telephone, spoke about traffic problems the park could create; as well as questioning whether or not the access roads belong to the County. Harold also informed the Board that MP II was not included in preliminary meetings regarding the park.

Brian Shahin: supports Jerry's position

Jim Bovis: supports protecting the interests of residents of Morningside

**Audience comments:** Mark Glassman, resident of Morningside asked if the Board was willing to take any steps necessary to protect resident's rights. (They said yes) Mr. Glassman also voiced concerns over potential traffic/parking problems if the barrier is removed from the street entrance. Also questioned if the park was deeded solely to MPI, would MPII deputies (which we pay for) would be patrolling the area and answering calls within the park.

Renee Glassman, resident of Morningside, was concerned the park entrance could potentially jeopardize the safety of Morningside residents; however she also supports a new park. Ms. Glassman went on to discuss the "problems between MPI and MPII,"

Linda Straw, resident of Morningside, asked Board if there was a timeframe for when the County wanted to dispose of the park. She was concerned that the residents of MP II would not have an opportunity to voice their objections (opinions). She asked if it would help having MP II residents attend the upcoming meeting to show support.

#### **No Resident's Council in attendance**

**ARC** - Renee Glassman -- #2008-134 & 2008-138 were approved as recorded

**DRC** - Renee Glassman -- #2008-170 thru 2008-179 were approved as recorded

In Bill's absence ... Jerry informed Board

1. Sherwin Williams was repairing (resurfacing & repainting) the Pool Deck since it had started to blister and was, of course, still under warranty. (At no expense to the District) Pool scheduled to reopen on Friday.
2. Manor Isle Lights - Waiting for the Electrician - negotiating costs -- project to be completed by the end of September the latest. Jerry asked the Board to authorize an additional \$500.00 to cover costs -- Board Agreed.
3. Bob Fraser - Pasco County School Transportation -- Jerry informed the Board he had a conversation with Mr. Fraser regarding the request by his office to trim/maintain trees that were blocking school bus driver's view as they drove through - mostly Iverson Village -- Mr. Fraser is going to send a letter home with the student's living in MP II informing the parent's that it is their responsibility to trim any trees in front of their homes. Will keep the Board posted.
4. Nanak's - Gave the Clubhouse staff a copy of their mowing schedule (days)
5. New Pond Maintenance Company to start September 15th (tentative)

**Brian Shahin** - Had nothing to report

**Jim Bovis -**

Hump on road east of Solitude in Morningside -- he's waiting for approval from County for repair and a date.

Informed Board that their was a 40% turnout at MP II -- for the Primary Election  
He had a meeting with the Construction Company regarding posting Crossing Guards on Mansfield & County Line Road in addition to have the area well barricaded.

Linda Straw, resident of Morningside, asked whom they should contact to report grass clippings being dumped into the pond.

Jerry told her to:

- a. Contact Bill or a Clubhouse staff person. if she didn't get any response from the Clubhouse, inform the Board at the next meeting;
- b. Call the Sheriff's office.

Deputy Tony Serrano (filling in for regular vacationing deputy) spoke about fines that could be imposed for illegal dumping.

Jerry also spoke about the crime rate in MPII being down 20% from last year.

**Kevin Carter - Representative of Vermillion -**

He wants to know the status of parking lot survey. Jerry informed his that our Engineer contract a company to survey the area, but we're not sure what the status is.

He advised us that one of his residents received a proposal for resurfacing the parking lot and he's going to forward a copy to the Board members via email.

A handwritten signature in black ink, appearing to be 'Jerry', is written in a cursive style.