

**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, October 1, 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
Jim Bovis	Vice Chairman (via phone)
Harold Ziegler	Treasurer
Brian Shahin	Supervisor

Also present were:

Bill Snyder	Property Manager
Renee Glassman	Architectural Review Committee & Deed Restrictions Committee
Residents	

*The following is a summary of the minutes and actions taken at the October 1, 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**

Steven – Pete's Towing, Tampa

- Addressed the city law and county ordinance regarding towing.
- Pete's Towing has been in business for 12 years.
- Pete's Towing processes were outlined.
- Mr. Lynn thanked Steven for coming by and noted once a decision is made they will let him know.

*The Board further discussed the towing issues and the fact that the Pasco Sheriff's Office states towed vehicles must remain in Pasco County. Clarification is needed from the county.*

**FOURTH ORDER OF BUSINESS**

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

- Ms. Linda Straw inquired if there was an update on the website. *It was noted it is a work in process and the webmaster is to provide the cost figures prior to the next meeting.*
- Mr. Lynn noted the equipment has been installed at the tennis courts.
- Ms. Glassman addressed newsletter items. *Items should be provided to Ms. Ricker.*
- The Manor Isle lights are complete.
- The awnings are completed – four of the five awnings are new.

**FIFTH ORDER OF BUSINESS**

**Resident Council Representative**

There not being any, the next item followed.

Ms. Glassman noted she believes Ms. Blankenbaker has stepped down.

**SIXTH ORDER OF BUSINESS**

**Committee Reports**

**B. Deed Restrictions**

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

- 2008-194 – third offense – sent to attorney.
- 2008-197 – third offense – sent to attorney.
- 2008-205 – has been foreclosed and mortgage company now has possession of the property. The mortgage company is requesting additional information one being the loan number which the CDD does not have access to. They will be provided the plat number and the address.
- Mr. Shahin inquired as to 2008-188 and 2008-189. *Ms. Glassman stated they have plantings outside the property line.*

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

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. Lynn addressed the Wrencrest gates and further discussion ensued.
- OPC Properties has applied for and received a Class 1 Development Permit for the property in front of the daycare center to construct a one-story retail property and a bank with four drive through stations.

**SEVENTH ORDER OF BUSINESS**

**Property Manager**

Mr. Snyder discussed the following:

- Longleaf entrance gates were removed to be re-welded.
- The gates at Wrencrest will be steel and are expected in four weeks.
- The gates in the last 60-days have been more damage than maintenance issues.
- Iverson and Colehaven walls have been completed – painted and sealed.
  - Sherwin-Williams has been inspecting weekly.
  - The new painter on staff has speeded up the process.
- The fence at Colehaven has been resealed and primed and looks very nice.
- The monuments have been re-lettered.
- Glenham’s sign has been reported as stolen.
- There are areas where irrigation is a problem and letters will be sent to the HOA to see if adjustments can be made to the sprinklers to keep them from spraying the walls which is causing the rusting.

- Met with the engineer regarding the trimming around the ponds.
  - Four ponds have been done and the brush is a problem as only three loads a day can be placed in the dumpster.
- Met with the county for the new plants on County Line Road.
  - Requested over 250 new plants.
  - There will be one tree for the center median.
  - They are 51 days out from finishing the project.
  - It has been noted they owe the CDD – 3 Magnolias, 5 Oaks, and the irrigation on Mansfield.
- There has been no graffiti for the last few months.
- Happy with the awnings.
  - The old awnings have been stored.
  - Mr. Ziegler requested a letter be sent to the company commending Jamie for the job he did. Mr. Snyder will handle.
- Activity in the fitness room has picked up.
- For the next meeting cost figures should be available for the Vermillion gate.
- Mr. Bovis inquired if a check has been received for the replacement of the sprinklers from OPC. *Mr. Snyder responded not to my knowledge.* Mr. Bovis will follow up on this item.
- Mr. Shahin asked if the new pond company would be formulating a strategy as to the order the ponds will be done? *It was noted they anticipate hitting all ponds within the first two weeks.*
- Mr. Glassman addressed the awnings and inquired if one had been taken off and put back on while the awning company was on site? *Mr. Lynn responded we took all of them off and put all of them back on.*

### **July and August Financials**

Mr. Ziegler addressed the following:

- Manor Isles signs and noted he thought the letters had already been replaced.
- There a couple of overnight FedEx for payroll.
- Nanak's invoice addressed – too long between work being done and invoice being submitted.
- It was noted the issues with Fowler White charges needs to be addressed to them.
- Going Postal – does the CDD mail regular letters through them? *Ms. Diaz responded no, only if there is a bulk – such as ten letters plus certified – she will send through them.*
- IKON – addressed additional images. *Ms. Diaz noted this is the printing of the newsletter in addition to regular usage.*
- Engineering invoices are not detailed enough.

On MOTION by Mr. Ziegler seconded by Mr. Shahin with all in favor the July and August financials were approved.

**NINTH ORDER OF BUSINESS**

**Approval of Minutes of the August 6, 2008 and September 3, 2008 Meetings**

Mr. Lynn stated each Board member received a copy of the minutes of the August 6, 2008 and September 3, 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. Shahin with all in favor the minutes of the August 6, 2008 and September 3, 2008 meetings were approved.

**TENTH ORDER OF BUSINESS**

**Other Business**

- Mr. Lynn addressed the previously approved pool bath at a cost of \$7,000.
  - The District was going to do part of the work to keep costs down.

- Cannot find a contractor to do a partial job.
- Bids are from \$35,000 to \$15,750.
- Contractors will not provide a warranty for the work if done by the District under the contractors' license.
- The \$15,750 bid includes all permits, a two-year warranty all work they do and the equipment, and a guarantee it will pass all county code requirements and reshaping the floor for the use of a floor drain.
- Scheduling is predicated on permitting which is currently a six to ten week turnaround on permits.

*The Board and staff further discussed the pool bath being done by Precision Building Components, Inc. with the outcome being,*

Mr. Ziegler moved to increase the budget allocation to \$16,000 for the pool bath project and Mr. Bovis seconded the motion.

- Mr. Shahin inquired as to where the money will come from? *Mr. Lynn responded Miscellaneous Contingency.*
- Mr. Glassman asked do we have a floor plan? *Mr. Lynn responded Mr. Valentine created a floor plan and there is an actual schematic of the layout of the property.*
- Mr. Glassman noted a previous problem was there were no windows. *Mr. Lynn stated there will be vents.*
- Mr. Glassman inquired as to tile on the wall. *It was noted it has been eliminated and it will be Sherwin-Williams epoxy paint.*
- Mr. Glassman inquired whether the plan meets ADA codes. *Mr. Valentine has certified that it does .*
- Ms. Glassman inquired as what happens to the pipe if there is a freeze. *There is a water shutoff. Most of the pipes will be underground.*

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

**ELEVENTH ORDER OF BUSINESS**

**Audience Comments**

A resident inquired about the stop light on Aronwood. *Mr. Lynn stated the county is aware and have advised they are going to cut the trees. They will also install a blinking traffic light sign stating there is a traffic light ahead.*

It was noted they are also installing a right turn lane and there will be a sidewalk located next to the wall.

*Further discussion ensued regarding an additional turn lane on Aronwood.*

**EIGHTH ORDER OF BUSINESS**

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

- Mr. Lynn noted Mr. Gallagher’s staff called to tell him they are going to schedule a meeting.
- Has sent a letter to Mr. Gallagher.
- It was noted there are some legal concerns and Ms. Johnson-Velez has spoken with the County Attorney’s Office.
  - There are some differences between what Mr. Gallagher feels he can do and what the County Attorney’s office says he can legally do.
  - There is a feeling the property may have to go to bid in order to dispose of it.
  - There is a variance in the Wiregrass DRI to use part of the parcel as parkland in order to justify not putting a park somewhere else.

*Further discussion ensued with regard to the CDD bidding for the property and obtaining a loan to purchase the property.*

*Other questions to be answered included can a restriction be placed on the bid with regard to closing the entryway so there is no access through MPII.*

- Mr. Ziegler addressed the road being blocked at the Wellington site. Motorcycles, bicycles and people can go through.
  - Should they be asked to move a concrete barrier over?

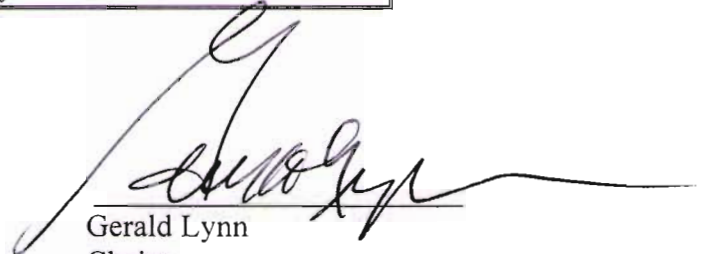
Tape ended.

**TWELFTH ORDER OF BUSINESS**

**Adjournment**

There being no further business the meeting was adjourned.

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



Gerald Lynn  
Chairman