

**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 15, 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
Harold Ziegler	Treasurer
Diana Ricker	Secretary
Brian Shahin	Supervisor

Also present were:

Bill Andrew Mendenhall	District Manager
Susan Johnson-Velez	District Attorney
Bob Valentine	District Engineer
Bill Snyder	Property Manager
Renee Glassman	Architectural Review Committee
Yolanda Bush	Deed Restrictions Committee
Residents	

The following is a summary of the minutes and actions taken at the October 15, 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 followed.

FOURTH ORDER OF BUSINESS

Audience Comments (Limited to 3 minutes per speaker)

- Ms. Sheila Jarome – Wrencrest
 - Thanked Mr. Snyder and his team for the excellent work on painting the walls.
 - Addressed Mansfield grass cutting. *Mr. Lynn noted the residents will have to call.*
 - Addressed landscaping at Wrencrest. *Mr. Snyder noted the vandalism at this entrance. In addition the left side does not have irrigation.*
- Mr. Mark Glassman – Morningside – addressed the park issue and inquired as to why it was not a front page item as Ms. Ricker had instructed. *Mr. Snyder responded it was not received in time for printing.*
 - *Further discussion ensued on the newsletter with the outcome being for Mr. Snyder and Ms. Ricker to work out an approval process.*
- Mr. Glassman addressed the recordings of the meetings. *Mr. Mendenhall noted the residents have access to the digital recordings and he provides to the District on a CD.*

FIFTH ORDER OF BUSINESS

Resident Council Representative

There not being any, the next item followed.

The record will reflect Mr. Shahin has joined the meeting.

SIXTH ORDER OF BUSINESS

Committee Reports

- Ms. Sheila Diaz – Staff – addressed Deed Restrictions at 30555 Wrencrest Drive. After dealing with this for over a year she is happy to report there is a huge difference in the property since it has foreclosed and has been turned over to a local realtor.
- In addition she has contacted any realtors listed on Deed Restriction properties and has had very good response with this approach.

A. Architectural Review

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

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

B. Deed Restrictions

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

- 2008-207 – Certified letter returned unclaimed. Further discussion ensued on this property with the outcome being to turn over to the attorney.
- 2008-217 and 2008-221 – painted home – no application on file.

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

Deed Restrictions to the Attorney –

- Ms. Johnson-Velez noted a letter was sent late last week to 2008-144 – Luhman Court.
- Discussion ensued with regard to the pavers and painting issue.
 - Pavers are strictly a trespass situation - not Architectural Review as it does not involve the physical structure of the home.
- Discussion continued with regard to the possibility of residents installing pavers, staining or painting driveways and sidewalks.
 - Indemnify the District.
 - Enforceability.
 - In non-gated communities sidewalks and aprons are county property and the District has no jurisdiction.
- Discussion ensued regarding trees in the swale area.

- The tree is owned by the home it is in front of.
- Homeowner is responsible for damage caused by the tree.

New Business

- There was an incident in Morningside where a vehicle struck the wall.
 - The District has the insurance information for the owner of the vehicle and information has been submitted.
 - The damage estimates are approximately \$7,000.
 - All accidents on county roads require FHP not the Sheriff's Office.
- The second air conditioning unit for the building is in dire straits.
 - Some duct work not connected and there areas not being adequately cooled.
 - It will cost \$2,000 to repair the unit if they can get the parts.
 - In addition to replacing the unit they are going to reconnect the existing duct work not previously connected.
 - A new platform has to be constructed for the unit to sit on as it needs to be metal.
 - Two estimates have been received - \$13,000 and \$10,720 for the replacement of the equipment.
 - If the \$2,000 in repairs is done there is no guarantee it will last a month and will not include the reconnecting of the duct work.
 - The proposal is for a Trane unit, heater element, digital thermostat, all necessary duct work needed, reinstall existing supplies loose in the attic, replace stand and install 1" drain line.
 - There is a 10-year warranty on the equipment and 2-years on installation.
 - It was requested Mr. Snyder obtain a quote for a service/maintenance contract beyond the 2-year period.

On MOTION by Mr. Ziegler seconded by Mr. Shahin with all in favor the proposal from Air Express in the amount of \$10,270 was approved.

- Meeting tomorrow with the contractor for the pool bath.
 - Mr. Valentine has given the okay on the review of the drawings and contract information.
 - Ms. Johnson-Velez has given approval on the legals and provided language for the sub-contractors.

SEVENTH ORDER OF BUSINESS

Staff Reports

A. Attorney

There being no report, the next item followed.

B. Engineer

Mr. Valentine reported on the following:

- Addressed Vermillion repair work
 - Two proposals for the milling and paving 1,293 square yards.
 - One proposal \$36,204 and the other is \$18,748.50.
 - Both have provided prices for sealing the entire area - \$12,192 and \$11,430.
 - Restriping prices are \$1,025 and \$1,275.
 - Bensco provided a total cost of \$49,421.
 - Wright provided a total cost of \$31,453.
 - Further discussion ensued regarding Vermillion proposals.
 - The Wright proposal has a material and workmanship guarantee for 12 months for the paving and 18 months for the sealing.
 - There is no guarantee regarding puddling.
 - Bensco has a one-year guarantee for the milling, asphalt and sealing.
 - Elevations will be verified after work is completed at the contractors' expense.

- It was noted this is a large expense from the Village budget and will need to be reviewed to determine how to replenish over the next two years possibly.

On MOTION by Mr. Ziegler seconded by Ms. Ricker with all in favor the proposal from Wright was approved.

On MOTION by Mr. Ziegler seconded by Mr. Shahin with all in favor the Chairman was authorized to execute the Wright contract in an amount not to exceed \$36,000 contingent upon Attorney and Engineer review.

- Mr. Kevin Carter requested Ms. Johnson-Velez be provided all the surveys for the repair work as exhibits to the contract.
- Mr. Lynn inquired as to the overlay maps authorized by the Board.
 - They will be finished by the end of the year.
- Mr. Lynn noted he was called with regard to a meeting in October for the park, which was then moved to November.
 - Mr. Gallagher has received the letter sent by Mr. Lynn but has not returned phone calls.

C. Property Manager

Mr. Snyder reported on the following:

- Addressed the wall repairs (Solitude and County Line Road) and inquired if Mr. Valentine is to sign off on it? *It was noted the expense to have Mr. Valentine inspect the wall needs to be included in the insurance information packet.*
 - Further discussion ensued regarding the wall.
- There is a tree damaged on County Line Road – has police report has been filed. The tree has been removed and replacement prices are being obtained.
- The wall painting is going good.

- Addressed the rust on the walls and noted it will be ongoing maintenance.
- Mr. Glassman noted previously Tullamore has been told they will be responsible for anything that discolors the walls.
- A certified letter is to be sent to Tullamore with a response required within two weeks.
- Maintaining the trimming around the ponds.
 - On average 2 to 2½ hours per day.
 - Has not seen algae but has seen more grass clippings.
 - An item will be placed in the newsletter addressing the mowing towards ponds and the grass clippings.
- On Sunday there was a head-on collision in Tullamore, no injuries.
- The towing company is in the process of getting the signs to cover the previous company. *Ms. Diaz will follow-up as they were supposed to be in today.*
- Ms. Ricker requested weekend staff be told not to let people in the gated communities.
- Mr. Ziegler requested the Tullamore towing issue be coded for billing to Tullamore.

D. Manager

There being no report, the next item following.

EIGHTH ORDER OF BUSINESS

**Approval of Minutes of the
September 17, 2008 Meeting**

Mr. Lynn stated each Board member received a copy of the minutes of the September 17, 2008 meeting and requested any additions, corrections or deletions.

There not being any,

On MOTION by Mr. Ziegler seconded by Ms. Ricker with all in favor the minutes of the September 17, 2008 meetings were approved.

NINTH ORDER OF BUSINESS

Other Business

There not being any, the next item followed.

TENTH ORDER OF BUSINESS

Audience Comments

- Ms. Renee Glassman addressed outstanding pond issues with regard to trimming.
- Mr. Kevin Carter requested the cost of the survey with regard to Vermillion. *Mr. Valentine responded \$7,484.*

ELEVENTH ORDER OF BUSINESS

**Approval of September 2008
Financials**

- Mr. Ziegler noted he received the financials at 6:30 p.m. last night.
- Requested Ms. Johnson-Velez bill in a more timely manner.

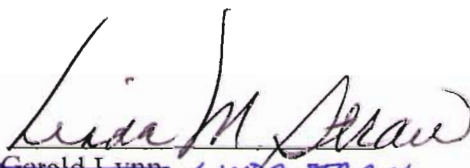
On MOTION by Mr. Ziegler seconded by Mr. Shahin with all in favor the September financials were approved.

TWELFTH ORDER OF BUSINESS

Adjournment

There being no further business the meeting was adjourned.

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


~~Gerald Lynn~~ LINDA STRAW
Chairman