

**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, November 5, 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
Diana Ricker	Secretary
Brian Shahin	Supervisor

Also present were:

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 November 5, 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)

- Mr. Mark Glassman addressed stereo equipment which had been loaded to the CDD and noted they are still using the microphones. When he requested the microphones back Mr. Snyder told him it would have to go before the Board and he would like to know why?
 - Mr. Lynn stated he does not know what the situation was but has no objections to them being returned.
 - The consensus of the Board is to return Mr. Glassman's equipment.
- Mr. Lynn noted he has contacted the county several times with regard to the park issue and has not heard from them.
 - Nothing will be done on the park site without everyone being notified.
 - The Board has made a commitment/decision that the park will remain a park site and wants it to be joint ownership.
- Mr. Sol Jargowsky inquired as to the bank being put in on the corner.
 - It was noted a permit has been issued for construction of a bank site and the remaining parcels of the shopping plaza.
- Mr. Jargowsky noted in yesterday's paper bids are being requested for shrubbery along County Line Road.
 - This is for Meadow Pointe I for shrubs for Meadow Pointe II which they were promised previously.
- Michael – Colehaven inquired as to where the park is located.
 - The park is between Meadow Pointe I and Meadow Pointe II.
- Mr. Kevin Carter inquired to an update on the contract development between Wright Paving and the CDD for the repairs in Vermillion.
 - Mr. Lynn noted he received the contract from the contractor and sent it to the engineer for review. The engineer reviewed it and approved it today and sent it to the attorney for final review and approval.
- Mr. Snyder inquired as to landscaping.

- Mr. Carter stated we are working with the current landscaper through the end of this year.
- They are preparing a deficiency notice for the landscaper per the contract they have 15 days to look at and remedy the problem.
- It is the HOA's intention to terminate the contract at the end of the year and have a new contract in place January, 2009.
- Outside of the gate is not currently a part of the landscaper's contract but Mr. Carter is working with the new landscaper to have it worked on.

FIFTH ORDER OF BUSINESS**Resident Council Representative**

There not being any, the next item followed.

SIXTH ORDER OF BUSINESS**New Business**

- An issue with wild hogs was addressed.
 - A permit had to be obtained from SWFWMD to trap the hogs.
 - Traps have been set on the lake side in the Morningside area.
 - A resident inquired as to what will be done about the damage caused by the hogs.
 - *Mr. Snyder stated it will probably be rolled.*
 - *Mr. Lynn noted the CDD will only be repairing District property not private property.*
 - The hogs have been in Morningside and Longleaf.
 - Further discussion ensued regarding the wild animals moving with the onset of construction.
- Items in storage were addressed.
 - Exercise equipment
 - Chairs
 - The room is being cleared to prepare for the construction of the pool bath which will begin as soon as the permits are received.

On MOTION by Mr. Shahin seconded by Mr. Ziegler with all in favor the exercise equipment and chairs were declared surplus.

- Deputy McGill installed the sound system at the clubhouse and did not charge for the installation as he lives in the District.
 - Deputy McGill was presented with a Certificate of Appreciation.
- The new air conditioning unit has been installed and is operational.
 - They are waiting for the company to return to balance the unit.
 - The Manufacturer's Warranty covers parts for five-year's and labor for one-year.
 - There is an option to extend the labor to five-years for a cost of \$775.

On MOTION by Mr. Ziegler seconded by Ms. Ricker with all in favor to purchase the extended labor from one-year to five-years at a cost of \$775 was approved.

- It was noted there was a minor fish kill in Covina Key this morning.
 - The pond contractor was contacted and came out.
 - The pond was treated last week to kill the algae.
 - There is oxygen depletion due to an excess of fish in the pond.
 - The contractor has assured the District it will not happen again.
- Mr. Lynn stated I would like to congratulate Ms. Straw and Mr. Glassman for winning the election for the CDD seats.
 - They take their seats the second Tuesday after the election.

SEVENTH ORDER OF BUSINESS

Committee Reports

A. Architectural Review

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

- 2008-151 was returned for a copy of the survey and placement.

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

B. Deed Restrictions

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

- 2008-225 it was noted it was referred to the attorney on September 19, 2007.
 - Mr. Shahin will check the status.

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.

EIGHTH ORDER OF BUSINESS Property Manager

Mr. Snyder addressed the following:

- Accident damage at the front of Colehaven on Sunday.
 - The insurer is State Farm and they want two estimates on the landscape and fence.
 - Discussion ensued regarding estimates for accident damages and charges involved.
- The estimate for the claim at Solitude is \$6,600 for the wall alone.
 - Further discussion regarding the wall.
 - It was noted the engineer's fee needs to be included in the claim.
- The Wrencrest plants have been installed.
- Mansfield
 - Plants are installed at the bicycle trail.
 - Three Magnolias, two Oaks and mulch.
 - Irrigation will be tested.
 - They have been given a punch list for the plants.

- Paving will be done tomorrow.
- Lights will be installed at the three intersections and will be in operation by the end of next week.
- There will be a lighted sign for when a right turn on red cannot be made.
- The light at Aronwood and County Line Road which cannot be seen around the turn will be repositioned tomorrow.
- In addition a sign has been installed stating “light ahead”.
- The crossing button will no longer turn all lights to red.
- The painting is going well on the walls.
 - The power washing will be an ongoing issue due to the sprinklers.
- The HOA at Sedgwick would like the pedestrian gates repaired which were damaged by kids.
 - A temporary lock was placed on it.
 - Discussion ensued with regard to the HOA purchasing and replacing the pedestrian gates.
 - The gate is currently PVC and will be replaced with metal.
 - No trespassing signs were requested.
 - Discussion ensued regarding placing code locks on the gates.
- Three 45 gallon Rubbermaid trash cans have been ordered for the pool.
- Addressed the quarterly report for the gates:
 - Lettingwell – motor burned out.
 - Mr. Snyder had a salvaged motor it was replaced with.

NINTH ORDER OF BUSINESS

Status Reports – Supervisor Areas of Specialization and Comments

Ms. Ricker

- Still in the process of reorganization in the Resident’s Committee.

Mr. Lynn

- Website
 - The person working on the website has moved out of state.

- Trying to get the information provided for layouts and such returned.
- Mr. Lynn's recommendation is to hire a professional set-up person at an estimated cost of \$2,000.
- Further discussion ensued regarding the website with the outcome being to have a presenter at the next meeting.

TENTH ORDER OF BUSINESS

**Approval of Minutes of the
October 1, 2008 Meeting**

Mr. Lynn stated each Board member received a copy of the minutes of the October 1, 2008 meeting and requested any additions, corrections or deletions.

On MOTION by Mr. Ziegler seconded by Ms. Ricker with all in favor the minutes of the October 1, 2008 meetings were approved.
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ELEVENTH ORDER OF BUSINESS

Other Business

Mr. Lynn addressed Mr. Snyder's evaluation and noted the Board needs to approve a recommended amount for his evaluation.

- Several months ago the Board was requested to provide Mr. Mendenhall with a review of Mr. Snyder – Ms. Ricker and Mr. Lynn provided reviews.
- The average District property manager increase is 3%.
- Mr. Snyder's reviews are one year behind. He received an increase in December, 2007 for 2006.
- Mr. Lynn recommends a 3% increase for Mr. Snyder.
- Mr. Ziegler inquired as to the effective date. *December 8, 2008.*
- Mr. Bovis inquired as to the previous increase. *6%.*
- Mr. Bovis recommends a 4% or 5% increase as he runs from one end of the District to the other and has taken on a lot of new responsibility.
- Further discussion ensued regarding the percentage of increase with regard to the economy.
 - The rest of the staff received minimal increases.

- Mr. Ziegler recommends a 5% increase.

Mr. Ziegler MOVED to increase Mr. Snyder's salary 5% and Mr. Bovis seconded the motion.

- Mr. Shahin inquired as to where on a scale does Mr. Snyder's salary fall. Is it low, mid, high?
 - Ms. Ricker noted it is her understanding it is higher.
 - Mr. Lynn stated most of the property manager's STS deals with do not have the staff Mr. Snyder has and do not do a lot of the work in house as we do.
 - He is probably on the high end of property manager's within the State of Florida.
 - Mr. Shahin stated the place is bigger and there are things he does the typical person does not do which justifies where that is.
 - Mr. Shahin noted based on corporate America raises are a lower percentage.
- Mr. Ziegler inquired to how many hours a week Mr. Snyder works? *Mr. Snyder noted he comes in at 7:00 a.m. with the crews to give them direction. He is putting in more time on the weekends due to the accidents, at night if the staff needs direction.*
- Mr. Ziegler asked is it between 50 and 60 hours a week? *Mr. Snyder responded every bit of and the research for products rather than taking it somewhere and having it repaired.*
- Mr. Snyder addressed savings to the community on irrigation and maintenance.
- Mr. Bovis noted Mr. Snyder oversees an administrative staff, an operating staff, he is the purchasing agent, accounts payable and on site day and night. He is more than the average manager.

On VOICE vote with Mr. Ziegler and Mr. Bovis, Mr. Lynn and Mr. Shahin voting aye and Ms. Ricker voting nay the prior motion passed.

Mr. Bovis stated I would like thank you to our current Board. I appreciate the opportunity the District provided me to work with the group of very talented, knowledgeable people particularly our Chairman. I would like to thank Mr. Snyder and his staff – they have been very good to work with. Mr. Snyder is very professional at what he does and I think we are very blessed to have him and he has been very good to work with. I would also like to apologize for not being at the last few meetings – a few of you are aware I have been in Rochester, MN at the Mayo Clinic for the last six or seven weeks with my wife, who has been critically ill. I wish you all well and I think Jenny may be out in another month or two, hopefully.

Mr. Lynn stated you have our prayers.

Mr. Jargowsky inquired as to how much money Mr. Snyder saves the District a year. *Mr. Snyder responded on an average every day \$325 to \$350.*

Mr. Jargowsky stated you went way over your raise. When you give somebody a raise you try to justify why I deserve a raise. We all got a raise this year – I know him and he is a hard worker. What I am trying to bring out is the fact of how much does he save the District a year by him going out and cleaning ponds himself, doing this or doing that. I tried to talk to him one day and he said excuse me I am busy and I do not like a guy when I am playing cards on Friday night coming in and sneaking around the building 9, 10 11:00 p.m. looking over our shoulder, when you say what are you doing here – he says I have to check on things. I like Mr. Snyder and that is why I brought the subject up of what is he saving the community and why is he justified in getting this raise. 5% is nothing really for a man who is saving us anywhere from \$20,000 and upwards.

TWELFTH ORDER OF BUSINESS

Audience Comments

Mr. Ziegler stated it has been my pleasure over the last eight years to serve the residents of Meadow Pointe II. I want to congratulate our property manager who has done an excellent job at Meadow Pointe II – of all the property managers we have had his

time and devotion to the residents has been excellent. If we lose him it will be a tremendous loss to the District.

I would like to thank Ms. Renee Glassman and Ms. Yolanda Bush for their efforts on the ARC and Deed Restrictions.

I would also like to thank Mr. Jerry Lynn who has put an exorbitant amount of time and energy into keeping our District on the right track.

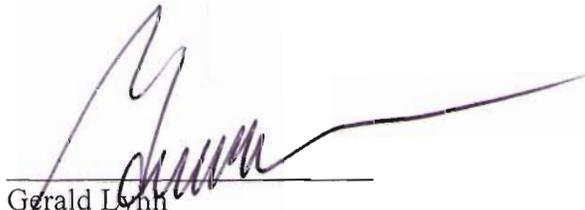
I also reluctantly have to state this – Mr. Glassman is now back on the Board. His literature stated he has changed and we need to bring back the people to the meetings and hopefully that is correct. My opinion when Mr. Glassman was supervisor at several meetings over the years sometimes he was argumentative and belligerent and sometimes talked down to the residents. He threatened to resign several times and he finally did. For the sake of our District I hope that he has in fact really changed. Time will tell, thank you.

THIRTEENTH 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.

A resident stated in all fairness I think Mr. Snyder should get the 5% raise. I do not think it is fair to belittle Mr. Glassman – I think you should act with a little more dignity and should not belittle someone like that we had enough of that with the elections.



Gerald Lynn
Chairman