

**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, August 19, 2009 at 6:30 p.m. at the Meadow Pointe II Clubhouse, 30051 County Line Road; Wesley Chapel, Florida.

Present and constituting a quorum were:

Linda Straw	Chair
Mark Glassman	Vice Chairman (via phone)
Diana Ricker	Treasurer
Brian Shahin	Secretary
Jerry Lynn	Assistant Secretary

Also present were:

Andy Mendenhall	District Manager
Roland Santiago	District Counsel
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 August 19, 2009 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

Ms. Straw called the meeting to order and the Board members and staff identified themselves for the record.

SECOND ORDER OF BUSINESS

Pledge of Allegiance

The Pledge of Allegiance was recited.

THIRD ORDER OF BUSINESS

Guest Speakers

- Ms. Angela Forcino, Longleaf HOA President and American Cancer Society Volunteer addressed the Relay for Life Event to be held in April, 2010 and noted the May, 2009 event raised \$58,000. Early bird

registration is tomorrow at Wiregrass Ranch High School and noted contract information is included on the information pamphlets provided.

- Mr. Shahin noted he received before the last event from someone seeking permission to utilize the PA system throughout the night and noted the event is not on CDD property so they cannot give that permission it is a County Noise Ordinance.
- Ms. Straw requested a reminder in March for the event and to place an item in the April newsletter to make residents aware.
- Ms. Ricker noted the three-day Breast Cancer walk in October.
- Ms. Forcino noted Strides for Breast Cancer is coming as well.
- Mr. Tony Smith, American EcoSystems, addressed the ponds within the community.
 - In drought conditions applications times double and triple.
 - The algae blooms are happening because of the large amount of grass clippings going into the ponds.
 - Some change will be noticeable within 24-hours of treating an algae bloom.
 - Mr. Shahin addressed the pond by his home and noted he disagrees with some points made with regard to the pond and the algae bloom.
 - Ms. Straw addressed Morningside pond Sump S-1.
 - Ms. Straw requested Mr. Smith reiterate in his monthly newsletter article the results of grass clippings and fertilizers going into the ponds.
 - Further discussion ensued with regard to the ponds.
 - Mr. Lynn addressed a lake on Burleigh Drive which he does not believe is on the treatment map.
 - Mr. Smith noted they do treat this lake and further discussion ensued.

FOURTH ORDER OF BUSINESS

Public Hearing to Consider the Adoption of the Budget for Fiscal Year 2010 (Resolution 2009-6) and Levy of Non Ad Valorem Assessments (Resolution 2009-7)

- Mr. Mendenhall addressed the budget adoption process.
- Ms. Straw outlined the budget process and discussions leading up the public hearing.

On MOTION by Ms. Ricker seconded by Mr. Lynn with all in favor the public hearing was opened.

There being no comments or questions,

On MOTION by Mr. Lynn seconded by Mr. Shahin with all in favor the public hearing was closed.

There being no comments or questions,

ON MOTION by Mr. Lynn seconded by Ms. Ricker with all in favor Resolution 2009-6 the annual appropriation resolution for the Meadow Pointe II Community Development District (the "District") relating to the annual appropriations and adopting the budget for the fiscal year beginning October 1, 2009, and ending September 30, 2010 was adopted.

There being no comments or questions,

On MOTION by Mr. Lynn seconded by Mr. Shahin with all in favor Resolution 2009-7 a resolution of the Board of Supervisors of the Meadow Pointe II Community Development District imposing special assessments and certifying an assessment roll; providing a severability clause; and providing an effective date was adopted.

FIFTH ORDER OF BUSINESS

Resident Council Representative

Mr. Glassman reported the following:

- The turnout for the meeting was very low and the main topic of discussion was reconciliation between MP and MPII.
 - Mr. Glassman noted that it was a CDD issue and needed to be brought up at the CDD meeting.
- A resident inquired as to the address for the website and Mr. Lynn provided.
- Discussion ensued with regard to resident usage of the website and Ms. Straw noted they have included a counter on the site.
 - Ms. Bush suggested the possibility of including a link to request email distribution of the newsletter.

SIXTH ORDER OF BUSINESS

New Business

There not being any the new item followed.

SEVENTH ORDER OF BUSINESS

Committee Reports

A. Architectural Review

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

- Discussion ensued with regard to the fences being within the District's area of control following the normal ARC procedure.
- 2009-131 – return requesting further documentation.

On MOTION by Ms. Ricker seconded by Mr. Lynn with all in favor the Architectural Review Report was approved excluding 2009-131.

B. Deed Restrictions

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

- Ms. Bush noted as a follow-up from the last meeting with regard to the paint not being what was submitted. A letter was received from the resident along with the paint color.

- Further discussion ensued with regard to the paint colors with the outcome being to recommend approval based on the paint colors provided.
- Discussion ensued with regard to residents painting the home the colors submitted for approval.
 - Mr. Santiago noted the Board is the final arbiter and whatever the Board does they should be consistent.

Mr. Lynn moved to approve the recommendations from the Deed Restrictions and the submitted colors and Mr. Shahin seconded the motion.

- Discussion ensued with regard to the colors submitted for approval and how they would be added to the book of approved colors.
 - Mr. Santiago noted color variances approved do not need to be added to the book as though it was approved it does not make it a standard.
 - If the Board wants to make the variances a standard color the rules will need to be changed.
 - Discussion ensued with regard to amending rules versus ARC/DR.

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

- Mr. Glassman addressed residents submitting one color and painting a different color knowing they can apply for a variance and further discussion ensued.
- Ms. Straw noted throughout the budget process it was noted an individual whose focus is DR enforcement was needed.
 - Mr. Houston Hess has accepted the DR enforcement position.

- Once they can confirm a date Mr. Shahin, Mr. Santiago, Ms. Glassman, Ms. Bush, and Mr. Hess will get together with regard to the legal aspects and how the process needs to be followed.
- Mr. Lynn inquired if someone from the District will be attending the Planning Committee meeting on September 8, 2009 with regard to the variance for business for the home in Glenham for a dog grooming business.
 - Mr. Santiago was authorized to attend on behalf of the District.
 - Discussion ensued with regard to the DR's for Glenham and Mr. Santiago noted the five conditions that must be met.
 - Mr. Henry Holtz, Glenham Representative, noted he does not understand how the resident can go forward when it violates DR's.
 - Mr. Santiago noted the county has its own processes and she has petitioned the county which is within her right to do.

EIGHTH ORDER OF BUSINESS

Staff Reports

A. Attorney

Mr. Santiago reported on the following:

- Settlement Agreement with Aqua Pools – they made their last payment in June which means they have not complied with the settle terms and they are ready to proceed to enforce, accelerating the note they signed for \$45,000 to the District and commence collection procedures.
- Deed Restrictions – the Stipulation for Substitution of Counsel are with the court on all pending cases. Seven additional files have been received and are at Mr. Santiago's office for enforcement.
 - With regard to the previous – two in Glenham, three in Iverson and two in Wrencrest which are also pending confirmation of status as to whether or not they will be dismissed or proceeding with enforcement.
 - Ms. Straw noted she thought the Board's position was to dismiss the previous cases and start over.
 - Mr. Santiago noted that is correct, the dismissals are in.

- The procedure now is to go through those cases to see if they are still in violation and rebuild the record.
- The agreements for maintenance are in for Covina Key and Mr. Santiago is waiting on the cost estimate approval.
 - Vermillion's preference is to do a conveyance.
 - Further discussion ensued with regard to costs for the CDD and HOA for the conveyance.
 - Ms. Straw noted with regard to Covina Key and the approval of the maintenance items with the landscape company – proposals have been received and she has asked them to prove out the numbers.
 - The landscape company has agreed until they can get pricing worked out to place Covina Key and Vermillion on the schedule as a goodwill gesture.
 - Mr. Carter noted he has spoken with the members of the HOA.
 - Vermillion does not want to do the conveyance.
 - There are questions on the landscape maintenance agreement and will be addressed with Mr. Santiago.
 - The landscape maintenance costs will not come out of Village Reserves – it will come from the general fund.
 - Mr. Carter requested a landscape schedule and Mr. Snyder will provide.
- Mr. Lynn addressed the resolution passed by the Board regarding the maintenance of sidewalks and a letter from the county (a copy was not provided for the record.)
- Ms. Straw inquired as to the property conveyance from Trout Creek and Mr. Santiago noted he has not received a status update as yet.
 - Mr. Glassman noted a couple of the Magnolia trees are dying and inquired if the CDD is responsible or should they contact the builder since they planted them.
 - Discussion ensued with regard to how commercial property is maintained.

- Mr. Santiago noted he does not believe the DR's extend to commercial property.
- Further discussion ensued with regard to commercial property.
- Mr. Santiago noted with regard to the conveyance – the District would need to note any deficiencies to be correct prior to conveyance.
- It was noted the property is owned by OPC Retail Partners, LLC not Trout Creek.
- Mr. Shahin noted there was an issue with the boundaries of the property.

B. Engineer

- Ms. Straw inquired as to the latest pond repair at Wrencrest.
 - Mr. Valentine noted he has not looked at it but will.
 - Mr. Snyder noted BioMass came back to make repairs.
- Ms. Straw addressed working with Mr. Valentine throughout the year to further refine the Reserve Study.
 - Further discussion ensued with regard to the Reserve Study.

C. Property Manager

Mr. Snyder reported on the following:

- Mr. Snyder addressed the email Scapes and noted the pricing for the entrances is what it is.
 - This item will be further discussed at the September 2 meeting.
- Mr. Snyder inquired as to the Scapes invoices for the Bahia mowing at Wrencrest and Covina Key (a copy was not provided for the record.)
 - Ms. Straw outlined the invoices and noted there was an error in labor costs which has been corrected.

On MOTION by Ms. Ricker seconded Mr. Lynn with all in favor the addition of the Bahia mowing was approved.
--

- The Palms were completed on County Line Road, pool tennis courts and playground.
- Hurricane supplies have been reviewed.
 - The pool canopies have been power washed.
 - Have contacted the pool awning installer to be on call if needed for removal.
- Rust spots touched up on canopy frame.
- A report will be emailed to the Board prior to meetings for work completed and projects ongoing.
 - Ms. Straw addressed what she has requested from Mr. Snyder with regard to the format of his report.
- They have tried to tighten up the gaps in the mats in the fitness center.
- The camera has been moved from outside the fitness center to inside the clubhouse by the restrooms.
- SWFMWD approval has been obtained to mulch trimmings and return to the tree line.
- A programmable thermostat has been installed in the fitness room.
- A poorly installed remote receiver was discovered at Wrencrest.
- The combination of all breaker box locks has been changed.
- A damper was installed but has not helped with the heat in the back office.
- The fences in Wrencrest have been power washed and we have been power washing fences along County Line Road.
- All Village entrance signs have been painted.
- Ms. Straw noted they moved forward with purchasing a couple of computers for the DR's.
- Mr. Snyder is looking at printers to replace the IKON.
- Ms. Ricker noted she and Mr. Snyder need to get together before Friday for the newsletter.
- Mr. Carter requested the entrance gate to Vermillion be checked – it is stuck in the open position for four days.

- Mr. Snyder noted it should be working – they had to order a new key pad which was installed today.
- A resident of Wrencrest inquired if there were plans to connect to the road leading to Kinnon.
 - Ms. Straw responded I do not have an update on that.
 - Mr. Lynn noted he sent an email to the County Commissioners today requesting a response and an email to Mr. Weidman, Projects Department, and received a response from a staff member who says he has heard through the grapevine that it is not going to be opened but Mr. Lynn has not received official confirmation of this.

D. Manager – Meeting Schedule for Fiscal Year 2010

Mr. Mendenhall reported on the following:

- Meeting schedules for FY 2010.
- Mr. Lynn noted he reviewed the schedule for holiday conflicts and there were none.

On MOTION by Mr. Lynn seconded by Ms. Ricker with all in favor the meeting schedules for FY 2010 were approved.

- Ms. Straw addressed actuals for the financials and noted the Board would like to be provided those two weeks prior to the second meeting of the month.
- Mr. Lynn addressed the website with regard to the tabs for the minutes and newsletter and noted they need to be more enhanced.
- Mr. Lynn noted the July 1 minutes are not yet on the website.
 - Mr. Mendenhall will look into this and address with Ms. Mercer.
- The adopted budget will be included on the website.
- The Joint meeting minutes will be included on the website.
- Mr. Lynn inquired as to the status of the workers compensation issue.

- Mr. Mendenhall noted he has no update at this time but will email to the Board when received.
- Ms. Straw inquired as to the Longleaf claim.
 - Mr. Lynn noted he authorized payment of the claim based on the circumstances and has spoken with the adjuster. As of yesterday, the individual has not heard from the insurance carrier.
 - Mr. Mendenhall will check with Ms. Davis.

NINTH ORDER OF BUSINESS

**Approval of the Minutes of the
July 15, 2009 Meeting**

- Mr. Mendenhall noted there was a problem with the recording of the July 15 meeting and he has been provided a copy.
- Ms. Straw noted she has also provided Mr. Mendenhall with the disc for August 17.
 - Ms. Straw noted he now has August 11 and August 17 but there is an issue with August 5 and they are unsure which recorder was used.
 - Mr. Glassman noted it is in a dvc.file format and when he went to the recorder to download the August 5 meeting there is nothing on the recorder.

This item was tabled.

TENTH ORDER OF BUSINESS

Other Business

- Ms. Straw addressed a group of juveniles who have requested the green space behind the pool be converted to a skate park.
 - Ms. Straw requested they provide her with a sketch of what they are looking for and has not yet received.
 - Mr. Lynn noted there is a substantial increase in the insurance premium with this type of installation.
- Mr. Shahin noted he was contacted by a resident and he responded via email. Mr. Farooq wrote on behalf of his mother who lives at 29647 Fog Hollow Drive with regard to a DR letter. She recently had surgery and

will address the violation as soon as possible and requests that the Board be understanding of her situation.

- Mr. Lynn addressed the off-duty deputy and noted it is approved through the end of September.
 - It was noted there is money in the budget for a security project.
 - Discussion ensued with regard to security companies and whether it will provide the surveillance needed to prosecute.
 - Mr. Glassman noted he has been in contact with a couple of communities with the camera system being looked at and he will see if he can get some realistic pictures from the cameras they are using for review by the officers to see if they are a good enough quality.
 - Further discussion ensued with regard to the off-duty deputies and it was noted the Sheriff's Department to continue into October will need to be notified no later than mid-September.
- Discussion ensued with regard to pre-payment and credits for the off-duty officers.
- Mr. Lynn inquired if the credit card Jose has – has it been changed to Robert.
 - Mr. Snyder noted Robert has been using his but it is in the process.

ELEVENTH ORDER OF BUSINESS

Approval of July, 2009 Financials

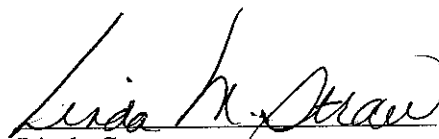
This item tabled.

TWELFTH ORDER OF BUSINESS

Adjournment

There being no further business,

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



Linda Straw
Chair