

**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 21, 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
Brian Shahin	Secretary
Jerry Lynn	Assistant Secretary

Also present were:

Andy Mendenhall	District Manager
Nicole Cameron	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 October 21, 2009 Meadow Pointe II Board of Supervisors regular meeting.

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.

SIXTH ORDER OF BUSINESS

Committee Reports

B. Deed Restrictions

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

- 2009-129 – no picture or form attached.
- 200-140 – Covina Key – will be given to HOA not CDD jurisdiction.

On MOTION by Mr. Lynn seconded by Mr. Glassman with all in favor the Deed Restrictions Report was approved as submitted.

A. Architectural Review

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

- 2009-141 – to be returned for more detail.

On MOTION by Mr. Glassman seconded by Mr. Lynn with all in favor the Architectural Review Report was approved as submitted.

FOURTH ORDER OF BUSINESS

**Resident
Representative**

Council

There being no report, the next item followed.

FIFTH ORDER OF BUSINESS

New Business

- Mr. Lynn addressed an ordinance the county is trying to pass with regard to parking on the driveway apron blocking the sidewalk.
 - Part of the ordinance will promote alternate side of the street parking.
 - There will be hearings on the ordinance in January and February.
 - As part of the ordinance gated communities will be exempt and PACA will debate the ordinance with the county on behalf of the CDD's and HOA's.
 - Further discussion ensued with regard to the ordinance and enforcement.

THIRD ORDER OF BUSINESS

Guest Speakers

- Ms. Susan Cally - Cell Tower Issue.
 - Health and safety issues.
 - Property value declines.
 - Ms. Straw noted she does know that there is anything the Board can do.
 - Further discussion ensued with regard to the cell tower.
 - Ms. Cally provided handouts, which are attached hereto and made a part of the record.

SEVENTH ORDER OF BUSINESS

Staff Reports

A. Attorney

Ms. Cameron reported on the following:

- Working on the Wright Pavement agreement.
- There are currently five cases in litigation.
 - Depositions are scheduled – a couple of homeowners have answered and do not feel they are in violation.
- Ms. Straw noted she spoke with Mr. Santiago with regard to the Planning Commission meeting.
 - Mr. Santiago will respond to the resident's letter letting her know the Board is in discussions and she does not have Board approval to start her business.
 - Further discussion ensued with regard to the matter of home businesses.
 - A letter and survey will be sent to the registered businesses on the list requesting information about the business.
 - Further discussion ensued with regard to the letter to be sent.
- Mr. Lynn addressed the outstanding parcels to be turned over to the District – the pond and the commercial area.
 - Mr. Lynn addressed a letter which was sent to Trout Creek in April, 2008.

- Mr. Lynn noted two additional parcels outstanding and further discussion ensued.
- The off-duty officers were addressed.

B. Engineer

Mr. Valentine reported on the following:

- Wright Pavement agreement.
 - There has been discussion as to whether each Village will be treated as a separate contract.
 - Further discussion ensued with regard to the contract and it was noted it should be modeled after the contract used at Vermillion.
 - Mr. Glassman addressed the scope of work and it was noted vehicles could be towed which have not been moved by the designated time.
 - Further discussion ensued with regard to the paving work.
 - Mr. Mendenhall addressed the Performance Bond.
 - Mr. Glassman noted he sent all of the information to Mr. Santiago the previous week so they would be prepared to move forward at this meeting.
 - Further discussion ensued with regard to continuing the meeting, Performance Bond and authorizing the Chair to sign the contract.
 - Mr. Glassman addressed being able to notify residents when work would begin and further discussion ensued.

On MOTION by Mr. Lynn seconded by Mr. Glassman with all in favor authorizing Ms. Straw to execute the Wright Pavement agreement after attorney and engineer review was approved.

Mr. Mendenhall addressed the Village Reserves and the accounting of expenditures.

C. Property Manager

Mr. Snyder reported on the following:

- Flooding in Colehaven and further discussion ensued.
 - It was requested that Mr. Snyder have staff maintain a log of when storm drains are inspected and cleared.
- Wright Pavement – Longleaf Entrance Repairs
 - Drain Doctors have inspected the area and no water leaks were found – the cost was \$490.
 - Mr. Snyder outlined the Wright Pavement proposal - \$6,100 for work and \$1,200 for additional mobilizations.
 - It was noted it may be a county water/utility pipe that is leaking.
 - Further discussion ensued with regard to the entrance.

Mr. Lynn MOVED to approve the Wright Pavement proposal for Longleaf and Mr. Glassman seconded the motion.

- Mr. Snyder inquired if the concrete has to be scored and Mr. Valentine noted it is up to the District.
 - Further discussion ensued with regard to the concrete.

Mr. Lynn withdrew the prior motion.

- Further discussion ensued with regard to reinforcement of and stamping the concrete.

On MOTION by Mr. Lynn seconded by Mr. Glassman with all in favor the Wright Paving contract for the fix not to exceed \$8,100 was approved.

- Mr. Shahin addressed the Deed Restriction letter.
- Mr. Lynn addressed an email from Robert regarding existing safety standards and discussion ensued.
 - Mr. Lynn noted another concern is with the existing key pads.
 - Ms. Straw noted she has requested Robert provide a side-by-side comparison and additional cost details so the Board can make an informed decision before moving forward.
- Mr. Lynn addressed the pool bath and the liabilities involved with going to an outside contractor to have it fixed.
 - It was noted they are working with Mr. Santiago on it.
- Mr. Snyder noted the signs have been placed.
- Mr. Snyder addressed a bank charge and discussion ensued.
- Mr. Snyder addressed the gate inspection reports and noted he has forwarded to Robert to prepare a similar report.
- Mr. Snyder noted they are logging parts in and out for the gates and addressed warranty parts.
- Mr. Snyder further addressed gates and discussion ensued with regard to the inspections.
- Ms. Straw noted she attended the Staff Safety meeting and noted items Robert addressed at the meeting.
 - Robert will distribute a list of troubleshooting questions to use when a resident calls regarding a gate issue.
- Mr. Snyder noted issues with the sprinkler timers and they are taking care of it.
- Discussion ensued with regard to shrubs.

D. Manager

Mr. Mendenhall reported on the following:

- Spoke with Ms. Straw early today with regard to if something comes up when he is out of office.

- Email – it will go to his blackberry and laptop.
- Contact Mr. Ricciardi on urgent matters.
- Ms. Straw noted if emailing the first word should be urgent so that Mr. Mendenhall is aware and then the next step would be to contact Mr. Ricciardi if they do not hear from Mr. Mendenhall.
- It was noted the Board prefers a single-point of contact.
- Further discussion ensued with regard to contacting Mr. Mendenhall.
- Mr. Lynn inquired if he has been removed from the credit card as an administrator.
 - Mr. Mendenhall noted they have added Ms. Ricker.
- Mr. Snyder addressed the fraud notification and will provide the information to Mr. Mendenhall for the District records.
- Discussion ensued with regard to the website.
- Ms. Straw addressed subscribing to the newsletter and saving emails to the server. The idea is to set up an archive process and get the emails off the server but accessible.
- Discussion ensued with regard to accessing the server from within the building and WiFi hotspot on a laptop and it was noted within the hotspot there should be a prompt to accept the conditions.
- Discussion ensued with regard to attachment size for emails and it should not be a problem once it is reset.
 - Further discussion ensued with regard to email.
- Discussion ensued regard to the website – they will move forward with getting the files from Ms. Mercer but do not cancel any contracts for maintenance.
 - Receiving the files via disk is preferable.
 - The codes can be copied from the source.
 - Further discussion ensued with regard to the website.

EIGHTH ORDER OF BUSINESS

Approval of the Minutes of the August 5, 2009, August 17, 2009 Continuation and September 16, 2009 Meeting

On MOTION by Mr. Lynn seconded by Mr. Glassman with all in favor the minutes of the August 5, 2009, August 17, 2009 Continuation and September 16, 2009 meeting were approved as submitted.

NINTH ORDER OF BUSINESS

Other Business

There being none, the next item followed.

TENTH ORDER OF BUSINESS

Approval of September, 2009 Financials

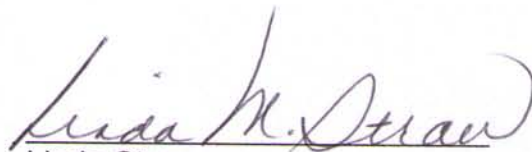
This item tabled to the next meeting.

ELEVENTH ORDER OF BUSINESS

Adjournment

There being no further business,

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



Linda Straw
Chair