

**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, December 2, 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
Diana Ricker	Treasurer
Brian Shahin	Secretary
Jerry Lynn	Assistant Secretary

Also present were:

Bill Snyder	Property Manager
Renee Glassman	ARC/DRC
Yolanda Bush	ARC/DRC
Several Residents	

The following is a summary of the minutes and actions taken at the December 2, 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 identified themselves.

SECOND ORDER OF BUSINESS

Pledge of Allegiance

The Pledge of Allegiance was recited.

THIRD ORDER OF BUSINESS

Guest Speakers

Guest speaker unable to attend and will be rescheduled.

FOURTH ORDER OF BUSINESS

Resident Council Representative

There being no report, the next item followed.

FIFTH ORDER OF BUSINESS

Committee Reports

A. Architectural Review

There being none, the next item followed.

B. Deed Restrictions

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

- 2009-145 – no photo. Not a DR it is a County Ordinance.

On MOTION by Mr. Lynn seconded by Mr. Shahin with all in favor the recommendations from the Deed Restriction Report were approved as presented.

- Mr. Shahin addressed 2009-146 and it was noted it is mowed there are plantings on the edge of the pond.
 - Further discussion ensued with the outcome being District staff and the pond maintenance company will look at the plantings.

SIXTH ORDER OF BUSINESS

New Business

- Ms. Straw addressed the Resident Survey results for the question of an unrestricted joint use agreement.
 - 57% - do nothing, I like things the way they are.
 - 18% - pursue an unrestricted joint use agreement, even if it means my CDD maintenance fees may be increased.
 - 2% - if possible, add amenities lacking at the MP II facility that would cause me to use the other district facility.
 - 19% - Other, please explain.
 - 3% - blank; survey completed but no response to this question; or survey was disqualified.
 - 1% - other.
- Ms. Straw noted what she did not have done for tonight were the other qualifying question analysis.
 - There were 174 responses of which 96 were do nothing.

- Ms. Straw suggested not moving any further with the replacement analysis of the equipment and reviewing during the budget process for next year.
 - Mr. Lynn noted some of the equipment is aging and inquired if they are replacing. *Ms. Straw believes in the budget they have the replacement of two pieces of equipment this year.*
 - Further discussion ensued with regard to the surveys and it was noted the residents will need to be advised as they are inquiring as to the status of the survey – Ms. Straw will provide a letter for the newsletter.
 - Ms. Glassman addressed the poor response to the survey.
- Mr. Glassman addressed sending a letter to MPI and further discussion ensued with the outcome being Ms. Straw will send a letter to MPI with regard to the joint use agreement.
- Mr. Glassman inquired as to the park site.
 - Mr. Lynn noted they are waiting for the county to schedule another meeting which the last they heard will be after the first of the year.
The record will reflect Ms. Ricker has joined the meeting.
 - Further discussion ensued with regard to the survey and comments received.

SEVENTH ORDER OF BUSINESS

Property Manager

Mr. Snyder reported on the following:

- Spoke with Mr. Butler at Wells Fargo regarding the fraudulent/disputed charge and credit was received on November 23.
- Had to replace GFI's before the holiday decorations were put up.
 - Further discussion ensued with regard to the holiday decorations.
- The Wrencrest gate was ran into again and Mr. Snyder noted he is trying to find breakaway gates.
 - Further discussion ensued with regard to the gates and it was noted maintenance time is being charged back to the appropriate Village.
 - Mr. Snyder noted at Wrencrest they are looking at moving the loops.

- Mr. Shahin suggested placing the costs to repair/cost savings in Mr. Snyder's report in the newsletter.
- Further discussion ensued with regard to the gates with the outcome being to place a sign at the gates of Wrencrest and Covina stating – *Gate damages to date have costs MPII and Wrencrest / Covina Key residents - \$X*. Total figure to be used will be January through current.
- Addressed the walkway gates and fences and it was noted Mr. Snyder and Mr. Glassman will discuss tomorrow.
 - Discussion ensued with regard to having Robert install mag-locks.
 - Further discussion ensued with regard to the gates and fences.
- Had to give a notarized statement to get Robert's certificate.
- Ms. Straw inquired if Mr. Valentine rendered an opinion on the pool bath
 - Mr. Snyder noted he believes they have decided the best route to take will be to fix it themselves.
 - Mr. Glassman noted for the costs for engineering and attorney fee's it will be cheaper for the District to do the repair/work. *Mr. Glassman will provide a cost after Tuesday.*
 - Further discussion ensued with regard to the pool bath repairs and it was noted it will come from Facilities – R&M.
- There has been a lot of algae return to the ponds – Solitude was sprayed this morning.
- Discussion ensued with regard to wild hogs/boars, raccoons and bobcats.
- Mr. Snyder addressed the fitness center security.
- Discussion ensued with an individual who has been warned on several occasions about holding the gate open with a tube.
 - He is charging for lessons on the court and it was noted he did not pay the CDD when he had a contract with them.
 - Further discussion ensued with regard to him leaving students unattended and the length of time he is using a court.
 - Discussion ensued as to what actions can be taken.

- Discussion returned to the pool bath repairs and it was noted it should come from Contingency and not Facilities – R&M.
- Mr. Snyder noted on December 13 there is a holiday function at the Clubhouse.
- There were five advertisements for the newsletter and coupons available if residents visit the website.
 - A sign will be placed at the entrance to the playground noting the coupons on the website.
- Discussion ensued with regard to extending room rentals at the clubhouse.
 - Can charge for the employee's time.
 - Extending the hours for rentals will be reviewed for the next holiday season.
- Mr. Shahin addressed the cameras in the clubhouse and noted residents are asking if they have replaced or added cameras at the clubhouse.
 - Mr. Snyder outlined the camera functions.
 - Ms. Straw noted several months ago they have added and replaced several that were not working.
 - Further discussion ensued with regard to the cameras.
- Ms. Straw addressed the equipment in the fitness room and noted weights fell off the bar when someone was using them.
 - Further discussion ensued with regard to the equipment.

EIGHTH ORDER OF BUSINESS

Status Reports – Supervisor Areas of Specialization and Comments

Mr. Lynn

- Fire Rescue has noted a concern with regard to different codes for the Villages.
 - The original plan was all Villages would have the same code but three Villages have changed due to the changing of the equipment.
- Addressed placing a sign on Mansfield for CDD meetings.
- Inquired as to Glenham's request for a link to the HOA website on the CDD website.

- Ms. Straw noted she needs to get with Mr. Mendenhall and Mr. Shahin noted he will do it.
- Mr. Lynn addressed the residents request with regard to having the Mansfield connection opened.
 - It was requested Mr. Lynn respond to the letter.

Mr. Shahin

- Mr. Shahin addressed a home in Morningside going through the deed restriction process to build the case file.
 - A neighbor has mentioned the home is empty and unsecured as a sliding glass door in the back is broken and kids are entering the premises.
 - It was noted the Sheriff and Code Enforcement should be contacted.
- Houston addressed a complaint regarding a trailer in a driveway and noted it is a Scout Master and noted it is there when they are going on a camp out for three days before and two days after for loading and unloading.
 - Further discussion ensued with regard to the trailer and deed restrictions.
 - Mr. Shahin and Houston will address it with Mr. Santiago on Friday.
- Tree Issue
 - Stakes were found, a string was ran and staff has determined the tree sits on the property line.
 - It was noted neither property owner's survey shows a tree on the property.
 - Discussion ensued with regard to the repair - it will be done through the District and each homeowner will be billed 50% of the repair costs.
 - Further discussion ensued with regard to collection of the repair costs and it was noted an arborist is required as well as the contractor for the sidewalk repair.

Mr. Glassman

- Inquired as to the issue in Glenham with the dog groomer.
 - It was noted they are waiting on Mr. Santiago with regard to the definition of residential use.
 - Mr. Shahin will create an action item list for those items with Mr. Santiago.
- Noted an inquiry from a resident with regard to the homes in Sedgwick being built with Chinese drywall.
 - The matter was looked into and the homes were not built with Chinese drywall.
- Inquired as to the Whitlock development in MPIII which has to cut a road through the conservation area.
 - Further discussion ensued with regard to Whitlock.
- Addressed the proper coding of the engineering invoices.
- Discussion ensued with regard to the road project and it was noted it has been put on hold until scope and specifications are compiled.

Ms. Straw

- There is still an issue with skateboarders at the pump station.
 - Discussion ensued with regard to installing a gate.

Ms. Ricker

- There was going to be a Santa but some things were rearranged.

NINTH ORDER OF BUSINESS

**Approval of the Minutes of the
November 4, 2009 Meeting**

Ms. Straw stated each Board member received a copy of the minutes of the November 4, 2009 meeting and requested any corrections, additions or deletions.

There being no questions or comments,

On MOTION by Mr. Lynn seconded by Mr. Glassman with all in favor the minutes of the November 4, 2009 meeting were approved.

TENTH ORDER OF BUSINESS

Other Business

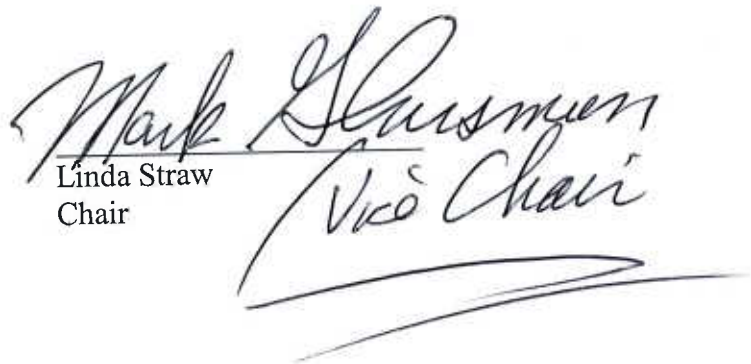
- A resident inquired as to finding the homeowner to clean up a property.
 - Houston noted the bank has not taken ownership as yet.
- A resident inquired as to setting Chatterley up to be used as an entrance.
 - Further discussion ensued with regard to remotes for the gate with the outcome being Houston will test the gate for use with a remote.

ELEVENTH 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