

**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, January 20, 2010 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:

Andy Mendenhall	District Manager
Bob Valentine	District Engineer
Bill Snyder	Property Manager
Renee Glassman	ARC/DRC
Yolanda Bush	ARC/DRC

*The following is a summary of the minutes and actions taken at the January 20, 2010 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**

Previously recited.

**THIRD ORDER OF BUSINESS**

**Guest Speakers**

- Ms. Tabitha Holden, Vermillion, followed up with regard to a request for “No Swimming” signs. The HOA’s insurance carrier is requesting “No Swimming” signs be posted by the ponds.
  - Mr. Glassman noted the ponds are CDD not HOA.

- Ms. Straw inquired as to why the insurance carrier is asking for the signs and noted if Ms. Holden can find out she would be glad to take it under advisement.
- Ms. Holden noted a suggestion of the HOA paying for the signs but they would need permission to place them on CDD property.
- Ms. Holden followed up with regard to a dry pond and who is responsible for the pond.
  - Mr. Glassman noted it was forwarded to Mr. Snyder.
  - Mr. Snyder noted he has not received an answer from Scapes but it is one they have walked before and Scapes is supposed to do.
  - Ms. Holden noted Scapes is also their landscaper the issue is who is to be billed by the landscaper.
  - Mr. Glassman noted it should be the CDD.
- Ms. Holden addressed an issue with a resident who wrote a letter to the CDD regarding children playing in the streets and the safety concerns with that.
  - Mr. Glassman noted he addressed that.
  - Ms. Holden noted as a final resolution to this the HOA has concluded this is the parent's responsibility to supervise their children and be aware of where they are playing.
  - Ms. Holden noted it would be just as easy to request the Pasco County Sheriff's office to monitor the speeders just as they can call Child Protective Services to monitor supervision of the children.
  - Mr. Glassman noted he spoke with Deputy Briscoe who said he will go in, as he does already, to monitor for speeding. The question the resident had was with regard to speed bumps and in Mr. Glassman's letter he stated the Board is against speed bumps. Officer Briscoe also said if children under the age of 14 are riding bikes without helmets they will be cited.
  - Ms. Holden noted they have the same children described with regard to an issue of kids swinging on the gates.
  - It was noted this is a different issue as it is damaging CDD property and can and will be addressed.

- Mr. Sol Jargowsky. Lettingwell, addressed a cracked wall behind his house and noted there are weeds growing through.
  - Mr. Snyder noted he will come out on Monday.

**FOURTH ORDER OF BUSINESS**

**Resident Council Representative**

There being no report, the next item followed.

**FIFTH 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.

- 2010-1 – Privacy Fence – return to homeowner for survey for location of fence.
- 2010-2 – recommend approval.

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

**B. Deed Restrictions**

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

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

- Mr. Lynn inquired as to an item which was being returned at the last meeting and Ms. Bush noted it was not included in the AR so she does not know.

**SIXTH ORDER OF BUSINESS**

**Auditor Selection**

**A. Audit Committee Ranking Recommendations**

There being no further discussion, the next item followed.

**B. Authorization to Enter into a Three Year Contract with the Selected Audit Firm**

On MOTION by Mr. Lynn seconded by Mr. Glassman with all in favor to accept the Audit Committee recommendation and enter into an agreement with Berger, Toombs, Elam, Gaines & Frank was approved.

**SEVENTH ORDER OF BUSINESS**

**New Business**

- Ms. Ricker provided a handout to the Board, which is attached hereto and made part of the public record, regarding Geo-Thermal pool heating.
  - Ms. Straw suggested having Mr. Snyder research.
- Mr. Snyder noted there was a Fire Inspection – everything passed with the exception of one rug at the backdoor which needed to be removed.
  - Inspector will be back to install signs for the capacity of the rooms.
  - Exercise room – capacity 15
  - Room 1 – tables and chairs – 21, chairs – 46.
  - Room 2 - tables and chairs – 26, chairs – 55.
  - Room 3 – tables and chairs – 26, chairs – 55.
- Shelia contacted Cynde Mercer and will email the newsletter directly to her.
- There were two checks returned for non-sufficient funds – it was noted if these are for ID cards the cards are to be deactivated immediately.
- There are a lot of irrigation problems after the cold weather.
  - They are going to do emails regarding when it is located and the time to be fixed which is five to seven days.
  - Ms. Straw noted Paul discussed with them they were going to be on-site and there should be a 24-hour response time.
  - Mr. Snyder addressed the inspections and noted if the irrigation is not done right there should be a deduction and in this case one was not issued.
- The staff Safety Meeting was held for back injury prevention and safe lifting.

- The Charlesworth pedestrian gate – Ruth from Pasco County stated she has researched the codes and cannot find any code which would prohibit adding the pedestrian gate. If electric or poured footers are added to the gate then a building permit would be required.
  - Further discussion ensued with regard to installing the gate where there is no sidewalk with the outcome being to leave as is at this time.

**EIGHTH ORDER OF BUSINESS**

**Staff Reports**

**A. Attorney**

There not being any, the next item followed.

**B. Engineer**

Mr. Valentine noted he has no report.

- Has looked at the structure at the Deer Run pond – it looks good and he did not see any issues.
  - Noted he is going to take a look at it this week after the heavier rains.
- Addressed an email from Ecological Consultants with regard to monitoring some of the mitigation areas.
  - The request to SWFWMD to cease monitoring of these mitigation areas was denied as they have not reached their success criteria and monitoring must be continued.
  - There are additional plantings which need to be installed to replace damaged vegetation.
  - The areas are M-25, M-26 and M-30.
  - Mr. Valentine outlined success criteria.

**D. Manager**

There being nothing further to report, the next item followed.

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

- Ms. Ricker noted she has questions for Mr. Santiago for some issues on the attorney invoices and items she wants clarification on.
  - Several military affidavits researched at \$150 each.
    - Mr. Mendenhall will check with Mr. Santiago to see if there is a more efficient way to do this.
    - Mr. Shahin noted as items reach the point where they cannot be resolved they are sent to the attorney and noted there are maybe 12 items they are researching.
  - Review and analyze monitor of bank FC (foreclosure) – no movement since August - \$17.50 each.
    - Mr. Shahin suggested referencing a case number or address in the notes.
    - Ms. Straw suggested asking Mr. Santiago to come prepared to review the steps he takes to follow one of the items through at the next staff meeting.
    - Ms. Straw requested Mr. Mendenhall follow-up with Mr. Santiago and request a status update on outstanding items.

**C. Property Manager**

There being nothing further to report, the next item followed.

- Ms. Ricker thanked Mr. Snyder for his review of invoices.

**NINTH ORDER OF BUSINESS**

**Approval of the Minutes of the  
December 16, 2009 Meeting**

Mr. Lynn moved to approve the minutes of the December 16, 2009 meeting and Mr. Glassman seconded the motion.

- Mr. Lynn noted the Board needs to be cautious as to how they use resolutions and further addressed his concerns.
  - Further discussion ensued with regard to resolutions.

On VOICE vote with all in favor the minutes of the December 16, 2009 meeting were approved as submitted.

**TENTH ORDER OF BUSINESS**

**Other Business**

- Mr. Lynn noted the county is having a meeting on January 26 with regard to the new ordinance for parking on the streets. It is a multi-purpose ordinance covering parking across sidewalks, parking on the streets, and a multitude of different areas.
  - There will be two public hearings – January and February.
  - This was a hot topic at the PACA meeting last week and PACA was going to support the ordinance and present some issues with it but dropped their support after responses from PACA members.
  - PACA has recommended to Michael Cox that the county subdivide the ordinance into separate portions.
  - The ordinance says even if you have a Traffic Enforcement Agreement in place if you are in a gated community the sheriff will not be able to enforce it.
  - Mr. Lynn would like to be able to speak at the meeting on behalf of the District noting the District opposes this and wants the Traffic Enforcement Agreement to continue to be enforced.
  - Ms. Straw noted she is in favor of this and thinks he has the general opinion of the Board to do so.
- Mr. Lynn addressed the park issue and noted they have been trying to get a meeting.
- Mr. Glassman noted he received an email from the Meadow Pointe Tennis Association/Club.
  - They want to reserve six Sundays in the next two to three months for a sponsored league.
  - They are going to have a league and MP II would be its home.
  - Dates – January 24, February 7, February 21, March 7 and March 21.

- All matches to be played at 1:00 p.m. with a play time of two to two and half hours.
- It is sponsored by the USTA and in order for them to have the matches at MPII they have to have a written agreement stating the District will guarantee them the reserved courts.
- Discussion ensued with regard to continuous reserved use of the courts.

Mr. Lynn MOVED to not allow regularly scheduled usage of the courts by leagues at this time but allow tournaments if they should come up.

- Mr. Glassman noted he feels they should be addressed on a case-by-case basis.
- Mr. Lynn noted this can be part of the motion.

Mr. Ricker seconded the motion.

On VOICE vote with all in favor to not allow regularly scheduled usage of the courts by leagues at this time and address tournaments on a case-by-case basis was approved.

- Ms. Straw requested Mr. Glassman respond to the gentleman.
- Mr. Glassman noted he received a letter from the President of the Tullamore HOA with regard to why the District is neglecting the townhouses.
  - The residents want the website banner removed.
  - Mr. Glassman noted he answered all of the questions – why they did not get mulch until after the cold, why did the District not cover their shrubs.
  - Mr. Glassman further addressed the covering of plants and noted they covered \$30 plantings versus \$3 plantings.



- Mr. Lynn addressed an issue in Charlesworth with regard to parking and noted he instructed the deputies again to enforce on a routine basis.
  - Mr. Glassman noted this was Tullamore.
  - Mr. Glassman noted he will provide a copy of the letter to Mr. Mendenhall for the record.
  - Further discussion ensued with regard to the website banner and Mr. Glassman noted it is not in front of their entrance.
- Mr. Danny Portelatine, Sedgwick HOA, addressed the wall on Mansfield and noted he does not know if it is the landscapers but they are cutting almost an entrance into the subdivision through the conservation property.
  - Mr. Portelatine noted he had their lawn company look at it and they said someone is trimming the trees and bushes.
  - Ms. Straw requested Mr. Snyder check with Scapes to make sure they are not trimming this area.

**ELEVENTH ORDER OF BUSINESS**

**Approval of December 2009  
Financial Statements**

- i. Reserve Spending Protocol**
- Mr. Mendenhall noted this came from a conversation with Mr. Baldwin and the way the reserves are set up differently this year, at least in presentation.
  - Mr. Mendenhall noted he wanted to find out if the Board wanted to set up any protocols and outlined what some other Districts have.
  - Ms. Straw noted she believes if they are spending Village reserves it has always been brought before the Board and that is the protocol.

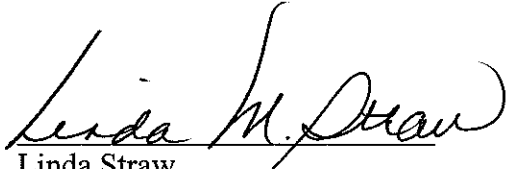
There being no comments or questions on financials,

On MOTION by Ms. Ricker seconded by Mr. Lynn with all in favor the December 2009 financial statements were approved.

**TWELFTH ORDER OF BUSINESS**  
There being no further business,

**Adjournment**

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

  
Linda Straw  
Chair