

**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, February 3, 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       |
| 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 February 3, 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 identified themselves.

**SECOND ORDER OF BUSINESS**

**Pledge of Allegiance**

The Pledge of Allegiance was recited.

**THIRD ORDER OF BUSINESS**

**Guest Speakers**

- Ms. Straw noted the guest speaker is Ken Neiland of Pete's Towing and noted it is in response to the email regarding the towing contract for the District.
- Mr. Lynn addressed the District's concerns with regard to towing.
- Mr. Neiland noted their goal is to respond to all calls within one hour.

- Mr. Lynn further addressed the issues with towing.
- Mr. Neiland addressed the state law regarding towing – requires if the owner/custodian can prove within reasonable doubt it is their vehicle then the towing company is forced to drop the car and there is a \$50 drop charge. If the vehicle is not hooked up and they get their vehicle and can move it; there is nothing the towing company can do.
- Mr. Lynn addressed the contract provided by Pete’s Towing.
  - Discussion ensued with regard to those authorized to initiate a tow.
  - Discussion ensued with regard to sending a notice to tow – fax and e-fax.

Mr. Lynn MOVED to approve the Pete’s Towing contract and Mr. Glassman seconded the motion.

- Mr. Glassman inquired as to where the impound lot is located.
  - Mr. Neiland noted there are two but they would probably go to the countywide yard which is off of 57<sup>th</sup> Street and Broadway.
- Mr. Lynn noted Pete’s Towing will provide overlay’s for all of the towing signs.

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

- Mr. Andy DeLeon, Morningside, addressed residents not cleaning up after their dogs.
  - Mr. Glassman noted if Mr. DeLeon takes a picture of the residents not cleaning up after their dog they can provide it to code enforcement via the online complaint form.

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

- 2009-121 – to extend the width of the driveway six feet and add an additional apron.
  - Further discussion ensued with regard to the request with the outcome being Mr. Lynn to follow up on county specifications and it will be further reviewed at the next meeting.

On MOTION by Mr. Glassman seconded by Mr. Lynn with all in favor the recommendations from the Architectural Review Report were approved as presented.

**B. Deed Restrictions**

There being none, the next item followed.

**SIXTH ORDER OF BUSINESS**

**New Business**

- Ms. Straw addressed an email from Mr. Santiago regarding the Board's concern of his not attending the last meeting.
  - Mr. Santiago is requesting a Shade Meeting at the next meeting to discuss litigation of the Deed Restriction cases.
  - Mr. Santiago noted his concern of cost to the District was going to submit written updates and not attend the meetings and Ms. Straw responded noting this is the Board's decision and while they appreciate his efforts in controlling costs it is really ours to do and without communication they cannot make those decisions.
  - Ms. Straw noted she requested Mr. Santiago put together a written update of all issues the Board has submitted to him.
  - Mr. Shahin addressed the process established for ARC/DR.
  - Further discussion ensued with regard to Mr. Santiago's email.
  - Discussion ensued with regard to the Shade Meeting.

- Further discussion ensued with regard to pending items currently with Mr. Santiago.
- Mr. Glassman addressed calls from Villages with regard to the disrepair of roads and reviewed photos.
- Mr. Glassman recommends doing the following:
  - Covina Key
  - Charlesworth
  - Tullamore
  - Discussion ensued with regard to cost per Village – Tullamore is \$9,000, Covina Key is \$36,400 and Charlesworth is \$27,500.
  - Discussion ensued with regard to the paving company, Pro Way.
  - Mr. Glassman addressed having Robert wait until after paving to install loops.
  - There will be an 18-month guarantee on the job.
  - Discussion ensued with regard to the work to be performed and the specifications and it was noted it is important to give them the full scope of the project.
  - It was noted there needs to be a contract for each individual Village.
  - It was noted sample contracts need to be provided to the engineer and the attorney prior to the next meeting and a Certificate of Insurance is needed.
  - Discussion ensued regarding whether a bond is needed or not with the outcome being to address with Mr. Santiago.
- Mr. Glassman further addressed the roads and noted they have the same issue in the parking lot.
  - Discussion ensued and it was noted this would be General Fund – Ms. Straw will contact Mr. Mendenhall to discuss.
  - Cost of the project is \$28,000 – removal of all stops, milling, recoating with 1” of asphalt, and striping.
  - Further discussion ensued with regard to the budget.

- The timeline for the project including the Villages was discussed.
- Further discussion ensued with regard to funding the project.

On MOTION by Ms. Straw seconded by Mr. Lynn to move forward with the milling and repaving of the parking lot was approved.

- Discussion of reserves and project planning ensued and it was noted Ms. Straw will contact Mr. Valentine concerning the reserve study.
- Ms. Straw addressed an email from Mr. Snyder with regard to IT companies.
  - Mr. Shahin noted he does not have access to the G drive and will follow up with MSR.
  - Ms. Straw noted if they are going to contemplate changing IT professionals she would like a comprehensive list of what they expect them to do.
  - Mr. Lynn addressed the email system and further discussion ensued.
  - Mr. Snyder noted he has two samples the Board can review and they can be invited to come speak with the Board with regard to the options/services and Ms. Straw noted she would like to see a copy of their professional services agreement.
  - It was noted the Board still cannot use their laptops to access the server at the clubhouse.
  - Discussion ensued with regard to the service received from and service issues with MSR.
  - A SOW needs to be provided to Shane for the SES software install.
  - Further discussion ensued with regard to SES data.
  - Discussion ensued with regard to the moving of the website.
  - The IT professionals will be invited to attend the March non-staff meeting.

- Ms. Straw noted Mr. Snyder's email also addressed OLM.
  - Mr. Snyder noted he is still trying to put this together.
  - Ms. Straw noted they need to let them know the District's expectations, here is where we think you are falling short and give them the opportunity to bring it up to par.
  - Further discussion ensued with regard to OLM with the outcome being a letter will be sent with regard to the issues.
- Mr. Lynn addressed the newsletter attachment from Ms. Ricker with regard to a door hanger for the website.
  - Mr. Glassman suggested a tear strip with the website address be included.
  - Further discussion ensued with regard to the flyer and the possibility of including a coupon from a local business, a give away or a reason to read the newsletter.
- Mr. Lynn noted Code Enforcement was on premise today and there are a lot of problems in Wellington.
  - Mr. Glassman noted they have called in the tall grass by the homes, the garbage at the dumpsters, and rodent problems.
  - Mr. Lynn noted the problem is Wellington is going into foreclosure as they are bankrupt so the county will have to take legal action because of the health issues.

**SEVENTH ORDER OF BUSINESS**

**Property Manager**

Mr. Snyder reported on the following:

- Robert addressed gate safety and reviewed a PowerPoint presentation.
  - Addressed gate issues at Longleaf.
  - Addressed issues at Beardsley/ Charlesworth exit.
  - It was requested as Robert gains knowledge to compile a troubleshooting guide.
  - Further discussion ensued with regard to the gates.
  - It was noted Exit Only signs have been ordered for the gates.

- Ms. Straw inquired if ST has provided confirmation as to how to charge the Villages for Robert’s time.
  - Mr. Snyder noted they just keep track and give it to ST.
- Further discussion ensued with regard to gates, loops and mag locks.
- Discussion ensued concerning gate codes and EMS codes.
- The Board thanked Robert for his presentation.
- Mr. Snyder noted they are undertaking the pool bath – the tile has been purchased.
- There has been a large fish kill involving all ponds and it was noted this issue is statewide.

**EIGHTH ORDER OF BUSINESS**

**Status Reports – Supervisor Areas of Specialization and Comments**

**Mr. Lynn**

- Mr. Lynn and Mr. Dennis Smith are trying to get the county to set up another meeting for the park.
- Was contacted by the track coach at Wiregrass who wants a place for his team to practice.
- The meetings for the new county parking ordinance are not going well and it may be taken off the table for the time being.

**NINTH ORDER OF BUSINESS**

**Approval of the Minutes of the January 6, 2010 Meeting**

Ms. Straw stated each Board member received a copy of the minutes of the January 6, 2010 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 January 6, 2010 meeting were approved.

**TENTH ORDER OF BUSINESS**

**Other Business**

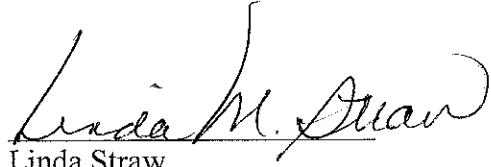
There being none, the next item followed.

**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