

**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 4, 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:

Mark Glassman
Brian Shahin
Jerry Lynn

Vice Chairman
Secretary
Assistant Secretary

Also present were:

Andrew Mendenhall
Rolando Santiago
Yolanda Bush

District Manager
District Counsel
ARC/DRC

The following is a summary of the minutes and actions taken at the August 4, 2010 Meadow Pointe II Board of Supervisors regular meeting.

FIRST ORDER OF BUSINESS

Roll Call

Mr. Mendenhall 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. Liliana Sanchez handed out a proposal and gave a presentation on Zumba On Wheels, a dance fitness class.

Mr. Glassman suggested that Ms. Sanchez speak with one of the staff members regarding the procedures for securing a room to conduct her classes. If staff finds that the proposal meets all the requirements, the Board will be informed of the results.

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.

- 2010-33 – painting house – recommend approval.
- 2010-34 – construct a concrete slab for a screened enclosure – recommend approval.

The record will reflect Mr. Santiago joined the meeting.

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

B. Deed Restrictions

Ms. Bush distributed the Deed Restriction Report for review.

- 2010-69 – the lawn un-kept - DR 14.
- 2010-70 – the lawn un-kept - DR 14.
- 2010-71 – overgrown weeds – DR 14.
- 2010-72 – tree branches in front yard – DR 10.
- 2010-73 – overgrown hedge and tree limbs on the ground - DR 10 and 14.
- 2010-74 – weeds on the side of the house - DR 14.
- 2010-75 – boat on side of house – DR 19.
- 2010-76 – trailer in driveway – DR NA.

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

SIXTH ORDER OF BUSINESS

New Business

- Mr. Mendenhall noted as the District received a termination letter from the landscape company we need to start the process for selecting a new landscape company.

We have partially begun the process by engaging OLM to develop specifications and procedures. A list will be prepared for the purpose of inviting landscaping companies to bid for the contract.

Because of the quick turn around period, 60 days until the current landscaping contract ends, we have signed off on the OLM agreement for them to handle the bid process.

The Board was asked to ratify the action previously decided upon to use OLM to handle the bid process.

On MOTION by Mr. Lynn seconded by Mr. Glassman with all in favor the agreement with OLM to assist with the rebid for landscape maintenance was ratified.

The Board was also asked for any input regarding the re-bidding of the landscape maintenance.

A brief discussion on the statutory bidding threshold ensued.

- Mr. Mendenhall reported he talked with Ms. Cynde Mercer about the Twitter feed that Oakstead uses and she quoted a price for adding it to the current system of \$100; a one time fee.

On MOTION by Mr. Lynn seconded by Mr. Shahin with all in favor authorizing Ms. Mercer to move forward with the Twitter feed was approved.

- Mr. Lynn discussed the Mansfield/56 extension. He reported a traffic light will be installed by December and possibly earlier. The County Commissioners will try to get the installation escalated. Everyone was advised to use caution on this new road.

- Mr. Mendenhall noted as a follow up to an earlier discussion regarding the Rules of Procedure for the District, Section 1.10 – Contract for Maintenance Services, you are subject to following Florida Statute Section 287.017 for Category 4. Hopefully the statute has changed and the District should be good. It is understood that the bidding threshold has been increased to \$195,000.
- Mr. Glassman reported all of the villages that we contracted with for fixing and sealing have been completed; we are waiting for the last payment to come in.

SEVENTH ORDER OF BUSINESS

Property Manager

Mr. Mendenhall indicated Mr. Snyder is not present this evening.

Mr. Glassman noted the following:

- We replaced all four of the operators in Manorwilde; we had lightning strikes that wiped out both motors. The cost will come out of Manor Isle Road Reserve, Gate Maintenance.
- There was a problem at Levingwell over the weekend; an AC problem where the wires were shorted out. The crew already dug in new lines and it is back to working properly again.
- At the last meeting the District Engineer gave us a list of things he found; SWFWMD violations have been completed as of today. A letter will be sent to SWFWMD informing them that everything has been taken care of.
- The pool developed a crack in one area; hopefully it is only in the Marcite. Contacts have been made in order to get estimates for the repair.

The record will reflect Mr. Santiago left the meeting.

EIGHTH ORDER OF BUSINESS

Status Reports – Supervisor Areas of Specialization and Comments

Mr. Lynn

- Asked if we had any success trying to get the lake people to come in to talk to us about the plantings and Mr. Glassman responded no, they have not returned Mr. Snyder's phone calls.

- Meadow Pointe III has a situation with one of their roadways; they will be closing the back entrance and our residents will not be able to come in through the back entrance because they will be digging up the road. Everyone should be put on notice.
- Mr. Glassman indicated he already asked Mary to look into getting a sign to post at the rear end notifying our residents that it is closed.

NINTH ORDER OF BUSINESS

Approval of the Minutes of the July 7, 2010 Meeting

Mr. Mendenhall stated each Board member received a copy of the minutes of the July 7, 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 July 7, 2010 meeting were approved.

TENTH ORDER OF BUSINESS

Other Business

Budget Discussion

- Mr. Mendenhall noted the Fiscal Year 2011 budget is scheduled to be adopted at the next full staff meeting, which will be a public hearing. The Board was asked if they had any questions or comments on the proposed budget.
 - Mr. Lynn noted the O&M budget was adjusted and the O&M will remain consistent with what it was last year so there will not be any increases.
 - The only change to be aware of is the garbage collection contract resulted in a \$3.00 increase per home. We are paying a lot less than an individual would pay.
 - The villages that do not have HOA's of their own, the assessment for deed restriction enforcement, went up \$1.00 per home, which is minimal.
 - It was noted last year we decided to add \$1,000 per village to replace all of the gate controllers.
 - *Mr. Mendenhall responded we are probably safe to leave it where it is.*

Mr. Glassman added the way people have been ramming and breaking the gates, that money is basically used and either we have it up front or we will have to take it again.

Mr. Lynn indicated we also have a reserve amount that we put away as general maintenance for those villages. This was in addition to the reserve fund, over and above the regular maintenance fund.

The discussion on gate repair costs continued which included a discussion on a request for a salary increase made by a staff member who is specially trained on gate repair.

On MOTION by Mr. Lynn seconded by Mr. Shahin with all in favor staff was directed to arrange to have a candidate/staff member set up to attend the same training program as the current staff member who has already received the gate repair training. The candidates employment contract language will specify details as outlined and discussed by the Board; i.e. period of time where the trainee/staff member cannot work in the industry after he terminates from his current employer.

The discussion continued regarding the staff members salary with regard to his salary being split across the board between all 12 gated communities and coding of the labor charges for other District employees who perform work at the villages.

Mr. Mendenhall noted regarding a previous discussion on bidding thresholds, there was a Florida Chapter 210-151 which amended Section 287 changing the bidding thresholds in Category 4 from \$150,000 to \$195,000. This information has been forwarded to District Counsel for review.

The future landscape maintenance contract costs were discussed.

Mr. Mendenhall recommended that if additional funds are needed for landscaping, they can be taken from Miscellaneous Contingency.

Mr. Glassman indicated that anybody who is going to bid on this landscaping contract will be on the contingency that the place is brought up to standards.

Mr. Lynn noted that will not affect next year's budget and noted what we have right now is a reasonably good budget.

- **Credit Card Program**

Mr. Lynn asked Mr. Mendenhall about getting a credit card program. He asked Mr. Mendenhall to check into the cost of obtaining, fees involved and maintaining a machine.

- **Resident Comment**

Mr. Richard Lauria of 30837 Iverson Drive reported he submitted an application for architectural review.

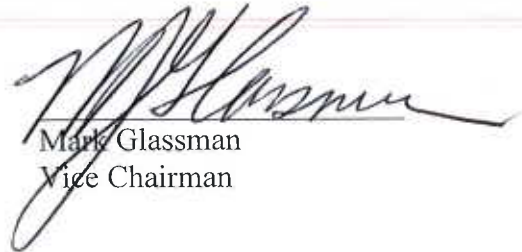
Mr. Lynn indicated we have approved it, but there was no request for the screened room yet. He informed Mr. Lauria that he will need to submit an extra submittal when it comes through and Mr. Lauria agreed.

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.



Mark Glassman
Vice Chairman