

**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 Wednesday, October 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	Chairperson (Via Telephone)
Mark Glassman	Vice Chairman
Brian Shahin	Secretary
Gerald Lynn	Assistant Secretary

Also present were:

Andrew Mendenhall	District Manager
Rolando Santiago	District Counsel
Yolanda Bush	ARC/DRC
Renee Glassman	ARC/DRC
James Bovis	Resident
Kevin Carter	Resident
Kenneth Colt	Resident
William Norman	Resident
Gerard Siran	Resident

The following is a summary of the discussions and actions taken at the October 20, 2010 Meadow Pointe II Community Development District's Board of Supervisors Meeting.

FIRST ORDER OF BUSINESS

Roll Call

Mr. Mendenhall called the meeting to order and Supervisors and staff identified themselves.

SECOND ORDER OF BUSINESS

Pledge of Allegiance

The Pledge of Allegiance was recited.

THIRD ORDER OF BUSINESS

Guest Speakers

- Mr. Kenneth Colt wants to get the side gate at Longleaf reopened; to which Mr. Lynn provided a response.
 - The Longleaf HOA requested the gate be kept locked and residents must approach the HOA to get this changed; at which point the CDD will open the gate.
- Mr. Gerard Siran wants to know what is being done about maintaining the vacant properties; to which Mr. Shahin provided a response.
 - The issue will be addressed under the Deed Restrictions report.
 - The CDD does not have the right to maintain any private property.
- Mr. William Norman is concerned the security in the community is excessive.
 - The majority of residents are happy with the security, especially parents with small children.
 - The Sheriff's Department asked the CDD to close off the parking lot as it became a thoroughfare for vehicles.

FOURTH ORDER OF BUSINESS

Resident Council Representative

There being no report, the next item followed.

SIXTH ORDER OF BUSINESS

Committee Reports

A. Architectural Review

Ms. Bush presented the Architectural Review Report for the Board's review and approval; a copy of which is attached hereto and made part of the public record.

- 2010-47 – Install storage shed behind house, will not be seen from street – recommend approval.
- 2010-46 – Fence installation in yard on one side with two gates on either side with resubmitted documentation – recommend approval.
- 2010-45 – Pool being built with full screen enclosure with resubmitted documentation – recommend approval.

Mr. Lynn MOVED to approve the Architectural Review Report as presented; and Mr. Glassman seconded the motion.

- The residents installing the fence had to submit the plat diagram with the exact location of the fence.

There being no further discussion,

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

B. Deed Restrictions

Ms. Bush presented the Deed Restrictions Report for the Board's review and approval; a copy of which is attached hereto and made part of the public record.

- 2010-107 – Contents of garage moved to the side of the home – DR-10, DR-14.
- 2010-108 – Car on jack standing in the driveway – DR-19.
- 2010-109 – Unkempt property – DR-14.
- 2010-110 – Overgrown tree limbs and leaves blocking sidewalk – DR-14.
- 2010-111 – Overgrown tree limbs and leaves blocking sidewalk – DR-14.
- 2010-112 – Overgrown tree limbs and leaves blocking sidewalk – DR-14.

There being no further discussion,

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

FIFTH ORDER OF BUSINESS

New Business

- Mr. Lynn has environmental concerns with the materials to be used for the sandblasting on the gates and what type of equipment will be used.
 - Mr. Shahin indicated for the record that he sent an email to Mr. Snyder with similar concerns.
 - Mr. Glassman told the Board the equipment meets all OSHA Standards and comes with the necessary breathing apparatus.
 - The areas to be sandblasted and painted will be tented.
 - The compressor provides the air supply.
 - Mr. Shahin is opposed to the sandblasting.
 - He is not confident the tents are going to seal off the dust from the atmosphere completely.

There being no further discussion,

On MOTION by Mr. Lynn seconded by Mr. Glassman with Ms. Straw voting aye and Mr. Shahin voting nay, staff was authorized to move forward with sandblasting of the gates as long as all OSHA and other safety procedures are followed.

- Mr. Lynn is concerned the new scroll on website is not being updated.
 - Mr. Snyder or his staff is authorized to update this information.
 - Mr. Mendenhall will ensure there is a protocol for handling this when Mr. Snyder is not available.
- Mr. Shahin did not expect to be able to see that the pool was patched.
 - Mr. Glassman originally thought there was only going to be one patch, but upon investigation with Mr. Hickman from Hickman Marcite found over 30 voids.
 - Mr. Hickman recommended that the pool be re-marcited, as the original job was terrible.
 - Everything was repaired for a little under \$2,000.
 - Mr. Glassman is awaiting an estimate from Mr. Hickman to re-marcite the pool for next year's budget.
 - The lenses in the pool were replaced.
- Mr. Glassman discussed sidewalk work at the different villages.
 - The first phase at Longleaf should be done on Friday, with the second phase of seal coating the entire property commencing in approximately three weeks.
 - Wrencrest and Iverson will be next.
 - The contractor doing the sidewalk work has committed to an 18-month warranty and all of the work is bonded.
- Mr. Mendenhall distributed copies of an email sent from a resident of Iverson to Ms. Straw expressing his concerns as to whether or not the tree trimming in Iverson is necessary.

- Mr. Glassman spoke to the resident and made him aware this was necessary because of the school bus situation.
- The arborist indicated approximately 34 trees need to be trimmed.
- Mr. Lynn believes the CDD needs to move forward with trimming these trees, addressing the worst case scenarios first.
- Mr. Glassman will tell the arborist to check throughout the community and bring a number back to the next meeting.

There being no further discussion,

On MOTION by Mr. Lynn seconded by Mr. Glassman with all in favor, staff was authorized to evaluate the communities within the gated villages; determine which trees overhanging on the sidewalks and street are considered safety issues; and have them trimmed on an individual basis.

SEVENTH ORDER OF BUSINESS

Staff Reports

A. Attorney

- The CMR claim for the Verizon damage was resolved once the litigation package was served on the plumbing company.
- Mr. Santiago discussed a compliance issue at 29610 Morwin Drive.
 - The homeowner ignored direct orders from the court to bring their property to compliance; and there will be a hearing on November 1st.
 - He expects this issue will be resolved shortly and the District will recover costs.
- There are other compliance lawsuits going forward.
- The Board discussed pond issues under OPC Properties and Trout Creek.

B. Engineer

- The CDD selected a new Engineer.
 - Mr. Mendenhall forwarded a copy of their Standard Agreement to Mr. Santiago to review.
 - Mr. Mendenhall sent American Consulting Engineers their termination letter.
 - They no longer need to attend the meetings.

C. Property Manager

- Mr. Glassman is taking care of any necessary issues, as Mr. Snyder is on vacation.

D. District Manager

i. Consideration of Engagement Letter with Grau & Associates to Perform Arbitrage Rebate Services for the Series 2004 Capital Improvement Revenue Refunding Bonds

Mr. Mendenhall presented the Engagement Letter with Grau & Associates to perform arbitrage rebate services for the Board’s review and approval; a copy of which is attached hereto and made part of the public record.

- This engagement authorizes Grau & Associates to ensure the CDD is not earning any profits on the interest on the bonds.
- The amount is \$600.

There being no further discussion,

On MOTION by Mr. Lynn seconded by Mr. Glassman with all in favor, the Engagement Letter with Grau & Associates to Perform Arbitrage Rebate Services for the Series 2004 Capital Improvement Revenue Refunding Bonds was approved as presented.

ii. Acceptance of the Audit for Fiscal Year 2009

Mr. Mendenhall distributed the Audit for Fiscal Year 2009 for the Board’s review and acceptance; a copy of which is attached hereto and made part of the public record.

- The audit is positive.

There being no further discussion,

On MOTION by Mr. Lynn seconded by Mr. Glassman with all in favor, the Audit from Berger, Toombs, Elam, Gaines & Frank for the Fiscal Year ended September 30, 2009 was accepted.

iii. Discussion of Landscape Issues

Mr. Mendenhall distributed Resolution 2011-1 Amending the District’s General Fund Budget for Fiscal Year 2011 for the Board’s review and adoption; a copy of which is attached hereto and made part of the public record.

- The current landscaping contract is slightly higher than the previous one, which necessitates this budget amendment.

- Severn Trent recommends the District increase the line item by \$9,924, which will be offset by decreasing the miscellaneous contingency by the same amount.

Mr. Glassman MOVED to adopt Resolution 2011-1 Amending the District's General Fund Budget for Fiscal Year 2011; and Mr. Lynn seconded the motion.

- This resolution deals specifically with the change in the contract.
- The Board wants the amount for the line item to be broken out between landscaping and irrigation.
- Mr. Glassman believes some items need to be back charged to the former landscaper.
 - Ms. Straw is waiting for a final analysis and final invoice from Scapes before proceeding.
- The first year total irrigation cost on the amendment was \$33,608, but should have been \$13,608, requiring an adjustment in the amount of \$556.
- Mr. Mendenhall recommended the Board adopt the resolution with this modification of adding \$556 to the irrigation line and deducting it from the contingency.

There being no further discussion,

On VOICE vote with all in favor, the prior motion was amended as discussed.

EIGHTH ORDER OF BUSINESS

**Approval of the Minutes of the
September 15, 2010 Meeting**

Mr. Mendenhall stated each Board member received a copy of the Minutes of the September 15, 2010 Meeting and requested any additions, corrections or deletions.

Mr. Lynn MOVED to approve the Minutes of the September 15, 2010 Meeting; and Mr. Shahin seconded the motion.

- Mr. Mendenhall assured Mr. Glassman the letter he submitted along with a reference to it in the minutes was included.

There being no further discussion,

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

Mr. Lynn asked for an update of investment of reserve funds.

- They were invested in staggered CDs based on different time periods in order to ensure the CDD has a cash flow which is necessary to maintain operating costs.
- The first interest report should be available next month.

NINTH ORDER OF BUSINESS

Other Business

Gerald Lynn

- The county's position has not changed with regards to Mansfield and 56th.
 - *Mr. Lynn stated for the record, I sent Commissioner Molinari an email and I basically told her that I do not appreciate being told something in good faith by both her and Mr. Gallagher that we would have a light by the end of December only to find out that the permits have not even been issued by the state yet.*

TENTH ORDER OF BUSINESS

Approval of September 2010 Financial Statements

Mr. Mendenhall presented the September 2010 Financial Statements for the Board's review and approval; copies of which are attached hereto and made part of the public record.

There being no comments or questions,

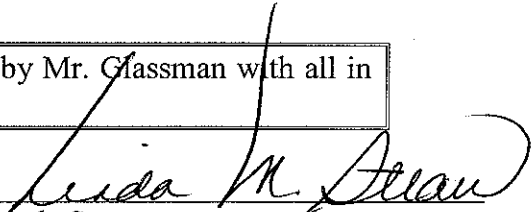
On MOTION by Mr. Lynn seconded by Mr. Glassman with all in favor, the September 2010 Financial Statements were approved.

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
 Chairperson