

**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, December 1, 2010 and called to order at 6:33 p.m. at the Meadow Pointe II Clubhouse; 30051 County Line Road; Wesley Chapel, Florida.

Present and constituting a quorum were:

Linda Straw	Chairperson
Mark Glassman	Vice Chairman
James Bovis	Assistant Treasurer
Glen Aleo	Assistant Secretary
Brian Shahin	Supervisor

Also present were:

Bill Snyder	Property Manager
Rolando Santiago	District Counsel
Joe Payne	District Engineer
Yolanda Bush	ARC/DRC
Renee Glassman	ARC/DRC
Gerald Lynn	Resident & Former Board Member
Numerous Residents	

The following is a summary of the discussions and actions taken at the December 1, 2010 Meadow Pointe II Community Development District's Board of Supervisors Meeting. Due to a failure of the recording equipment, the last part of this meeting was not recorded and is based solely on notes.

FIRST ORDER OF BUSINESS

Roll Call

Ms. Straw 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

There were no guest speakers in attendance, but residents discussed various issues.

- Mr. Kenneth Coughlin submitted a petition to the HOA to open the side gates to provide easier ingress, since the issues which mandated them being chained closed have since been resolved.
 - The CDD authorized the HOA to decide when and if these gates should be opened, but the HOA has declined to do so.

FOURTH ORDER OF BUSINESS

Resident Council Representative

Mr. Glassman cancelled the meeting since no one else showed up.

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

SIXTH ORDER OF BUSINESS

New Business

James Bovis

- Mr. Bovis discussed his concerns regarding Mr. Santiago's performance.
- Mr. Bovis believes Board members in this as well as other CDDs should be less confrontational and try to work more in collaboration.
- Ms. Straw clarified for Mr. Bovis that the cameras were necessary due to items being stolen from the cabinets.
 - Mr. Snyder monitors the cameras from the front office.
 - Mr. Bovis is concerned the cameras may have a negative effect on staff morale and requested the issue be discussed when policies and procedures are modified.

Brian Shahin

- Mr. Shahin is looking for a better appreciation of how the costs for the work at Eagle Station and Deer Run are driven and will be discussed further when the attorney arrives.

Linda Straw

- Severn Trent recommends the Board elect Mr. Stephen Bloom as the additional Assistant Treasurer and should be done via motion.

There being no further discussion,

On MOTION by Ms. Straw seconded by Mr. Bovis with all in favor, Mr. Stephen Bloom was appointed as a second Assistant Treasurer for emergency purposes.

FIFTH 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.

- 2010-48 – Paint house; Scheme 18 – Recommend Approval.
- 2010-49 – Paint house similar to scheme 57 with different door color – Recommend Approval.
- 2010-50 – Paint house; scheme 72 – Recommend Approval.

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

- Ms. Bush requested that the Architectural Review form be modified to specify the type of door, since it can refer to the garage door as well as any of the other doors.
 - Mr. Shahin will follow up with Mr. Santiago to ensure this can be done.

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.

- 2010-114 – Basketball hoop in street; broken light fixtures; landscape lighting along street creating a safety hazard – a letter should be sent asking the owners to remove the basketball hoop and the lights.
- 2010-115 – Trees and bamboo blocking sidewalk – letter should be sent asking the owners to trim the tree back one foot from the wall at the ground level.

There being no further discussion,

On MOTION by Mr. Glassman seconded by Mr. Aleo with all in favor, the recommendations from the Deed Restrictions Report were approved as presented.

SIXTH ORDER OF BUSINESS

New Business (Continued)

- Mr. Santiago and Mr. Payne discussed next steps regarding Eagle Station Drive repairs.
 - Verizon was put on notice for the \$71,000 estimate.
 - The repairs must be authorized by the District Attorney and Engineer.
 - No further action can be taken until Verizon looks at it.
 - No emergency action is required at this point.
 - The Board was in consensus in requesting that Mr. Santiago or Mr. Payne send a letter to the property owner explaining the process.
 - A letter should also be sent to Verizon asking them to secure all of the vaults in the CDD.
- Mr. Payne now has all necessary information from the prior engineer.
- Mr. Glassman indicated that Lighthouse Engineering was authorized to re-survey the property behind Glenham and Lettingwell to determine the owner since no one is currently taking responsibility for maintenance.
 - Upon further discussion, the Board agreed to hold off on the survey until Mr. Santiago investigates further.

SEVENTH ORDER OF BUSINESS

Property Manager

- Mr. Snyder discussed the CDD's ability to accept debit and credit cards at the District.
 - Ms. Straw will ask Mr. Mendenhall to redistribute the information since there are new Board members.
 - This will need to be considered in the rules and procedures.
 - Costs must be determined in order to create a fee schedule.
 - Mr. Snyder will have the information available for the next meeting.
- Mr. Snyder discussed pool deck work.

- The approximate cost is \$16,000 if it is done by staff who did the Stardek training; and \$23,000 to \$24,000 for a contractor to do the job.
- Mr. Snyder recommends the CDD proceed with the Stardek process.

Ms. Straw MOVED to proceed with purchasing the Stardek product and having it applied by the staff members who recently received training in application of said product; and Mr. Glassman seconded the motion.

- A Project Plan must be drawn up.

There being no further discussion,

On VOICE vote with Ms. Straw, Mr. Glassman and Mr. Aleo voting aye; and Mr. Bovis and Mr. Shahin voting nay, the prior motion was approved.

- Mr. Snyder is trying to determine whether or not the pond maintenance contract is renewable.
 - Ms. Straw asked that the contract be discussed at the next meeting.
- The pond across the road is still awaiting approval.
 - This will be discussed with Mr. Santiago at the next meeting.

EIGHTH ORDER OF BUSINESS

Status Reports – Supervisor Areas of Specialization and Comments

James Bovis

- A contractor was hired to control the wild boars in Longleaf.

Linda Straw

- The new Supervisors have been successful with their logins and Ms. Straw briefed them as to how spam mail is handled.

A. Discussion of Supervisors' Responsibilities

The Board discussed a document outlining the current responsibilities for the Board's review; a copy of which is attached hereto and made part of the public record.

- Architecture Review & Deed Restrictions – Brian Shahin
- Budget – James Bovis
- Network/Systems – Linda Straw

- Financials/Audit – Linda Straw
- Financials/Accounts Payable/Receivable – James Bovis
- Policy, Procedures & Rules – Glen Aleo
- Public Relations – Glen Aleo
- Community Event Coordinator – Glen Aleo
- Media & Press Releases – Linda Straw
- Newsletter – Glen Aleo

The record reflects that the audio ended at this point and the remainder of the Minutes of this meeting is based solely on notes.

NINTH ORDER OF BUSINESS

**Approval of the Minutes of the
November 3, 2010 Meeting**

Ms. Straw stated each Board member received a copy of the Minutes of the November 3, 2010 Meeting and requested any additions, corrections or deletions.

There not being any,

On MOTION with all in favor, the Minutes of the November 3, 2010 Meeting were approved.

TENTH ORDER OF BUSINESS

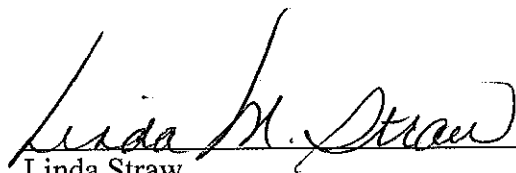
Other Business

There being no other business to discuss, the next item followed.

ELEVENTH ORDER OF BUSINESS

Adjournment

There being no further business, the meeting was adjourned.


Linda Straw
Chairperson