

**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 15, 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
Mark Glassman	Vice Chairman
James Bovis	Assistant Treasurer
Glen Aleo	Assistant Secretary
Brian Shahin	Supervisor

Also present were:

Andrew Mendenhall	District Manager
Rolando Santiago	District Counsel
Joseph Payne	District Engineer
Bill Snyder	Property Manager
Bob White	Deputy
Jerry Spearings	ProWay Paving Systems
Gerald Lynn	Sheriff's Department & Government Liaison
Numerous Residents	

The following is a summary of the discussions and actions taken at the December 15, 2010 Meadow Pointe II Community Development District's Board of Supervisors Meeting.

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

Mr. Jerry Spearings, Vice President of Operations for ProWay Paving Systems addressed questions from the Board and staff.

- Mr. Spearings gave a status update on their projects within the community.
- He described various types of asphalt.
- He clarified that all problems will be taken care of.
- Mr. Spearings assured Mr. Bovis that anything with a bumpy appearance would be taken care of.
- Mr. Snyder asked how their communication issues were resolved.
 - Mr. Snyder will be copied on all billing items.
 - More of their office people will be at the job site.
 - Mr. Spearings offered to meet with Mr. Snyder once per week.
 - Mr. Spearings clarified that Frances, the salesperson for the job, has authority in the field.
- Mr. Glassman reminded everyone that each time an area is paved, those particular streets are closed off to vehicular traffic for two days, with sealing being done one day and the road remaining closed the next day.
 - There are many sections in the community which need to be done.
 - Sealing and drying cannot be done in the rain or if the temperature is lower than the mid 50's.

Residents were asked to comment on any issues of concern.

- Mr. Robert Setzer discussed requests from fellow neighbors to remove the *Road Closed* sign at the end of Foghollow Drive before the road dead-ends.
 - The light was repaired, which makes the area much more visible.
 - The gate at the end is secure.
 - Neighbors are more than happy to contact the Sheriff's Department if they notice anything inappropriate going on in that area.
 - Mr. Bunk from county traffic operations will have the sign removed if he receives a letter from the Chair authorizing it to be done.

- o Ms. Straw reminded him these are county roads and a letter should not be necessary; to which Mr. Setzer responded that the CDD Board asked that the sign be placed back in 2008.
- Ms. Jennifer Warden indicated this sign is an eyesore.
- The Sheriff does not believe the sign should be removed, as criminal activity may resume.
- Mr. Bovis suggested seeking other alternative signage.
- Ms. Straw asked Mr. Setzer to bring a petition around the neighborhood and present the majority recommendation at the next meeting.

FOURTH ORDER OF BUSINESS

Resident Council Representative

There being no report, the next item followed.

FIFTH ORDER OF BUSINESS

New Business

Jim Bovis

- Mr. Bovis asked Mr. Santiago to inform the Board in advance of the meeting regarding any issues for discussion.
 - He will try to do so, but some issues come forward at the last minutes, sometime the same day as the meeting.
 - A couple of days prior to the meeting would be satisfactory to the Board.
- Mr. Bovis would like to discuss possible changes in the Severn Trent contract with Mr. Santiago.
 - Any changes should be addressed to the Board, as Mr. Santiago just reviews the contract.
 - This will be discussed later in the meeting.

Brian Shahin

- Mr. Shahin would like Mr. Santiago to include the amounts of the attorney fees collected from residents for final settlement of litigation issues into the monthly Deed Restriction Report.
 - Mr. Mendenhall provided an explanation as to how Severn Trent Services does the accounting when checks for these fees come in.

Linda Straw

- Ms. Straw discussed resident requests for agenda packages.

- All residents who requested packages should be openly copies on the Board letter.
- Ms. Straw discussed an e-mail from Mr. Santiago regarding Mr. Jerry Lynn's status as a Lobbyist; a copy of which is attached hereto.
 - *Ms. Straw stated for the record, there was a question about Mr. Lynn's status as a Lobbyist in dealing with the county. Mr. Santiago has sent an e-mail out indicating that in clarification of the law, unless Mr. Lynn talks to State Representatives or State Officials where he could be construed as a Lobbyist, as far as the county and interfacing with the Sheriff's Department, there is no registration that we need to do; Mr. Lynn is good to go.*
 - Mr. Lynn indicated he already spoke to the appropriate staff at the county and Sheriff's Department, who confirmed this to be the case.
- Ms. Straw executed the contract with Lighthouse Engineering, Inc.; a copy of which is attached hereto.

SIXTH ORDER OF BUSINESS

Committee Reports

- A. Architectural Review**
 - B. Deed Restrictions**
- There were no items to report.

- Ms. Straw indicated there will be a third Committee Report, *Government Liaison*, at which time Mr. Lynn will address any issues in this regard.
 - Mr. Lynn recommended that *Audience Comments* be added at the beginning and end of the meeting; to which the Board was in consensus.
 - Mr. Lynn reported the progress on the light is continuing and should be completed at the end of the year.
 - Mr. Lynn updated the Board on the recent PACA Meeting.
 - o It was the annual membership meeting in which the Board was reelected.
 - o Many questions were answered regarding foreclosure and sale of property.

- o The next meeting will take place on January 13, 2011, at which the Pasco County Chief of Fire Rescue will make a presentation.

SEVENTH ORDER OF BUSINESS

Staff Reports

A. Attorney

- Mr. Santiago discussed the Severn Trent Services contract.
 - All necessary bona fide provisions are in the contract.
 - Any substantive policy terms can be reviewed and modified by the Board.
- Mr. Santiago discussed the litigation issue with Verizon.
 - Their Chief Inspector initially responded to the letter and contacted the District Engineer.
 - Once Mr. Payne provided a list of items which need to be taken care of, they have not since responded.
 - Mr. Santiago has proceeded to file suit today for approximate damages in the amount of \$71,000.
 - o They have 20 days to respond in which they will admit or deny the allegations.
 - Verizon can possibly offer to do all of the repairs at their cost subject to Board approval.
 - The site is stable with no hazards present at this time, but this may change.
 - A similar process will be done with Scapes.

B. Engineer

- Mr. Payne discussed engineering aspects of the Verizon litigation.
 - A summarized version of the plat is now available, which can be searched easily.
- Mr. Payne confirmed he is in possession of all documents and drawings from the former engineer.
 - Mr. Mendenhall indicated it may be to the District's advantage to have the engineer keep the plans on file.
 - The plats are available electronically.
 - Mr. Payne is willing to keep everything on file, but he does not have a fireproof storage facility.

- o Mr. Glassman asked Mr. Payne to give the Board a price for a fireproof storage facility at the next meeting.
- Mr. Bovis wants to know if this is a good time to have someone inspect the ponds.
 - Mr. Payne indicated the best time to inspect the ponds is when the water and debris is flowing through.
 - The permits mandate inspection every three to five years.
- The brown condition of the trees in the mitigation area is probably caused by drought conditions, which causes the trees to go into a dormant mode to protect themselves.
 - Dr. Don, the installer, should probably come out and look at them.
 - He is required to inspect them on a semiannual basis and submit a report to SWFWMD.
 - Mr. Mendenhall was directed to contact Dr. Don.

C. Property Manager

- Mr. Snyder received certification for the playground mulch.
- Mr. Snyder has been working with OLM regarding the cold weather.
- He is experiencing the same issues as last year with the holiday lighting.
- The pool work has been on hold due to the cold weather.
- Mr. Lynn indicated the holiday lights are out at Lettingwell; and Mr. Snyder will investigate.
- Mr. Shahin wants to know why the cameras for the pool, playground and clubhouse are off.
 - Mr. Snyder indicated they were being misused.
 - It was determined the cameras are not viewable outside of the clubhouse.
 - The Board directed Mr. Snyder to have them turned on.
- Mr. Bovis is concerned the camera in the office may be eyeing employees as they work.
 - He does not believe this is appropriate and wants to see what the camera is recording during a normal work day.

- The rest of the Board indicated this is not the case and any staff member who feels violated in this way should present it formally at a Board meeting.
- Mr. Snyder presented Mr. Lynn with a token of appreciation on behalf of the Board and himself.
- D. District Manager**
- Mr. Mendenhall briefly discussed the Severn Trent Services contract.
 - The Board should review it and determine whether or not any modifications should be made.
 - Mr. Bovis would like the contract to be written differently.
 - Mr. Glassman would like to have some time to review it and believes it should be tabled for discussion at the next non-staff meeting.
 - Mr. Mendenhall suggested the Board invite Mr. Santiago to attend the next non-staff meeting.
- Mr. Shahin asked that the reference to *Treasurer – Open* should be removed from the website.
 - The last approved minutes on the website were from August.
- Mr. Bovis asked that Mr. Mendenhall ensure the Board contact information is correct.

EIGHTH ORDER OF BUSINESS

**Approval of the Minutes of the
November 17, 2010 Meeting**

Ms. Straw stated each Board member received a copy of the Minutes of the November 17, 2010 Meeting and requested any additions, corrections or deletions.

There not being any,

On MOTION by Mr. Shahin seconded by Mr. Glassman with all in favor, the Minutes of the November 17, 2010 Meeting were approved.

NINTH ORDER OF BUSINESS

Other Business

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

TENTH ORDER OF BUSINESS

Approval of November 30, 2010 Financial Statements

Ms. Straw presented the November 30, 2010 Financial Statements for the Board's review and approval; copies of which are attached hereto and made part of the public record.

- Mr. Bovis would like to receive hard copies of all utility bills for every account on a monthly basis.

There being no further discussion,

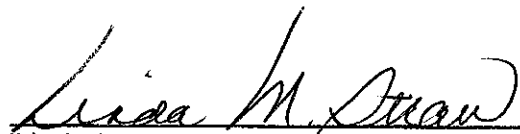
On MOTION by Mr. Aleo seconded by Mr. Shahin with all in favor, the November 30, 2010 Financial Statements were approved.

ELEVENTH ORDER OF BUSINESS

Adjournment

There being no further business,

On MOTION by Mr. Glassman seconded by Mr. Shahin with all in favor, the meeting was adjourned at 8:30 p.m.


Linda Straw
Chairperson