

**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, January 5, 2011 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:

Bill Snyder	Property Manager
Renee Glassman	ARC/DRC
Chris Atkinson	Resident
Don Bass	Resident
Kevin Carter	Resident
Liz Englander	Resident
Bonnie Hutton	Resident
Penny K.	Resident
Amy Kornrumpf	Resident
Richard Ramsey	Resident
Robert Setser	Resident
Lance Silburn	Resident

The following is a summary of the discussions and actions taken at the January 5, 2011 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. Richard Ramsey of Vermillion discussed utilization of the tennis courts for the Meadow Pointe II Community Pickleball Group.

- They are restricted to using two of the three tennis courts due to their lighting and marking requirements.
- The group is looking to utilize the courts more effectively to accommodate their play schedule of Mondays, Wednesdays and Fridays between 6:30 p.m. and 8:30 p.m., but the courts are being taken over by others for personal tennis lessons.
- They alternate using the courts in Meadow Pointe I and II.
- They are looking to modify the multi-use court in order for them to be able to play.
- The group is willing to pay for a portable net.
- Mr. Snyder will look into the cost to install additional lighting and appropriate marking.
- People are not allowed to earn money for giving tennis lessons in the CDD.
- Enforcement of rules for the tennis courts must be determined.
- Ms. Straw suggested time limitations be set for the courts.
- This issue will be discussed at the Rules Workshop.

FOURTH ORDER OF BUSINESS

Audience Comments

- A Resident expressed concerns the CDD may be faced with liability when unauthorized tennis lessons are being given.
 - Although there is not necessarily a liability issue, the Board is going to do everything possible to stop this individual from giving these unauthorized tennis lessons.

FIFTH ORDER OF BUSINESS

Resident Council Representative

There being no report, the next item followed.

SIXTH ORDER OF BUSINESS

Committee Reports

A. Architectural Review

B. Deed Restrictions

There were no items to report.

C. Government Liaison

Mr. Lynn was not in attendance to give a report.

- Ms. Straw commented the street light is not yet operational, but Mr. Lynn is working to get this done.
- The sign issue at the corner of Solitude and Foghollow which was discussed at the last meeting was addressed.
 - Mr. Robert Setser presented a petition indicating that six people want to keep the sign and 60 people want it removed.
 - Mr. Setser took photographs of the sign at different angles, which he showed to the Board.
 - Ms. Straw asked Mr. Setser to e-mail the photographs to her for the record.
 - Ms. Straw spoke to Mr. Mike Bunk from County Traffic Operations on December 16, 2010.
 - o Federal laws require these signs with a type three barricade of a certain size and reflective quality at a dead end road.
 - o The CDD is not permitted to send a letter authorizing removal of the sign.
 - o Ms. Straw spoke to Mr. Robert Reck, Pasco County Traffic Operations Manager at Mr. Bunk's recommendation.
 - o Mr. Reck confirmed this information was correct.
 - Ms. Straw discussed alternative options.
 - o Swing arm gates can be installed which can automatically open for the fire and police departments in an emergency.
 - o Mr. Reck offered to speak to Mr. Jim Widman, the County Engineer to discuss other alternatives for the sign.
 - o Ms. Straw suggested the road be ripped out and put back to the way it was, which will no longer necessitate a sign.

- Funding for this project will have to be determined.
- A curb will have to be put in which designates it is not a road.
- Sod will have to be planted.
- The area will have to be mowed.
- o Mr. Reck is willing to obtain a sign stating; *Future Park Site*, but Mr. Setser is not in favor of this.
- o Mr. Setser is in favor of the curbing at the end of the road and putting up a *Dead End* sign.
- o Mr. Shahin suggested moving the current sign back further.
- Ms. Straw reminded Mr. Setser this really is not a CDD issue, but she is willing to assist in this effort as long as it is done legally.
- Mr. Bovis offered to contact Mr. Widman to discuss, as they are friends.
- The taxpayers will incur liability if someone has a car accident on the road and there is no signage.
- Mr. Glassman asked Mr. Bovis to contact TECO and find out the cost of a spotlight to be put on the lamppost in order to provide better lighting in the area.
- Mr. Bovis is aware the county had a mitigation fund for removing and planting trees and suggested finding out if the county is willing to plant trees where the road is; and the Board and staff are in consensus with this option.

SIXTH ORDER OF BUSINESS

New Business

Jim Bovis

- Mr. Bovis discussed utility bills which he received from Severn Trent Services.
 - The CDD did not have to pay for reclaimed water from October 21, through November 22, 2010 due to an abundance of it in the County.
 - Mr. Bovis wants to receive copies of the utility bills every month in order to be aware of any changes in rates and taxes.
 - Ms. Straw indicated it will cost \$10 to \$15 per month to mail copies of these bills to him.
 - Mr. Bovis was in consensus of Ms. Straw's suggestion to set up an email at the clubhouse; for which the bills can be sent.

- o The new email account can be set up free of charge.
 - o Copies will continue to be sent until such time as the email account is set up.
- The Severn Trent Services contract should be discussed at the January 19th meeting.
- Mr. Bovis would like the CDD to have joint meetings with Meadow Pointe I.
 - Mr. Glassman reminded Mr. Bovis they were doing this, but the Meadow Pointe I Board did not believe these meetings were necessary and stopped them.
 - The Board was in consensus for Mr. Bovis to speak to Mr. Dennis Smith of Meadow Pointe I to discuss the possibility of starting these meetings again or at least trying to have some type of working relationship.
 - Mr. Bovis will report back to the Board once he meets with Mr. Smith.
- Mr. Bovis discussed the cameras in the office.
 - He suggested the last person leaving the office can lock the door, as opposed to having the cameras.
 - The Board reminded Mr. Bovis the purpose of the cameras is for the security of the staff at the office.
 - Cameras are also there to protect employees in the event they are erroneously accused of wrongdoing.
 - The cameras have never been used for disciplinary action.
 - Mr. Bovis suggests the reasons for the cameras be outlined in the rules when they are done.
- Mr. Bovis asked for a status on the pond contract; to which Mr. Snyder responded.
 - The contract is renewable on an annual basis and will be addressed at the January 19th meeting.

Mark Glassman

- Mr. Glassman discussed the sidewalks.
 - Lettingwell is being done right now.
 - Glenham was started today.

- Colehaven needs to be done.
- The sealing still has to be done at all locations and the work is done weather permitting.
- Ms. Straw would like updates posted on the website and in the newsletter anytime there is a delay in the work.
- The garbage issue in Wrencrest was taken care of.
 - Waste Services Inc. (WSI) apologized.
 - The pavement was already coated.
 - WSI should be held responsible if any expenses are incurred; in which case Mr. Glassman should contact Mr. Santiago.
 - Mr. Bovis will speak to his contact at WSI prior to getting the attorney involved.

Linda Straw

- Ms. Straw discussed the *Woof Walk*.
 - Ms. DiPeri is hosting a fundraiser for the *Relay for Life*.
 - She will send a letter from her dog to residents' dogs inviting them to participate in the *Woof Walk*.
 - Participants will gather outside the clubhouse; walk up County Line Road to Morningside; turn around; and walk back.
 - There will be a small registration fee.
 - She is hoping to get 20 dogs.
 - She will have dog blankets which say, *Relay for Life*.
 - There will be a door prize for one participant.
 - Ms. DiPeri will ensure the area is cleaned up after the event.
 - The Board was in consensus for Ms. DiPeri to hold this event.

SEVENTH ORDER OF BUSINESS

Property Manager

- One of the HOAs in Sedgewick notified the CDD a homeowner is discharging their washing machine out onto the lanai and the water is running into their ponds.
 - The CDD is liable for the ponds and may face a penalty from SWFWMD.
 - The resident is a renter.
 - The HOA is in the process of contacting the owner.

- The owner appears to be at fault because the renter stopped using the washing machine as soon as noticed the water flowing out.
- Ms. Straw asked Mr. Mendenhall to speak to Mr. Santiago and have the homeowner put on notice.
- Mr. Bovis believes the HOA management company should contact the homeowner.
- The HOA management company will be copied on the letter.
- The water table repairs are ongoing.
- The power washing of fences and entrances to the villages will be done once the asphalt work is complete.
- The plants suffered during the last frost even though they were covered.
- The back exit gates on Mansfield are open for exit only.
- Mr. Snyder has not seen any wild boars in the area lately.
 - The drain at Longleaf, which was filled with mud, was cleaned out today.
 - The trap is still there.
 - Dogs have also been catching them.
 - The pigs will move if the food source is gone.

EIGHTH ORDER OF BUSINESS

Status Reports – Supervisor Areas of Specialization and Comments

Linda Straw

- Ms. Straw discussed the update on Deed Restrictions.
 - Ms. DiPeri took care of the two items for her attention.

NINTH ORDER OF BUSINESS

Approval of the Minutes of the December 1, 2010 Meeting

Ms. Straw stated each Board member received a copy of the Minutes of the December 1, 2010 Meeting and requested any additions, corrections or deletions.

- Under the attendance list on Page 1, Mr. Lynn should be identified as *Sheriff's Department & Government Liaison Representative, not Resident & Former Board Member.*
- On Page 2 in the first bullet, *Culp* should replace *Coughlin*.

- Under the **SIXTH ORDER OF BUSINESS**, the second bullet should state: *Mr. Bovis believes the Board should move from “confrontation” to “collaboration” regarding interactions with each other and with others. He asked the Board to consider meeting with Meadow Pointe I to explore reconsideration of a Joint Use Agreement or at least to establish a cordial working relationship and perhaps hold one or two joint Board meetings per year to discuss mutual concerns and possible beneficial endeavors.*
- Under the **SIXTH ORDER OF BUSINESS**, the third bullet should state: *Mr. Bovis raised a question as to the necessity for cameras in the office.*
- The original statement under the **SIXTH ORDER OF BUSINESS** in the original third bullet should be the first arrow under the new third bullet and should have the following edits: *for Mr. Bovis that the should be deleted; because should replace due to; were should be inserted after being.*
- In the **SIXTH ORDER OF BUSINESS** under the third bullet the first arrow should state: *Mr. Bovis suggested giving keys to staff to enable them to lock the door upon leaving the office.*
- On Page 2 under the **SIXTH ORDER OF BUSINESS** in the last arrow, *and productivity* should be inserted after *morale and*.
- On Page 5 under the second bullet in the **SEVENTH ORDER OF BUSINESS**, a third arrow should be added which states; *A question was asked as to the actual cost and consideration of other jobs not getting done if staff does the work.*
- On Page 6 under Item A, a bullet should be added which states; *Utilities – James Bovis. An additional bullet should be added which states; Mr. Bovis requested taking responsibility for landscaping, but Ms. Straw indicated Mr. Glassman was responsible for this function and should continue in this capacity.*

Mr. Shahin MOVED to approve the Minutes of the December 1, 2010 Meeting as amended; and Mr. Aleo seconded the motion.

- Mr. Shahin will contact Mr. Mendenhall of another minor change regarding comments from Forest Glen which he believes were taken out of context.

There being no further discussion,

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

TENTH ORDER OF BUSINESS

Other Business

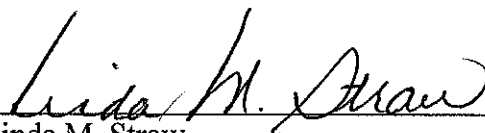
- Ms. Straw discussed options for storage of engineering plans.
 - Mr. Payne found a company which can scan all plats and other information onto DVDs in the amount of \$1,400.
 - A fireproof cabinet costs between \$1,500 and \$2,000 after shipping and assembly.
 - Off site monthly storage rates are approximately \$100 per month.
 - o Mr. Payne recommends the first option, as they are more in favor of paperless methods of storage for additional savings.
 - These documents are necessary basically for surveying and locating storm drains.
 - The Board will defer this item for further discussion at the next meeting when Mr. Payne is in attendance.
- Staff is meeting on Monday, January 10th in the clubhouse.

ELEVENTH ORDER OF BUSINESS

Adjournment

There being no further business,

On MOTION by Ms. Straw seconded by Mr. Shahin with all in favor, the meeting was adjourned at 8:18 p.m.


Linda M. Straw
Chairperson