

**MINUTES OF MEETING  
MEADOW POINTE II  
COMMUNITY DEVELOPMENT DISTRICT**

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The regular meeting of the Board of Supervisors of the Meadow Pointe II Community Development District was held Wednesday, January 19, 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:

Mark Glassman  
James Bovis  
Glen Aleo  
Brian Shahin

Vice Chairman  
Assistant Treasurer  
Assistant Secretary  
Supervisor

Also present were:

Andrew Mendenhall  
Rolando Santiago  
Joseph Payne  
Bill Snyder  
Gerald Lynn  
Frances Arnold  
Christopher Brand  
Mike Bunte  
Kevin Carter  
Carol Gassler  
Roland Gassler  
Robert Rusciano  
Jason Wagner

District Manager  
District Counsel  
District Engineer  
Property Manager  
Sheriff's Department & Government Liaison  
Pro Way Paving  
Resident  
Resident  
Resident  
Resident  
Resident  
Resident  
Resident  
Resident

*The following is a summary of the discussions and actions taken at the January 19, 2011 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**

**Audience Comments**

Mr. Christopher Brand of Longleaf discussed the bushes which were removed as a result of frost damage.

- Mr. Brand suggested the CDD consider bushes which do not have to be covered during a frost; as he does not believe the covering provides much protection.

Mr. Brand would like to approach his HOA to authorize the CDD to install a flag pole similar to the one at the entrance to Lettingwell.

- Mr. Glassman commented that the HOA paid for the installation and maintenance.
- The HOA will have to send a formal letter to the CDD requesting this.
- Mr. Lynn indicated they only had to pay for the concrete around the flag pole; as the material was donated.
- Mr. Lynn reminded him there are specific mounting requirements and it must be lit at night.

Mr. Robert Rusciano of Iverson discussed the increasing criminal activity on Iverson Drive, including vandalism and drug activity, especially on weekends.

- He suggested that cameras should be installed at the gates; and the deputies' schedules should be modified to allow more presence on the weekends; to which Mr. Lynn responded.
  - The deputies are already on a rotational weekend schedule.
  - Mr. Glassman discussed the cameras.
    - o Staff is continuing to look into this possibility.
    - o The last vendor indicated three cameras are necessary at every entrance in order to get an appropriate view and recording, which would cost approximately \$30,000.

Mr. Rusciano believes there is a lack of communication between the CDD and residents.

- He does not receive responses to his e-mails or telephone calls.
- Mr. Snyder advised him to send e-mails to Ms. Diperi and she will respond back.

*The Board proceeded to the item under the Property Manager's Report in order to allow Ms. Frances Arnold of Pro Way Paving to make a presentation and answer any questions.*

**EIGHTH ORDER OF BUSINESS**

**Staff Reports**

**C. Property Manager**

**ii. Discussion of Pro Way Proposal/Change Order for Colehaven and Glenham**

Mr. Mendenhall gave a brief summary of this issue on behalf of Ms. Straw.

- There are two invoices; and Ms. Straw is asking where the additional work was being generated from.
- Mr. Mendenhall believes Ms. Straw wants to be informed as to the process for payment of change orders, not the two specific ones.
- Mr. Glassman gave the Board a brief summary on the paving work.
- Mr. Snyder reminded the Board that drainage issues are difficult to detect during a drought, as a heavy rain is necessary to do so.
  - Mr. Snyder suggested that all change orders be presented to Ms. Straw for signature as the Chair; and Mr. Mendenhall should be copied.
- Mr. Shahin agrees there should be a process, but it should be discussed and decided upon when Ms. Straw is in attendance.
  - The Board was in consensus to defer this item to the next meeting in which Ms. Straw will be in attendance.
- There have been numerous problems with the asphalt caused by some bad mixes.
- Mr. Mendenhall suggested the possibility of an outside meeting to include the District Engineer to get further input and suggestions.
- Mr. Glassman reminded the Board there are always punch list items which need to be taken care of after work is complete.

**FOURTH ORDER OF BUSINESS**

**Guest Speakers**

Mr. Jason Wagner discussed damage on his corner property as a result of a car cutting across his lawn.

- The damage is extremely costly.
- He is asking for assistance in paying for the damage, even though he is technically responsible for replacing the lawn.

- The CDD is technically not allowed to spend money on private property.
- Mr. Wagner believes the CDD should be responsible since this occurred as a result of inconveniences from the paving work.
- Mr. Santiago suggested he may be able to draw up a claim or resolution authorizing the CDD to pay for the damage, according to Chapter 768.28 of the Florida Statutes.
- The Board needs to determine whether or not they want to pay.
- Mr. Wagner can obtain an estimate for the work or Mr. Snyder can obtain one from the landscaper.
- The Board will consider this at the next meeting.
- Mr. Bovis asked Ms. Arnold to try to find out the reason there are problems with the asphalt mixes.
  - Ms. Arnold indicated they use many different asphalt companies and these problems occur with all of them.
  - The week in which four problems occurred, they used the same mix.

**FIFTH ORDER OF BUSINESS**

**Resident Council Representative**

Mr. Aleo attended the last meeting and the following issues were discussed:

- Mr. Wagner's front lawn;
- Clubhouse staff communication;
- Unfriendly atmosphere from clubhouse employees;
- Cameras at the gates;
- Deputy schedules

**SIXTH ORDER OF BUSINESS**

**New Business**

**Glen Aleo**

- Mr. Aleo wants to know whether the deputy on duty or Pasco County responds to 911 calls; to which Mr. Lynn responded.
  - Any 911 call will be dispatched to the deputy on duty within the Meadow Pointe zone.
  - They are not allowed to take calls outside of the zone unless there is a life or death situation.

- Mr. Lynn receives a report of the deputies' quarterly statistics which is then given to the Board.

**Brian Shahin**

- Mr. Shahin will mark up the monthly deed restrictions status report with questions which he will submit to Mr. Santiago.

**James Bovis**

- The issue regarding the barricade signs was addressed.
  - County staff confirmed with Mr. Bovis that the road requires the Type 3 barricade which is there.
  - The county agreed to allow the CDD to move the barricade back to the west side.
  - Mr. Bovis asked Mr. Snyder to look into doing this.
  - The county is willing to meet with Meadow Pointe II staff to determine how this can be done to ensure it is accessible for emergency vehicles.
- Mr. Bovis discussed the possibility of putting another light at that location.
  - TECO indicated that a 1,000-watt floodlight can be installed which has a spread of approximately 80 feet.
  - It will cost \$70 per month.
  - Mr. Bovis asked Mr. Snyder to look into this.

**SEVENTH ORDER OF BUSINESS**

**Committee Reports**

**A. Architectural Review**

**B. Deed Restrictions**

There were no items to report.

**C. Government Liaison**

- The Captain asked the deputies to ensure residents are aware when they go through their neighborhoods.
  - A deputy is on duty 12 hours per day.
- The traffic light on 56<sup>th</sup> is almost complete and should be fully operational by the end of January.
- Mr. Glassman wants to know why the deputies are ticketing certain individuals who park on the street when their street is being sealed.

- Mr. Lynn asked that Mr. Glassman give him a copy of the specific traffic ticket and he will look into this.
- Mr. Lynn has not noticed an increase in criminal activity in Meadow Pointe II, but Meadow Pointe III has been inundated.
- Mr. Lynn commented that gated communities are not necessarily safe from criminal activity.
- No one from Meadow Pointe II CDD attended last week's PACA meeting.
  - Mr. Lynn understood from Ms. Straw that a Board member would attend each meeting on a rotational basis.
  - They meet on the second Thursday of the month; and the next meeting will be held on February 10<sup>th</sup> at 7:00 p.m. at the Land O Lakes Recreation Center on U.S. 41.
  - Anyone is welcome to attend.
  - The Board was in consensus to attend this meeting on a rotational basis.

**EIGHTH ORDER OF BUSINESS**

**Staff Reports (Continued)**

**A. Attorney**

- Mr. Santiago discussed the ongoing litigation regarding the claim with Verizon for the Eagle Station matter.
  - An answer was received and staff will proceed to the discovery phase.
  - The owner should be told not to comment to anyone during this period.
  - Mr. Shahin asked for suggestions to make the barricaded area look better; to which Mr. Santiago responded.
    - o They must be marked.
    - o Anything different requires direction from the Board.
    - o Mr. Payne provided suggestions.
      - Steel plates;
      - A smaller staked area;
      - Coning off the area with a barricade.
    - o Mr. Glassman recommends cleaning up and putting fresh tape on a regular basis; to which Mr. Shahin was in agreement.
    - o Staff can do the re-taping.

- o Upon further discussion, the Board was in consensus to keep track of the expenses involved with the re-taping and submit them to Verizon for reimbursement.
- Mr. Santiago discussed the Longleaf project.
  - The responsible insurance company is involved.
- Mr. Santiago discussed the Bass vs. Lackey claim.
  - The lawsuit is ongoing.
  - The CDD is not getting involved, but they can contact the CDD via formal channels if there are any questions.
- Mr. Santiago advised that any Board or staff member can contact him if there are any detailed questions regarding these lawsuits.
- B. Engineer**
- Mr. Payne discussed potential violation issues.
  - A water line is leaking into a pond.
  - The ecological report for SWFWMD monitoring needs to be reviewed.
    - o Mr. Payne followed up on the inspection he did which was processed by SWFWMD.
- The Board asked Mr. Payne to download engineering documents onto DVDs and the remaining documents will be stored in the garage.
- All SWFWMD reports are sent to Severn Trent; and are forwarded to the District Engineer.
- C. Property Manager (Continued)**
- Mr. Snyder distributed a copy of the report from the staff safety meeting; a copy of which is attached hereto and made part of the public record.
- More participation is needed to write news articles.
- The pond banks are being shored up.
- SWFWMD will let Dr. Don know when the CDD will be free from further monitoring.
- D. District Manager**
- ii. Discussion of Management Contract with Severn Trent Services**
- Mr. Bovis submitted suggestions for changes to the contract, which were submitted to Severn Trent for review.

- The Board can discuss the changes at the next non-staff meeting for consideration and further discussion at the following full Board meeting.
  - Mr. Shahin expressed concern that review of the management contract may open the CDD up to a fee increase.
  - Mr. Bovis and Mr. Mendenhall assured Mr. Shahin there will be no fee increase in this instance.
- i. **Discussion of Aquatic Management Agreement with American Ecosystems**
- Mr. Bovis submitted suggestions for changes; and Mr. Mendenhall suggested the Board do the same as with the Severn Trent contract; and the Board was in consensus to do so.

**NINTH ORDER OF BUSINESS**

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

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

- On Page 3 in the first bullet under Mr. Shahin’s report, *into the monthly Deed Restriction Report* should be inserted at the end of the sentence.

**TENTH ORDER OF BUSINESS**

**Other Business**

- Mr. Bovis expressed concern with storing the plans in the garage.
  - Mr. Glassman emphasized that the plans are only being kept as a backup since all of the information will be on the DVDs.
  - The plans can be sealed in a good plastic container.

**NINTH ORDER OF BUSINESS**

**Approval of the Minutes of the  
December 15, 2010 Meeting  
(Continued)**

There being no further discussion,

On MOTION by Mr. Glassman seconded by Mr. Shahin with all in favor, the Minutes of the December 15, 2010 Meeting were approved as amended.



**ELEVENTH ORDER OF BUSINESS**

**Approval of December 31, 2010 Financial Statements**

Mr. Mendenhall presented the December 31, 2010 Financial Statements for the Board's review and approval; copies of which are attached hereto and made part of the public record.

Mr. Glassman MOVED to approve the December 31, 2010 Financial Statements; and Mr. Aleo seconded the motion.

- Mr. Mendenhall assured the Board the Accountant and Treasury staff review the Financial Statements prior to submittal.
  - Mr. Bovis is now receiving copies of all invoices on behalf of the Board.
- There being no further discussion,

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

**TWELFTH ORDER OF BUSINESS**

**Audience Comments**

- Ms. Carol Gassler announced to the Board that the issue with the clubhouse was resolved.
  - Ms. Gassler emphasized that clubhouse staff provide excellent service and she has never experienced any negativity.
- Mr. Lynn asked permission for residents of Lettingwell to use the clubhouse parking lot when the roads are closed for sealcoating, as there will not be enough parking spaces; to which Mr. Glassman agreed.
  - Mr. Lynn asked Mr. Glassman to e-mail him prior to closing the roads in Lettingwell.
- Mr. Lynn sent an e-mail to the two residents in Lettingwell who have not taken down their Christmas decorations.
- Mr. Mike Bunte discussed vehicles which are speeding down Wrencrest.
  - He suggested speed bumps; to which Mr. Glassman expressed strong disagreement.
    - o It will be expensive for residents.
    - o Two inspections per year will be required.
    - o There are liability issues involved.

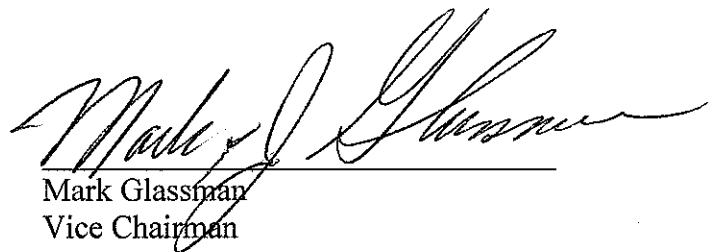
- Mr. Bunte suggested the deputy be asked to patrol during high traffic times in the morning and early evening.
- Speed limit issues were discussed.
- A cross walk or Stop Sign cannot be put there according to the CDD's agreement with Pasco County.
- Mr. Bunte wanted to know the status of the recycling; to which Mr. Lynn responded.
  - It will be picked up every other Friday.
- Mr. Bovis suggested Mr. Bunte contact his insurance company with regards to the yard vandalism.
  - He did not want to pursue this route since their current insurer is pulling out of Florida and coverage is expiring in June.
  - He wanted to pursue the CDD first in order to avoid an increase in insurance rates.

**THIRTEENTH ORDER OF BUSINESS**

**Adjournment**

There being no further business,

On MOTION by Mr. Glassman seconded by Mr. Aleo with all in favor, the meeting was adjourned.



Mark Glassman  
Vice Chairman