

**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, February 2, 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
Yolanda Bush	ARC/DRC
Kevin Carter	Resident
Carol Gassler	Resident
Skip Gassler	Resident
Amanda Wagner	Resident
Jason Wagner	Resident

The following is a summary of the discussions and actions taken at the February 2, 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

Audience Comments

Ms. Yolanda Bush asked for the status of the roads; to which Mr. Glassman provided a response.

- There are ongoing problems with the asphalt supplier.
- A sealer is going to be put down to seal and level the patches which were already done.
- It will take approximately one hour to dry.
- This work will commence on Monday.
- Mr. Shahin indicated the roads will be milled and paved at some point in the future.
- The current work being done will lengthen the life of the existing roads.
- The sealing must be done every three to five years.

FOURTH ORDER OF BUSINESS

Guest Speakers

Mr. Jason Wagner asked about the progress of installation of sod at his corner property.

- Photographs and measurements were taken.
- The landscaper submitted a quote to have the work done for the Board's consideration.
- The cost to put in soil is approximately \$50.
- LMP gave two different suggestions.
 - One was to soil and roll at a cost of \$50.
 - The second was to sod at a cost of more than \$100.
 - The Board suggests they will pay for and deliver a pallet of sod which Mr. Wagner can put it down.

Mr. Shahin MOVED to approve the purchase and delivery of one pallet of sod to Mr. Jack Wagner's home located in Wrencrest to replace the damage resulting from vehicles driving over it; and Mr. Glassman seconded the motion.

- Mr. Aleo suggested the motion be amended to include laying the sod.

Mr. Shahin MOVED to amend the prior motion to include \$100 in labor costs for the CDD to have the sod laid; and Ms. Straw seconded the motion.

- Mr. Bovis is not in favor because he would like to see all of the e-mail quotes for the work.
 - Mr. Shahin disagreed, as the damage was the CDD’s fault.

There being no further discussion,

On VOICE vote with Ms. Straw, Mr. Glassman, Mr. Aleo and Mr. Shahin voting aye and Mr. Bovis voting nay; purchase, delivery and installation of sod in the amount of \$100 at Mr. Jack Wagner’s home which was damaged as the result of vehicles driving over it was approved.

FIFTH 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.

- 2011-01 – paint house – recommend approval.

There being no comments or questions,

On MOTION by Mr. Bovis seconded by Mr. Shahin with all in favor, the recommendation from the Architectural Review Report was approved.

- Ms. Bush suggested the form should clarify the doors, whether it refers to the front door, back door or garage door; to which the Board was in consensus.

B. Deed Restrictions

C. Government Liaison

There being no issues to report, the next item followed.

SEVENTH ORDER OF BUSINESS

New Business

Glen Aleo

Mr. Aleo discussed his meeting with Mr. Snyder and Mr. Wayne Nespos regarding the newsletter.

- The number of pages has decreased from several to basically two pages.
- Mr. Nespos commented that Board members do not provide enough input to the newsletter
- Mr. Shahin commented that Ms. Ricker used to submit stories when she was on the Board; and Mr. Aleo indicated this will start again.
- The deadline for submission of the next month's article is the 10th of the month.
- Mr. Glassman indicated the articles need to be of a general nature.
- The Board will now start reviewing and editing the proof.
- Ms. Straw will speak to the webmaster to ensure that any important announcements appear at the top as opposed to having to scroll down to the bottom.
- The content of the newsletter needs to be updated.
- Mr. Aleo suggested he can submit highlights of the CDD Meeting.

EIGHTH ORDER OF BUSINESS

Property Manager

- Some meter boxes were replaced at Mr. Bovis' suggestion.
- The TECO pole on County Line Road which was damaged in an accident was replaced.
- Mr. Snyder contacted the District Engineer regarding a pond which is not holding water.
 - It is located near Glenham.
 - People are still dumping oil in a couple of the storm drains.
 - SWFWMD will impose a fine, as this oil can seep into the CDD's ponds.
 - Ms. Straw suggested Mr. Aleo include an article in the next newsletter regarding the ponds.
 - Ms. Straw suggested getting the District Engineer involved with this article.
- Landscaping was discussed.

- The mulching was approved today.
- Any mulch which appears to be thin must be taken care of the next time mulch is laid.
- The invoice was paid today.
- Staff is in the process of reviewing all vendors' insurance certificates to ensure they are current.
 - The one for the pool expired and the company is no longer in business.
 - Ms. Straw will write a letter to go out to all vendors on the approved vendors list asking for updated liability insurance certificates in the middle of February.
 - The letter should include a request for Workmen's Compensation and automobile coverage.
 - The letter will be drafted and discussed at the next meeting.
- Mr. Snyder is trying to get the pool repairs complete before March 17th.
 - The unpredictable weather is hampering these efforts.
- Staff may have to move receptacles for the storm drains around at the bus stops.
- Children are still walking through the gates.
 - Mr. Snyder believes everyone who lives here should have a key, including older and more responsible children.
 - Ms. Straw suggested that new homeowners be given an informational booklet of information regarding the community and its rules.
 - Ms. Straw believes Resident Council can assist in this effort.

NINTH ORDER OF BUSINESS

Status Reports – Supervisor Areas of Specialization and Comments

James Bovis

Efforts to meet with Meadow Pointe I were discussed.

- Mr. Bovis met with Mr. Dennis Smith and Meadow Pointe I is willing to meet with Meadow Pointe II.
- The meeting may occur once or twice per year.
- A joint use agreement or cooperation between the two CDDs can be discussed.
- Meadow Pointe I meet the first and third Thursday of the month.

- Meadow Pointe II needs to send an agenda prior to their third Thursday meeting for discussion.
- Mr. Bovis suggested considering a meeting with them in April at the March meeting.
- Ms. Straw is open to a cooperative meeting.
- She suggests meeting twice per year.
- Mr. Bovis will talk to Mr. Mendenhall to determine whether not these meetings need to be published.
 - Ms. Straw suggested one of the CDD's regular meetings be replaced with a meeting with Meadow Pointe I.
 - Mr. Bovis suggested the two CDDs meet at 5:00 p.m. prior to the 6:30 p.m. meeting to avoid any advertising costs.
 - The meeting should be around the first of the month meeting in order to avoid having full staff.
- Mr. Bovis will discuss the particulars with Mr. Mendenhall.
- The Board is predicting the first meeting should take place in April.
 - The agenda should be determined at the second March meeting.

The issue involving the washing machine water draining into the pond in Sedgewick was discussed.

- The renter moved out.
- The homeowner had a contractor look into repairing the pipe.
- Mr. Bovis will talk to the HOA President to determine whether or not it was repaired.
- The CDD should be reimbursed for any potential penalties.

Mr. Bovis discussed the possibility of terminating the services of the current District Attorney.

- He does not appear to be fully committed to the needs of the CDD.
- He does not respond in a timely manner.
- Two important meetings were missed regarding rules and procedures.

- Ms. Straw has written him three different times asking him to supply the Board with the appropriate rule documents, and he asked for an additional week to put this together.
- He arrives late to the CDD meetings.
- Ms. Straw suggested the Board can commence the process to go out for an RFP for attorney services, which can be done in one of two ways.
 - An RFP restricted to a list of approved attorneys to be invited to respond can be prepared.
 - A public article can be submitted to the newspaper indicating the CDD is looking for an RFP.
- Ms. Straw suggested this can be discussed at the next meeting after the attorney is dismissed.
- Ms. Straw commented that it is difficult to find an attorney who has experience with both CDDs and HOAs.
- Mr. Bovis would like to speak to Mr. Lynn to find attorneys associated with PACA.
- The CDD should list the associated requirements.
- Mr. Snyder commented that all deed restrictions and rules need to be updated before this can be done.
- Mr. Bovis indicated that Mr. Santiago missed some blatant errors on the Severn Trent Management Contract.
- The Board needs to prepare a request for an update on all of the attorney-involved issues for discussion at the next meeting.

Mr. Bovis discussed his audit of invoices from TECO.

- The CDD received a credit in the amount of \$616.22.
- The CDD was credited \$2,040.50 for the year from the amount the CDD deposited for various items to be done throughout the year.
- Mr. Bovis would like the utility deposits shown as an asset on the balance sheet.
 - It is presently shown on the balance sheet as a prepaid item.
 - Mr. Bovis is asking the Board's permission to call it *Utility Deposits-TECO*.

- The current amount on the balance sheet is \$41,634.
- The Board was in consensus to have this done.
- Several contracts have expired.

Mr. Bovis and Mr. Snyder are going to meet with Mr. Widman on February 17th regarding moving of the sign.

- Mr. Widman is going to determine where the sign can be placed and what types of signage can be used.
- Ms. Straw received an e-mail from Mr. Reck today, which she read to the Board.
 - *I discussed with James C. Widman, P.E. Engineering Services Director, and County Engineer. He agrees with me that the barricade meets federal and state standards and should remain in place. If a barricade were to be moved, the original issues that resulted in the installation would most likely return. However, if Meadow Pointe II Community Development District wants to pursue the removal, we would agree contingent upon the CDD paying for the cost of removal and installation of a Dead End Sign with a distance plate along with red reflectors at the end of the road. If the original issues return and the CDD wanted the barricade reinstalled, they again would pay all costs for installation.*
- Ms. Straw advised Mr. Bovis he may still hold his meeting with Mr. Widman, but let them know the CDD already has reflectors at the end of the road.
- Ms. Straw will respond back to Mr. Reck indicating that the Board will take this under advisement for discussion at the next meeting; and she will not mention the meeting on February 17th.

Linda Straw

The Rules Workshop was postponed due to the fact that Mr. Santiago was not prepared to present the document.

- Ms. Straw will be out of town and her next available Monday evening is February 28th.
- The Board agreed to hold the workshop on Monday, March 7th, but Mr. Santiago should still have the document sent to the Board on February 7th.

TENTH ORDER OF BUSINESS

**Approval of the Minutes of the
January 5, 2011 Meeting**

Ms. Straw stated each Board member received a copy of the Minutes of the January 5, 2011 Meeting and requested any additions, corrections or deletions.

There not being any,

On MOTION by Mr. Glassman seconded by Mr. Aleo with all in favor, the Minutes of the January 5, 2011 Meeting were approved.

ELEVENTH ORDER OF BUSINESS

Other Business

Mark Glassman

The floodlight on Solitude was discussed.

- The 1000 watt light costs \$70 per month.
- Mr. Glassman needs a price for a lower wattage light.
- This is CDD property.

TWELFTH ORDER OF BUSINESS

Audience Comments

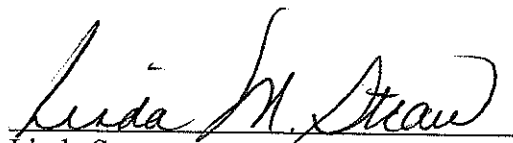
Hearing no comments from audience members, the next item followed.

THIRTEENTH ORDER OF BUSINESS

Adjournment

There being no further business,

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


Linda Straw
Chairperson