

**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, October 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:

David Starkey	Assistant Property Manager
Yolanda Bush	ARC/DRC
Renee Glassman	ARC/DRC
Charles Hale	Resident

The following is a summary of the discussions and actions taken at the October 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

Audience Comments

- Mr. Charles Hale of Covina Key commented he would like Torpedo Grass which is growing rampantly behind his home in the retention pond to be rectified by the CDD.

- Mr. Hale presented documentation and photographs he shared with Ms. Bush.
- Mr. Starkey will contact the pond maintenance company to determine what is going on and report back to Mr. Hale.
- Mr. Glassman reminded Mr. Hale some of this is conservation area which is under the auspices of SWFWMD.
- Mr. Starkey will ask Tony from the pond maintenance company to attend the next meeting to address the Board.

FOURTH ORDER OF BUSINESS

Guest Speakers

There being no guest speakers in attendance, the next item followed.

SIXTH ORDER OF BUSINESS

New Business

James Bovis

- Mr. Bovis asked for an update on the unkempt home in Wellington; to which Mr. Glassman responded.
 - Staff contacted Code Enforcement and the Board of Health.
 - Nothing can be done about the tall grass since it is on private property.
 - Ms. Straw reminded Mr. Bovis the CDD has no deed restriction rights since the area was developed privately.
 - Mr. Starkey commented the area is starting to improve since the management company hired Total Perfection Lawncare to remove all of the trash.

Brian Shahin

- The pvc fence at Manor Isle which is not consistent with deed restrictions was discussed.
 - The resident told the Board many neighbors in this area have pvc fences; and the resident next door is asking the Board to enforce the deed restriction.
 - Mr. Shahin believes the Board needs to have an attorney look into and clarify this issue.
 - Ms. DiPeri was told to let this resident know the issue is pending.
- Mailbox posts were discussed.

- The bylaws require the mailboxes to have approved wooden fence posts, but the manufacturer no longer makes them.
- The Board needs to adopt a policy allowing for alternate fence posts.
- Ms. DiPeri prepared documentation with the fence posts adopted by Meadow Pointe III and IV; and she is asking the Board to approve this today because there are residents who need new posts.
- These posts require maintenance and are more expensive.
- Mr. Glassman asked Mr. Starkey to find some companies which will install these types of mailboxes at a reasonable price.
- This issue and any associated deed restrictions will be tabled until more information is received.
- The courtesy notice Mr. Snyder distributed to residents regarding dirty mailboxes was discussed.
 - This item should have been discussed with the Supervisor whose area of specialization it is.
 - Enforcement of deed restrictions must be handled consistently in order for the Board to avoid legal ramifications.
 - There was consensus for Mr. Snyder to cease and desist in handling deed restrictions in this manner.
 - Ms. Straw commented this type of general notification can be included in the newsletter.
- Mr. Shahin does not believe the CDD should pay an external vendor to repair clubhouse and gate locks.
 - There are plenty of staff members who can do this.
 - Mr. Shahin needs to understand the financial component of having it done this way.
 - Mr. Snyder should clarify at a future meeting.

FIFTH ORDER OF BUSINESS

Committee Reports

A. Architectural Review

There being no report, the next item followed.

B. Deed Restrictions

Mrs. Glassman presented the Deed Restrictions report for the Board's review and acceptance; a copy of which will be entered into the official record.

- 2011-076 – Mailbox needs to be cleaned and painted – DR-18.
- 2011-077 – Hedges need to be trimmed in front of home – N/A.
- 2011-078 – Materials (cement borders) stored in front of the garage – N/A.
- 2011-079 – Tree needs to be trimmed up higher to allow full access to sidewalk – N/A – Need photograph of sidewalk view to determine.
- 2011-080 – Garbage can stored in front of the garage; lawn materials stored in front yard – DR-10.
- 2011-081 – Garbage cans stored in front or side of the garage – DR-10.
- 2011-082 – Hedge around mailbox not trimmed and growing into the street – DR-14.
- 2011-083 – Old planters stored on side of house – N/A.
- 2011-084 – Materials (cement curbs and soccer net frame) stored on side of the house – N/A.
- 2011-085 – Lawn is overgrown and full of weeds – DR-14.
- 2011-086 Parking landscaping truck with trailer in front of their home; looks like a junkyard – DR-10.

Mr. Glassman MOVED to accept the recommendations from the Deed Restrictions Report; and Mr. Aleo seconded the motion.

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. Bovis was not in favor of the items in which materials are being stored on the side of the house.

C. Government Liaison

There being no Government Liaison in attendance nor any issues for discussion, the next item followed.

SEVENTH ORDER OF BUSINESS

Property Manager

There being no report, the next item followed.

EIGHTH ORDER OF BUSINESS

Status Reports – Supervisor Areas of Specialization and Comments

Glen Aleo

- The recent Resident Council meeting was discussed.
 - Mr. Aleo did not attend the last meeting due to timing conflicts.
 - Ms. Straw responded to an e-mail from a resident who commented the CDD should chair this meeting.
 - o This is a resident meeting run by the residents as opposed to the CDD.
 - o CDD Board members are not required to attend, but do so as a courtesy to the residents.
 - A Resident made the following comments:
 - o Residents need some direction at this meeting.
 - o The signage for the last meeting indicated the meeting was at 7:00 p.m., but was told previously the meeting was at 6:30 p.m. and no one attended.
 - Ms. Straw made the following suggestions:
 - o Notification should be included in the newsletter indicating this meeting does not require attendance by CDD Board Supervisors.
 - o Residents can possibly chair the meeting.
 - o The CDD Board is willing to assist with facilitation.
 - Mr. Shahin suggested the newsletter notification include a background of these meetings.

Linda Straw

- Ms. Straw will update the Board regarding the server at the next meeting.

NINTH ORDER OF BUSINESS

Approval of Minutes

A. August 3, 2011

Ms. Straw stated each Board member received a copy of the minutes of the August 3, 2011 meeting and requested any additions, corrections or deletions.

There not being any,

On MOTION by Mr. Shahin seconded by Mr. Aleo with all in favor, the Minutes of the August 3, 2011 Meeting were approved.

B. August 10, 2011

Ms. Straw stated each Board member received a copy of the minutes of the August 10, 2011 continued Board 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 August 10, 2011 Continued Meeting were approved.

TENTH ORDER OF BUSINESS

Other Business

A. Discussion of Attorney Proposals Received

- Mr. Mendenhall extended the date of the RFP and received several more RFPs.
- Mr. Glassman commented he is not in favor of considering Straley & Robin since they already represent Meadow Pointe I, III, IV and V.
- There was Board consensus to ensure Severn Trent Services compiles a spreadsheet with a ranking of the different attorneys.
- The Board authorized Mr. Bovis to e-mail his criteria for ranking the different attorneys to the rest of the Board, which is not considered a violation of Sunshine Law since it was requested as part of the public record.
- Ms. Straw asked Mr. Starkey to pull all of the attorney's invoices from October 2010 through October 2011 to determine how much has been paid out for services not received.
- Ms. Straw will follow up on cases currently in litigation.

ELEVENTH ORDER OF BUSINESS


Audience Comments

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

TWELFTH ORDER OF BUSINESS
There being no further business,

Adjournment

On MOTION by Mr. Glassman seconded by Mr. Shahin with all in favor, the meeting was adjourned at 8:01 p.m.


Linda Straw
Chairperson