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**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, November 2, 2011 and called to order at 6:31 p.m. at the Meadow Pointe II Clubhouse; 30051 County Line Road; Wesley Chapel, Florida.

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Present and constituting a quorum were:

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Linda Straw	Chairperson
Mark Glassman	Vice Chairman
James Bovis	Assistant Treasurer
Glen Aleo	Assistant Secretary
Brian Shahin	Supervisor

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Also present were:

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Bill Snyder	Property Manager
David Starkey	Assistant Property Manager
Renee Glassman	ARC/DRC
Mick Beebout	Resident
Mike Binte	Resident
Diana Cline	Resident
Mike Cline	Resident

The following is a summary of the discussions and actions taken at the November 2, 2011 Meadow Pointe II Community Development District's Board of Supervisors Meeting.

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FIRST ORDER OF BUSINESS

Roll Call

Ms. Straw called the meeting to order and Supervisors and staff identified themselves.

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SECOND ORDER OF BUSINESS

Pledge of Allegiance

The Pledge of Allegiance was recited.

THIRD ORDER OF BUSINESS

Audience Comments

- 41 • Mr. Mick Beebout from Wrencrest provided positive suggestions for the
- 42 community:
- 43 ➤ Formation of a volunteer group to help pick up trash throughout the
- 44 community.
- 45 o Ms. Straw suggested he write an article for the newsletter asking
- 46 for volunteers to assist in this effort.
- 47 ➤ An annual inspection of the community.
- 48 o Ms. Straw commented the Board has taken the position not to
- 49 proactively pursue deed restriction violations, as this is up to
- 50 residents.
- 51 • Mr. Beebout wrote up some deed restriction violations in his community which
- 52 were never acted upon.
- 53 ➤ Mr. Shahin asked Mr. Beebout to let him know the date they were
- 54 submitted along with the addresses; and he will investigate.
- 55 • Cars parked on driveways are blocking sidewalks on Wrencrest Drive.
- 56 ➤ Pasco County police will not ticket these vehicles according to the Sheriff.
- 57 ➤ Mr. Glassman commented the police will respond if contacted via the non-
- 58 emergency number and knock on the person's door to ask them to move
- 59 the vehicle.
- 60 • Mr. Mike Cline from Deer Run requested the Deputies do more traffic
- 61 enforcement on County Line Road.
- 62 ➤ Ms. Straw asked Mr. Snyder and Mr. Starkey to follow up with the Deputy
- 63 in this regard.

FIFTH ORDER OF BUSINESS

Committee Reports

A. Architectural Review

66 Mrs. Glassman presented the Architectural Review Report for the Board's review and
67 acceptance; a copy of which will be entered into the official record.

- 68 • 2011-26 – Re-painting of home -- Recommend Approval.
- 69 ➤ Staff should make sure the color is appropriate.

70 There being no further discussion,

72 On MOTION by Mr. Glassman seconded by Mr. Shahin with all in
 73 favor, the recommendation from the Architectural Review Report
 74 was accepted as discussed.
 75

76 **B. Deed Restrictions**

77 There being no deed restrictions to report, the next item followed.

78 **C. Government Liaison**

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

81 **SIXTH ORDER OF BUSINESS** **New Business**

82 **James Bovis**

- 83 • Mailbox posts were discussed.
- 84 ➤ No one has been able to provide a less expensive price.
- 85 ➤ Mr. Bovis has contact information for another company, which he will
- 86 pursue.
- 87
- 88 • Pond maintenance was discussed.
- 89 ➤ Mr. Bovis will discuss the possibility of searching for a new pond
- 90 maintenance company at the next meeting if Tony does not provide the
- 91 appropriate maintenance.
- 92 ➤ Mr. Snyder confirmed there have been problems.
- 93 ➤ Although Tony has been responsive in the past, Ms. Straw wants staff to
- 94 clarify to him exactly what needs to be done and he must be responsive.
- 95 ➤ Mr. Snyder commented Tony commenced hand-pulling of the Torpedo
- 96 Grass.
- 97 o If hand-pulling does not resolve the problem, staff should speak to
- 98 Tony to come up with another solution.
- 99 • Reflectors were discussed.
- 100 ➤ Mr. Snyder clarified the contractor was notified and the reflectors will be
- 101 replaced as needed, which is considered warranty work.
- 102 • Mr. Snyder will investigate whether or not the CDD or Long Leaf HOA has any
- 103 outstanding claims regarding litigation between Verizon and Wright Paving for
- 104 work at Long Leaf.

- 105 • Mr. Bovis asked Mr. Snyder to contact all of the CDD's vendors and ask them to
106 remove Caroline as the point of contact since she no longer works here; and all
107 incoming mail should be sent to the attention of the District.
- 108 • Mr. Bovis renegotiated the Verizon contract to include the other four accounts for
109 the gates, which will save the CDD approximately \$200 per year; and he
110 confirmed the contract does not have a 30-day out clause.
- 111 • Mr. Bovis asked for an explanation of the Miscellaneous Assessment Collection
112 Costs for all of the gated Villages; to which Ms. Straw responded.
- 113 ➤ This represents a certain percentage the Supervisor of Elections charges
114 the District to put the Villages on the tax roll.
- 115 • Mr. Snyder clarified Pasco County owns the road exiting the Wrencrest Gate on
116 the right side going toward Mansfield Boulevard.
- 117 ➤ A depression in this road had to be repaired, but was charged to
118 Wrencrest, when it should have been charged to Pasco County.
- 119 • Mr. Bovis will send an e-mail to Mr. Mendenhall addressing concerns regarding
120 finance issues.

121 **Linda Straw**

- 122 • The District Attorney's firm is dissolving.
- 123 ➤ Ms. Straw read the letter they sent to Severn Trent Services which was
124 accompanied by their final invoice.
- 125 ➤ Future invoices will be forwarded by RJS Law Group.
- 126 ➤ An audit of all of the outstanding invoices will be completed before they
127 are paid.
- 128 • Mr. Glassman is concerned the Deer Run issue may be dropped by the courts if
129 the CDD does not get an attorney soon.
- 130 ➤ Ms. Straw will investigate further to determine the extent of Mr.
131 Santiago's responsibility in this regard.

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133 **SEVENTH ORDER OF BUSINESS**

Property Manager

- 134 • The walls are being power washed.
- 135 • The fences are complete.
- 136 • Staff is still working on the Village entrances.

- 137 • The holiday lights are done, and all associated issues have been resolved.
- 138 • It has been too hot to plant the Annuals.
- 139 • Mr. Snyder is teaching Mr. Starkey and other staff how to handle parking
- 140 violations at the Village entrances.
- 141 • Mr. Starkey is handling pond issues.
- 142 • Staff continues to research the roadways which Pro Way Paving Systems
- 143 resealed.
- 144 • Re-sealing of the parking lot was discussed.
- 145 ➤ Work was delayed due to the downturn with Pro Way.
- 146 ➤ Mr. Snyder and staff need to get estimates to present to the Board.
- 147 ➤ Ms. Straw asked Mr. Snyder to provide a sample of their contract to
- 148 compare with a new vendor.
- 149 • There were two reports of property damage done by Feral Pigs.
- 150 ➤ One is in Wrencrest and the other is in Longleaf, which are private
- 151 properties.
- 152 ➤ The Board concluded no action can be taken by the CDD since the
- 153 damage did not occur on CDD property.
- 154 • Mr. Starkey is in the process of obtaining estimates for security cameras.
- 155 • ADA compliance regarding the pool was discussed.
- 156 ➤ Mr. Snyder spoke to one of the contractors who gave an estimate for the
- 157 work on the pool and was told the CDD will not be obligated to install a
- 158 lift in the pool if there is restrictive access in the community.

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160 **EIGHTH ORDER OF BUSINESS**

**Status Reports – Supervisor Areas of
Specialization and Comments**

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162 Linda Straw

- 163 • Ms. Straw was provided a list of outstanding issues regarding the server project,
- 164 which include hardware, software and productivity issues.

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166 **NINTH ORDER OF BUSINESS**

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

167 Ms. Straw stated each Board member received a copy of the Minutes of the October 5,
168 2011 Meeting, requesting any additions, corrections or deletions.
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170 There not being any,

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

176 **TENTH ORDER OF BUSINESS**

Other Business

177 **Mark Glassman**

178 • The request from the Resident at Covina Key regarding their roadways was
179 discussed.

180 ➤ Mr. Payne investigated the day after a heavy rain and the roadway was
181 dry.

182 ➤ The purpose of the coating was to get rid of the cracks to prevent moisture
183 from seeping in and eroding the road.

184 ➤ This is a warranty issue with Pro Way.

185 ➤ Ms. Straw examined the photographs and confirmed there appears to be a
186 problem which needs to be handled.

187 **Brian Shahin**

188 • District investments were discussed.

189 ➤ Ms. Straw would like to resolve this at the next meeting based on Mr.
190 Shahin's status report.

191 **Linda Straw**

192 • Ms. Straw presented Resolution 2012-1 declaring surplus equipment for the
193 Board's review and adoption; a copy of which will be entered into the official
194 record.

195 ➤ All values are to be determined.

196 ➤ All items will have bills of sale.

197 ➤ Mr. Snyder believes most of the items are going to be sold for parts.

198 ➤ The pool furniture will not be included until the pool project commences.

199 o The Board disagreed since the items do not have to be sold
200 immediately.

201 o If the pool furniture is held for future auction, another Resolution
202 will have to be adopted.

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Ms. Straw MOVED to adopt Resolution 2012-1 Declaring Certain Tangible Personal Property Surplus Equipment and Authorizing the Property Manager to Sell or Dispose of Said Equipment as Expeditiously as Possible and Providing for an Effective Date pending submission of an updated Exhibit A to include the pool furniture, as discussed.

- Mr. Snyder does not want to include the boat until staff determines it is not owned by anyone else; to which the Board was in concurrence.

Mr. Glassman SECONDED the prior motion.

- Mr. Glassman believes the boat should be included, as this gives the Board the authority to proceed with selling it in the near future.
 - The rest of the Board concurs with leaving the boat off of the list for now.

There being no further discussion,

On VOICE vote with Ms. Straw, Mr. Bovis, Mr. Aleo and Mr. Shahin voting aye and Mr. Glassman voting nay, Resolution 2012-1 Declaring Certain Tangible Personal Property Surplus Equipment and Authorizing the Property Manager to Sell or Dispose of Said Equipment as Expeditiously as Possible and Providing for an Effective Date was adopted pending submission of an updated Exhibit A to include the pool furniture.

- The attorney RFPs were discussed.
 - All candidates will attend the next meeting to be interviewed by the Board.
 - Mr. Glassman commented the candidates should be asked their opinion regarding pursuit of possible litigation with the former Attorney for the District.
 - Mr. Bovis discussed his suggestions.
 - o The interview process should be structured with each candidate being asked the same questions; and no open forum for audience members to ask them questions, even though it is a public meeting.
 - o Each candidate should be asked the specifics of their agreement.

- 240 o Start-up fees should be addressed.
- 241 o The candidates should be made aware the Board meets twice per
- 242 month, but they are only required to attend the full staff meeting;
- 243 and each meeting typically runs two to three hours.
- 244 o Each candidate should be asked whether they are personally going
- 245 to handle the CDD's business or send someone else.
- 246 o The Board only wants to interview the specific person who is
- 247 going to attend the meetings and tend to their business.
- 248 o They should provide a status update periodically.
- 249 o Response time should be addressed.
- 250 o The Board would like to be free to change within the law firm if
- 251 they are not satisfied with the assigned attorney.
- 252 o They should discuss their strengths.
- 253 o The Board may want to consider conducting follow-up interviews.
- 254 o The Board should give the candidates the date in which a decision
- 255 will be made.
- 256 o They should be asked why they want to work for Meadow Pointe
- 257 II.
- 258 ➤ Ms. Straw asked Mr. Bovis to e-mail his questions.
- 259 ➤ Ms. Straw will moderate the interviews.
- 260 ➤ Each candidate will be given 20 minutes.

261 **ELEVENTH ORDER OF BUSINESS**

Audience Comments

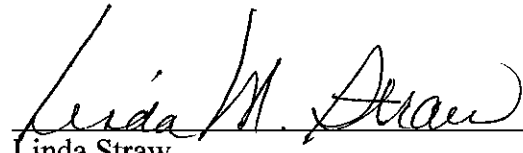
- 262 • A Resident requested an update in the newsletter regarding the Board's decision
- 263 not to post signage for the resident council meetings.
- 264 ➤ Ms. Straw will forward an article for the December newsletter inviting
- 265 residents to attend the twice monthly CDD meetings.
- 266 ➤ This Resident was asked to submit a detailed article addressing his
- 267 concerns for the December newsletter.
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269 **TWELFTH ORDER OF BUSINESS**
270 There being no further business,

Adjournment

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On MOTION by Mr. Glassman seconded by Mr. Aleo with all in favor, the meeting was adjourned at 8:40 p.m.


Linda Straw
Chairperson