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**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 4, 2012 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:

Joseph Payne	District Engineer
Bill Snyder	Property Manager
David Starkey	Assistant Property Manager
Gerald Lynn	Sheriff's Department & Government Liaison
Jeff Brennan	Real Rock Pools & Landscaping
Mike Cline	Resident
Robert Rusciano	Resident
Pat Wathington	Resident

The following is a summary of the discussions and actions taken at the January 4, 2012 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.

41 **THIRD ORDER OF BUSINESS**

Audience Comments

- 42 • The Board confirmed with Mr. Robert Rusciano the gate cameras will be
43 discussed at the January 18th meeting.

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45 **FOURTH ORDER OF BUSINESS**

Guest Speakers

46 Mr. Jeff Brennan of Real Rock Pools & Landscaping addressed comments and questions
47 regarding the pool renovation project.

- 48 • Mr. Starkey sent the proposed contract which included the performance bond and
49 liquidated damage language to all concerned parties at Real Rock Pools; and Mr.
50 Brennan is in the process of reviewing the contract.

- 51 • The proposal includes the gutter drain installation.
52 ➤ Mr. Brennan commented there is nothing wrong with the current gutter
53 drain, but a pre-construction survey needs to be done to confirm this; after
54 which it must be inspected and approved by the Health Department.

- 55 • Ms. Straw asked Mr. Brennan to explain the payment process.
56 ➤ Mr. Brennan confirmed he needs one payment up front for the man hours
57 necessary to prepare the area along with other necessary labor; after which
58 another payment will be expected to purchase materials.

- 59 ➤ The first draw is 30 days from the commencement of the project.

- 60 ➤ Three payments of one-third of the contract should be paid once the
61 phases of the job are determined.

- 62 • Mr. Bovis asked Mr. Snyder, Mr. Starkey, Mr. Payne and Mr. Brennan to meet to
63 set up some critical inspection points to determine payment.

- 64 • Ms. Straw confirmed the Board is required to ensure draw payments are made at
65 reasonable points throughout the project.

- 66 • The manufacturer offers a 10 year warranty on the product; and the pool company
67 offers a 10 year warranty on the installation; all of which will be stated on the
68 contract.

- 69 • Ms. Straw asked Mr. Brennan to discuss maintenance once the installation is
70 complete.

- 71 ➤ The pavers need to be power washed, re-sanded and re-sealed every five
72 years.

- 73 ➤ The pavers should not have to be power washed frequently, but can be
74 done without causing damage.
 - 75 ➤ Ms. Straw asked Mr. Brennan to discuss the maintenance with Mr. Payne
76 and Mr. Snyder, as they need this information to do a Reserve Study.
 - 77 • Mr. Starkey asked Mr. Brennan to discuss the work noted on the contract which
78 consists of installation of pavers at the front of the fitness center, the front of the
79 clubhouse and along the sidewalk between the fitness center and the clubhouse.
 - 80 ➤ The price per square foot will be the same as what he is charging for the
81 pool deck only if the work is done at the same time.
 - 82 • Mr. Brennan spoke to the Pasco County Health Department and was told new
83 edging will not have to be done which saves \$8,000.
 - 84 ➤ A representative from the Pasco County Health Department will do a pre-
85 construction survey; and Mr. Brennan will be there.
 - 86 • Mr. Brennan was asked to put together a concise breakdown of the entire project,
87 including the reduction for the edging which does not have to be done; as well as
88 the sidewalk work.
 - 89 • Mr. Starkey would like to see the contract approved at the next full staff meeting
90 in order to be able to commence work on February 1, 2012 and finish by May 1,
91 2012.
 - 92 • The final contract will have to be coordinated with Real Rock Pools, Mr. Cohen,
93 Mr. Payne, Mr. Mendenhall and Mr. Snyder to ensure both parties are covered for
94 every aspect of the project.
 - 95 ➤ Mr. Brennan will review the contract and have it red-lined by Mr. Cohen.
 - 96 ➤ Staff needs to discuss draws, dates and milestones.
 - 97 ➤ A specific schedule must be prepared as an exhibit to the contract.
 - 98 • Ms. Straw would like a draft contract to be e-mailed to her no later than Friday,
99 January 13, 2012.
- 100 Ms. Straw discussed an e-mail from Mr. Mendenhall regarding options for funding the
101 pool renovation; a copy of which will be entered into the official record.

- 102 • Severn Trent Services advises the CDD should recoup the funds from the Fiscal
- 103 Year 2013 Budget through an assessment, as the project will deplete the CDD's
- 104 cash reserve.
- 105 • Upon further discussion, Ms. Straw is in favor of asking Severn Trent to proceed
- 106 with funding the project most favorably to the District and assist Mr. Snyder in
- 107 coding the associated invoices.

FIFTH ORDER OF BUSINESS

Committee Reports

A. Architectural Review

There being no report, the next item followed.

B. Deed Restrictions

There being no report, the next item followed.

C. Government Liaison

The building inspector reported the home in Iverson damaged by fire is to be declared as
condemned.

- The county will declare the home to be condemned six weeks after the incident on
the first business day, which is Monday, January 9, 2012; and the owner will be
given 60 days to respond. If there is no response, the contract will be submitted to
the county's Condemnation Department to have the building torn down.
 - Mr. Cohen sent a letter to the mortgage holder advising them the building
was damaged and they should secure the property immediately.
 - The issue should be resolved between the mortgage holder and the county
once they respond.
- The Sheriff's Office is working on the crime and vandalism statistics the Board
requested.
 - The modified statistics will be done on a street by street basis.
 - Statistics for domestic incidents will not be released.
 - Mr. Lynn hopes to have a report for presentation at the next meeting.
- Mr. Lynn will look into issues with the non-emergency telephone number.
- Mr. Starkey commented Officer Rick Maynor will attend the next meeting and
give a presentation regarding protection of community assets.

SIXTH ORDER OF BUSINESS

New Business

There being no new business, the next item followed.

136 **SEVENTH ORDER OF BUSINESS** **Property Manager**

- 137 • The draft contract for the Manor Isle incident was sent to Mr. Cohen and Mr.
138 Payne to review the proposed revisions made by Tampa Bay Masonry.
- 139 • Mr. Snyder has not heard from Mr. Payne regarding the problem with the
140 drainage grate.
- 141 ➤ Ms. Straw asked Mr. Snyder to ensure Mr. Payne has the specifications
142 ready for him to make a presentation at the next meeting.
- 143 • At Mr. Bovis’s request, Mr. Snyder and Mr. Starkey will present references from
144 Real Rock Pools & Landscaping at the next meeting.
- 145 • Landscaping issues were discussed.
- 146 ➤ Mr. Snyder is going to meet with LMP and ask them to determine what
147 needs to be done with the excess brush around the ponds.
- 148 ➤ The turf was not replaced as directed by LMP.
- 149 ▪ Staff is going to mark with paint the areas which need sod.
150 ▪ Ms. Straw asked Mr. Snyder to keep her updated on the situation,
151 as something will be done if conditions do not improve.
- 152 • Mr. Snyder received one response for sale of the treadmill.
- 153 • Staff purchased the appropriate paint for the stop lines and they are waiting for the
154 warmer weather to do the job.
- 155 • Mr. Snyder commented the sealing is going to be done by next week.

156 **EIGHTH ORDER OF BUSINESS** **Status Reports – Supervisor Areas of**
157 **Specialization and Comments**

158 **Linda Straw**

- 159 • Nothing was charged to Longleaf reserves as a result of the lawsuit.
- 160 ➤ The CDD is due funds back from the General Reserve.
- 161 • The Wrencrest adjustment was taken care of by Mr. Mendenhall.

162 **Mark Glassman**

- 163 • Mr. Cohen should contact Mr. Santiago regarding the sidewalk issue in Deer Run.
- 164 ➤ He would like a note sent to the resident regarding the sign he put up on
165 the orange fencing in the area in which the sidewalk is being repaired.
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167 ➤ It is the resident’s responsibility to repair the sidewalks when there are
 168 tripping hazards, but the CDD must take action if they have knowledge of
 169 a hazard.

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 171 **NINTH ORDER OF BUSINESS**

**Approval of the Minutes of the
 December 7, 2011 Meeting**

173 Ms. Straw stated each Board member received a copy of the Minutes of the December 7,
 174 2011 Meeting, requesting any additions, corrections or deletions.

175 There not being any,

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 177 On MOTION by Mr. Glassman seconded by Mr. Aleo with all in
 178 favor, the Minutes of the December 7, 2011 Meeting were
 179 approved.

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 182 **TENTH ORDER OF BUSINESS**

Other Business

183 There being no other business, the next item followed.

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 185 **ELEVENTH ORDER OF BUSINESS**

Audience Comments

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

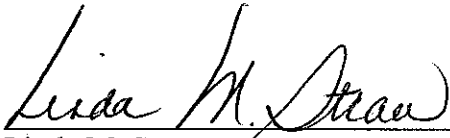
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 188 **TWELFTH ORDER OF BUSINESS**

Adjournment

189 There being no further business,

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 191 On MOTION by Mr. Glassman seconded by Mr. Aleo with all in
 192 favor, the meeting was adjourned at 8:05 p.m.

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 Linda M. Straw
 Chairperson