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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, April 4, 2012 and called to order at 6:32 p.m. at the Meadow Pointe II Clubhouse; 30051 County Line Road; Wesley Chapel, Florida.

Present and constituting a quorum were:

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

Also present were:

Bill Snyder	Property Manager
David Starkey	Assistant Property Manager
Yolanda Bush	ARC/DRC
Deputy Aaron Smith	Pasco County Sheriff's Department
Betty Agnir	Resident
Michael Beebout	Resident
Sabina Belyaeva	Resident
Diana Cline	Resident
Mike Cline	Resident
Carol Gassler	Resident
Ron Gassler	Resident
Dennis Maher	Resident
Ernest Rangel	Resident

The following is a summary of the discussions and actions taken at the April 4, 2012 Meadow Pointe II Community Development District's Board of Supervisors Meeting.

FIRST ORDER OF BUSINESS

Roll Call

Mr. Glassman called the meeting to order and Supervisors and staff members introduced themselves.

SECOND ORDER OF BUSINESS

Pledge of Allegiance

The Pledge of Allegiance was recited.

43 Mr. Glassman revised the meeting agenda; a copy of which will be entered into the
44 official record.

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46 **THIRD ORDER OF BUSINESS**

**Approval of the Minutes of the
March 7, 2012 Meeting**

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48 Mr. Glassman stated each Board member received a copy of the Minutes of the March 7,
49 2012 Meeting; requesting any additions, corrections or deletions.

50 There not being any,

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52 On MOTION by Mr. Aleo seconded by Mr. Bovis with all in
53 favor, the Minutes of the March 7, 2012 Meeting were approved.

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56 **FOURTH ORDER OF BUSINESS**

Audience Comments

57 • Mr. Cline expressed concern regarding vehicles speeding on County Line Road
58 and requested more traffic enforcement.

59 ➤ Mr. Glassman asked Mr. Starkey to look into purchasing solar, battery
60 operated speed limit signs.

61 ▪ Deputy Smith will investigate the possibility of installing a
62 marquis on County Line Road to step up enforcement.

63 ▪ This signage does not require county approval.

64 ▪ It may take approximately one month to obtain the marquis.

65 *The record reflects Mr. Shahin joined the meeting at 6:40 p.m.*

66

67 **FIFTH ORDER OF BUSINESS**

Guest Speakers

68 There being no guest speakers present, the next item followed.

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70 **SIXTH ORDER OF BUSINESS**

Committee and Management Reports

71 **A. Sheriff's Department**

72 **i. Law Enforcement Update**

73 • There have been car break-ins.

74 • Residents have been advised to keep their garage doors closed due to thefts in the
75 community.

76 **ii. Status of Speed Enforcement**

77 This item was addressed during *Audience Comments*.

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B. Property Manager

Mr. Snyder and Mr. Starkey addressed several items.

- The damaged tree on County Line Road was replaced; and the insurance was submitted for payment.
- Power washing of the walkways at the Village entrance continues.
 - Mr. Glassman asked Mr. Starkey to look into purchasing a rotary brush for the sidewalks.
- Staff replaced nine Village entrance lights and repaired three.
- Staff replaced two trash receptacle lids.
- The equipment necessary to take the photo IDs is up and running.
- Lighting was installed at the barbecue area.
- Mr. Glassman and Mr. Starkey participated in a walk-through with LMP and OLM on April 3rd. They received a score of 92.5 on the inspection, but the detailed report has not been received.
 - Future inspections will be completed prior to the second Board meeting each month.
 - The withheld payment has yet to be returned.

Mr. Glassman MOVED to return the payment withheld from the failed February inspection in the amount of \$2,500 to LMP as a result of receiving a favorable score during their March inspection as agreed to at the last Board meeting; and Mr. Aleo seconded the motion.

- Mr. Shahin clarified the motion approved at the last meeting was to pay the withheld payment if they received a favorable score on the March inspection.

There being no further discussion.

Mr. Glassman WITHDREW the prior motion as discussed.

- A section of the walkway at the playground was replaced to alleviate the standing water problem.
- All necessary repairs are being made to the ponds.

- 112 • All car stops were inspected and faded areas were re-painted.
- 113 • Pool deck repairs are being made.
- 114 • Mr. Snyder is seeking input from the Board regarding articles for the newsletter.
- 115 ➤ Mr. Glassman asked Ms. Diaz to include a warning to stay away from the
- 116 ponds due to the large amount of Water Moccasin snakes.
- 117 ➤ Mr. Glassman advised residents should contact the Property Manager's
- 118 office if they detect any problems with the ponds.
- 119 • The curb was painted.
- 120 **ii. Manor Isle Wall**
- 121 • Demolition will take place on April 10, 2012; after which wall construction will
- 122 commence.
- 123 • The insurance company will be sending a check shortly.
- 124 **i. Pool**
- 125 • The left side of the pool deck was repaired by Riviera Pools and tables were
- 126 placed on the deck.
- 127 • Other areas are being patched.

128 Upon further discussion,

129
 130 On MOTION by Mr. Bovis seconded by Mr. Shahin with all in
 131 favor, demolition of District property must be approved by the
 132 Board.
 133

134 Mr. Starkey discussed gates.

- 135 • The gate technician added an exit loop at Sedgwick to minimize impact at the exit
- 136 gate.
- 137 **iii. Employee Review Status**
- 138 • Mr. Starkey distributed two spreadsheets.
- 139 ➤ One spreadsheet highlights the salary increase for the gate technician,
- 140 which is taken from the funds allocated for General Payroll Maintenance.
- 141 ➤ The second sheet shows distribution of the salary increase to the 10
- 142 employees who report to the gate technician.

- 143 • Mr. Dennis Maher of Iverson Village wants to know the reason there are no
- 144 cameras at the gates to record gate damage; and Mr. Glassman provided an
- 145 explanation.
- 146 ➤ The cost to purchase and maintain the cameras outweighs the cost to repair
- 147 gates and the salaries for the gate technicians.
- 148 ➤ The type of camera needed is prohibitively expensive.
- 149 • The increase will be retroactive to October 2011.

150 There being no further discussion,

151
152 On MOTION by Mr. Bovis seconded by Mr. Shahin with all in
153 favor, gate staff salary increases were accepted.

156 **TENTH ORDER OF BUSINESS**

Audience Comments

- 157 • Ms. Betty Agnir of Manor Isle commented there is a vacant home on her block;
- 158 she has seen snakes at the property and splashing in the pool even though it is not
- 159 running.
- 160 ➤ Mr. Glassman clarified the home was reported to Code Enforcement; and
- 161 was turned over to the attorney.
- 162 ➤ Mr. Shahin will contact Code Enforcement again.
- 163 ➤ Any resident can contact Pasco County if the property poses a safety
- 164 hazard.

165 **SIXTH ORDER OF BUSINESS**

**Committee and Management Reports
(Continued)**

167 **C. Architectural Reviews/Deed Restrictions**

168 Ms. Bush presented the Deed Restrictions Report for the Board's review and acceptance.

- 169 • 2012-006 – A corrected photograph of the home in Wrencrest which needed the
- 170 lawn to be mowed was submitted – DR-14.
- 171 • 2012-010 – A reclining chair and garbage piled in front of the garage – DR-19.

172 There being no comments or questions,

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174 On MOTION by Mr. Shahin seconded by Mr. Glassman with all in
175 favor, the recommendations from the Deed Restrictions Report
176 were accepted as presented.

178 Ms. Bush presented the Architectural Review Report for the Board's review and
179 acceptance.

- 180 • 2012-13 – Painting of home – Recommend approval.
- 181 • 2012-14 – Painting of home – Recommend approval.
- 182 • 2012-15 – Painting of home – Recommend approval.
- 183 • 2012-16 – Install fence post and rail on the west side of the property –
184 Recommend approval.
- 185 • 2012-17 – Painting of home – Recommend return for submission of swatches.
- 186 • 2012-18 – Painting of home – Recommend approval.
- 187 ➤ Mr. Shahin suggested having a discussion with the District Attorney at the
188 next meeting regarding streamlining of approved color schemes.

189 There being no further discussion,

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191 On MOTION by Mr. Bovis seconded by Mr. Aleo with all in
192 favor, the recommendations from the Architectural Review Report
193 were accepted as presented.

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- 195 **i. Driveway in Manor Isle**
 - 196 • The owner is in the process of putting in a pool and completely ripped out the
197 driveway, sidewalk and apron for pavers.
 - 198 ➤ Documentation was submitted and approved to put in a pool and new
199 driveway, but no specific mention of the apron and sidewalk.
 - 200 ➤ Ms. Bush suggested including a statement on the ARC document
201 indicating pavers are not allowed on the sidewalks to prevent something
202 like this from happening again.

203 **D. Government Liaison**

204 Mr. Lynn was not present, but the Board addressed the following issues.

205 **i. Status of Vacant Property Removal (House Fire)**

206 This item was not discussed.

207 **ii. Vacant House in Wrencrest with Garage Door Open**

- 208 • Mr. Starkey investigated and it appeared someone tried to open it and was able to
209 lower it more, but he cannot confirm anything since he is not permitted to go onto
210 the property.

- 211 • Mr. Glassman asked Mr. Starkey to find out who owns it and determine whether
- 212 or not permission can be given to the CDD to repair the door.

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 214 **SEVENTH ORDER OF BUSINESS** **Supervisors' Status Reports (Reports on**

215 **Supervisors' Areas of Responsibility**

- 216 **James Bovis**
- 217 • Mr. Bovis had a former Board member's name removed from the Wells Fargo
 - 218 Credit Card detail.

- 219 **Mark Glassman**
- 220 • The stolen trash can lids were replaced; all of which now have security chains.
 - 221 • The gas lights at Manor Isle were broken and are in need of replacement.

222
 223 **EIGHTH ORDER OF BUSINESS** **Old Business**

- 224 **A. Pool Update**
- 225 • Mr. Starkey reported he is working with Board members and Mr. Cohen to
 - 226 finalize the approved contract language and all other aspects of the pool project,
 - 227 including design.
 - 228 • Mr. Bovis asked Mr. Starkey to check on some numbers prior to the next meeting.
 - 229 • Mr. Starkey clarified the project will commence in September around the day
 - 230 after Labor Day, as the Board agreed to at the last meeting.
 - 231 • Mr. Shahin asked Mr. Starkey to provide a timeline of the project for review prior
 - 232 to the next meeting.

- 233 **B. Gate Update**
- 234 This item was addressed under the Property Manager's Report.

235
 236 **NINTH ORDER OF BUSINESS** **New Business**

- 237 **A. Fiscal Year 2013 Budget Review**
- 238 • Mr. Bovis spoke to staff of the CDD's associated utilities and was told of possible
 - 239 increases.
 - 240 • Trash pickup will decrease.
 - 241 • Mr. Glassman addressed items for the newsletter regarding the upcoming budget.
 - 242 ➤ Mr. Starkey was asked to send a letter to each HOA President stating the
 - 243 CDD is in the process of formulating the budget; and they should submit
 - 244 items they want addressed.

