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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, June 6, 2012 and called to order at 6:31 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:

Andrew Mendenhall	District Manager
David Starkey	Assistant Property Manager
Yolanda Bush	ARC/DRC
Gerald Lynn	Sheriff's Department & Government Liaison
Mike Cline	Resident
Renee Glassman	Resident
Candace Young	Resident
Patricia Young	Resident

*The following is a summary of the discussions and actions taken at the June 6, 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; Supervisors and staff members introduced themselves.

**SECOND ORDER OF BUSINESS**

**Pledge of Allegiance**

The Pledge of Allegiance was recited.

41 **THIRD ORDER OF BUSINESS** **Audience Comments**  
 42 Hearing no comments from audience members, the next item followed.

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 44 **FOURTH ORDER OF BUSINESS** **Guest Speakers**  
 45 There being no guest speakers present, the next item followed.

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 47 **FIFTH ORDER OF BUSINESS** **Committee Reports**

48 **B. Deed Restrictions**  
 49 Ms. Bush presented the Deed Restrictions Report for the Board’s review and acceptance.

- 50 • 2012-027 – Unkempt front lawn; trash strewn around vehicles; vehicles blocking
- 51 sidewalks – DR-10 and DR-14.
- 52 • 2012-028 – Grass three feet high; weeds on the side – N/A – as the grass was
- 53 recently cut.
- 54 • 2012-029 – Overgrown weeds – DR-14.

55 There being no further discussion,

56  
 57 On MOTION by Mr. Glassman seconded by Mr. Aleo with all in  
 58 favor, the recommendations from the Deed Restrictions Report  
 59 were accepted as presented.

60  
 61 *Let the record reflect Mr. Shahin has joined the meeting.*

62 **A. Architectural Review**  
 63 Ms. Bush presented the Architectural Review Report for the Board’s review and  
 64 acceptance.

- 65 • 2012-30 – Re-paint home same color as previous with primary color and trim
- 66 being switched around – Recommend approval.
- 67 • 2012-31 – Install six foot vinyl fence in the backyard – Recommend approval.
- 68 • 2012-32 – Install white vinyl fence on left side of property and extend fencing on
- 69 the right side – Recommend return for additional information.

70 There being no further discussion,

71  
 72 On MOTION by Mr. Glassman seconded by Mr. Bovis with all in  
 73 favor, the recommendations from the Architectural Review Report  
 74 were accepted as presented.

75

- 76 **C. Government Liaison**
- 77 • Mr. Lynn is waiting to hear back from the county for results of the asbestos
- 78 abatement inspection at the Iverson property.
- 79 ➤ Everything will be removed with the exception of the slab once the
- 80 demolition is complete.
- 81 ➤ The CDD has no rights to this property.
- 82 • Deputy Aaron Smith is transferring to a different division within the Pasco
- 83 County Sheriff’s Department.
- 84 ➤ The new Deputy will start within the next two weeks.
- 85 ➤ Mr. Bovis suggested the Board send a letter commemorating Deputy
- 86 Smith’s service to the CDD.

87

88 **TENTH ORDER OF BUSINESS** **Other Business**

- 89 **A. Fiscal Year 2013 Budget Review**
- 90 • The Board briefly discussed the Reserve Study which Mr. Payne is to present at
- 91 the next meeting.
- 92 • The current budget is set approximately \$318,000 higher than last year.
- 93 • Mr. Mendenhall pointed out the engineering and legal services are high this year.
- 94 ➤ Ms. Straw requested a trial balance on these items.
- 95 • Some engineering items may be booked out of the Capital Outlay fund since
- 96 nothing has been spent to date.
- 97 • \$35,000 to \$45,000 is budgeted every year to the Deed Restriction Enforcement
- 98 Fund, which is separate from the General Fund.
- 99 ➤ Mr. Mendenhall recommended the Board may want to consider decreasing
- 100 this item significantly since there will be almost \$200,000 in the fund by
- 101 the end of Fiscal Year 2013.
- 102 • The line item for pond maintenance should be separated and split out.
- 103 • The Board should consider the framework in which the District may move
- 104 forward regarding staffing of management and full-time employees.
- 105 ➤ Ms. Straw asked Mr. Starkey to prepare a report showing overall hours,
- 106 positions and requirements needed to fulfill these positions.

- 107 • Mr. Lynn suggested the Board consider the issue of repair and replacement of
- 108 sidewalks and parking enforcement which may have an impact on staffing.

109

110 **SIXTH ORDER OF BUSINESS** **New Business**

111 **James Bovis**

- 112 • The irrigation repair at Mansfield took eight to nine days; and Mr. Bovis
- 113 suggested putting out an RFP for a new irrigation contractor if problems continue.
- 114 • The need for a K-bar connector at the Mansfield Gate was discussed.
- 115 ➤ Mr. Lynn sent the county another e-mail stating the CDD’s position.
- 116 ➤ Although the Tri-County Committee can order this to be done, the Pasco
- 117 County Engineering Department indicated the road is not capable of
- 118 handling the traffic and voted against it at every meeting.

119

120 **SEVENTH ORDER OF BUSINESS** **Property Manager**

- 121 • Mr. Starkey completed the necessary training to be a Certified Pool Operator.
- 122 • OLM did a walk-through on Monday; and LMP passed the inspection with a
- 123 score of 90.
- 124 • The lightning detector signs were sent back to Sign-A-Rama because there were
- 125 defects; higher quality signs were sent at no additional cost; the vendor credited
- 126 back the CDD for the defective signs. They will be picked up and installed
- 127 tomorrow.
- 128 • Mr. Starkey is going to conduct quarterly staff morale meetings.
- 129 • The new ID software was discussed.
- 130 ➤ Mr. Glassman is concerned the cost is technically higher because all
- 131 residents will need to obtain new ID cards.
- 132 ➤ Ms. Straw would like to receive more information and possibly speak to
- 133 the vendor before proceeding.
- 134 • The water fountain was discussed.
- 135 ➤ Mr. Starkey was directed to ask Mr. Snyder for more details regarding the
- 136 purchase of the new stainless steel water fountain, as Mr. Aleo believes
- 137 \$2,000 seems high.

138 > Mr. Starkey was urged to do price comparisons in the future when  
139 ordering major items; and the Board will state expectations regarding cost  
140 and type when approving these items in the future.

141 • Ms. Straw reminded Mr. Starkey the Board must authorize Severn Trent at a  
142 Board meeting to dispose of assets properly.

143  
144 **EIGHTH ORDER OF BUSINESS**

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

145  
146 **Brian Shahin**

147 • Mr. Shahin is in the process of validating all deed restriction cases were turned  
148 over to Mr. Cohen from the former attorney.

149 **Mark Glassman**

150 • Mr. Glassman will prepare plans and specifications to have a speed limit sign  
151 posted on Wrencrest Boulevard for discussion at the next meeting.

152 **Linda Straw**

153 • The CDD was ordered to a court mediation session on Monday June 18, 2012  
154 regarding the Verizon case involving a personal injury, and Ms. Straw will attend  
155 on behalf of the CDD.

156 > The Board should have a strategy consistent with the District Attorney, as  
157 some sort of agreement must be reached at this session.

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159 **NINTH ORDER OF BUSINESS**

**Approval of the Minutes of the  
May 2, 2012 Meeting**

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161 Ms. Straw stated each Board member received a copy of the Minutes of the May 2, 2012  
162 Meeting; requesting any additions, corrections or deletions.

163 There not being any,

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On MOTION by Mr. Glassman seconded by Mr. Bovis with all in 166 favor, the Minutes of the May 2, 2012 Meeting were approved.
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167  
168  
169 **TENTH ORDER OF BUSINESS**

**Other Business (Continued)**

170 **Glen Aleo**

171 • Clubhouse employees are punching time cards as directed by the Board at the  
172 May 2, 2012 meeting.

173 **Mark Glassman**

- 174 • Mr. Starkey was directed to have an analysis done regarding replacement of all
- 175 light bulbs on the tennis court with LED bulbs, as opposed to repairing the three
- 176 which are out; and to ensure there are no problems with the ballasts.

177

178 **TWELFTH ORDER OF BUSINESS**

**Audience Comments**

- 179 • Mr. Lynn commented on behalf of Lettingwell residents.
- 180 ➤ They would like to see more color at the Lettingwell entrance, particularly
- 181 on the center island.
- 182 ➤ LMP should look at the Crepe Myrtles to determine whether or not the
- 183 trees have some type of deficiency, as they are not flourishing.
- 184 • Ms. Renee Glassman commented the Knockout Roses on Morningside are not
- 185 blooming and suspects they are not being dead-headed.
- 186 ➤ Mr. Starkey was directed to ask Mr. Paul Wood of OLM for
- 187 recommendations on taking care of these flowers or possibly planting
- 188 something else.
- 189 • Ms. Glassman suggested commencing the pool renovation project in November,
- 190 as residents may want to use the pool in September.
- 191 ➤ Ms. Straw clarified September was chosen because school will be in
- 192 session; and the surfacing material cannot be put down in cold weather.
- 193 • Ms. Glassman will draft an article for the newsletter asking for volunteers to serve
- 194 as representatives for each community to address residents’ concerns.
- 195 ➤ The resident who volunteered to form a committee to recognize the best
- 196 looking homes in the community sent a photograph to Mr. Aleo.
- 197 ➤ The Board may consider the possibility of having resident counsel for
- 198 each community which was in place several years ago.
- 199 • Options to address distribution and return of ID cards were discussed briefly.
- 200 • Mr. Starkey introduced the new ARC/DRC Coordinator.
- 201 • The CDD’s meeting schedule indicates the July Board meetings will take place on
- 202 the second and fourth Wednesday.
- 203 • The funds received from the profits of the vending machine go back to the
- 204 General Fund.

- 205                   ➤    Mr. Starkey was directed to determine whether or not a chart tracking
- 206                                    expenditures associated with the vending machine is in place. If not, one
- 207                                    should be created.
- 208                   •    Ms. Candace Young of Iverson expressed support for Mr. Glassman’s suggestion
- 209                                    for the speed limit sign.

210  
 211 **TWELFTH ORDER OF BUSINESS**  
 212        There being no further business,

**Adjournment**

On MOTION by Mr. Glassman seconded by Mr. Aleo with all in favor, the meeting was adjourned at 8:35 p.m.

*absent*

\_\_\_\_\_  
 Linda M. Straw  
 Chairperson

*Mark Glassman*  
*V. Chairperson*

