

**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, July 11, 2012 and called to order at 6:33 p.m. at the Meadow Pointe II Clubhouse; 30051 County Line Road; Wesley Chapel, Florida.

Present and constituting a quorum were:

Mark Glassman  
James Bovis  
Glen Aleo  
Brian Shahin

Vice Chairman  
Assistant Treasurer  
Assistant Secretary  
Supervisor

Also present were:

David Starkey  
Gerald Lynn  
Renee Glassman  
Deputy Benson  
Numerous Residents

Assistant Property Manager  
Sheriff's Department & Government Liaison  
ARC/DRC  
Pasco County Sheriff's Department

*The following is a summary of the discussions and actions taken at the July 11, 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; Supervisors and staff introduced themselves.

**SECOND ORDER OF BUSINESS**

**Pledge of Allegiance**

The Pledge of Allegiance was recited.

**NINTH ORDER OF BUSINESS**

**Approval of the Minutes of the  
June 6, 2012 Meeting**

Mr. Glassman stated each Board member received a copy of the Minutes of the June 6, 2012 meeting requesting any additions, corrections or deletions.

There not being any,

On MOTION by Mr. Bovis seconded by Mr. Shahin with all in favor, the Minutes of the June 6, 2012 Meeting were approved.

**THIRD ORDER OF BUSINESS**

**Audience Comments**

- Mr. Glassman explained to Ms. Denise Runyon of Deer Run the CDD’s bond will be satisfied in the Year 2018; at which time residents’ tax bills will be reduced to the O&M amount, unless a new bond is necessary.

**FIFTH ORDER OF BUSINESS**

**Committee Reports**

**C. Government Liaison**

- Mr. Lynn introduced Deputy Ben Benson who replaced Deputy Aaron Smith.
- No asbestos was found at the Iverson property.
  - The demolition was ordered, but Mr. Lynn has not gotten a starting date.
  - The lot will remain empty; and the CDD has no further involvement.
  - Mr. Glassman would like the attorney to send another certified letter to the owner indicating the property needs to be re-built or maintained.
  - Mr. Shahin requested this issue be tabled for discussion with the District Attorney.
- A fire in Manor Isle which destroyed a home on July 4<sup>th</sup> was not declared arson.

**A. Architectural Review**

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

- 2012-34 – Roof installation – Permits need to be submitted.
- 2012-35 – Paint home – Recommend approval.
- 2012-36 – Paint home – Recommend approval.

There being no further discussion,

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

- Mr. Shahin would like to discuss updating the approved color scheme book for house painting at a future full staff meeting.

**B. Deed Restrictions**

There being no Deed Restrictions to report, the next item followed.

**SIXTH ORDER OF BUSINESS**

**New Business**

**Mark Glassman**

- The CDD will have to file a petition to have the solar-powered speed signs posted at a cost of approximately \$3,000 per sign.
  - Mr. Lynn will present a response from the county at the next meeting.

**SEVENTH ORDER OF BUSINESS**

**Property Manager**

- Mr. Starkey has been paid for his overtime to date.
- The attorney and engineer are still working through sidewalk issues.
  - Mr. Starkey was directed to get prices for grinding; prices for cement work by linear foot; a joint price for grinding and a price for cutting the cement.
- A Resident who asked Mr. Starkey to post her *Poolside Chats* event in the newsletter should pay for the advertisement since it is a commercial entity.
- Tracking of monthly attorney invoices were discussed.
- Mr. Starkey presented an updated soda machine log.
- The vending machine was relocated outside of the basketball court.
- Mr. Starkey presented a report of projected payroll for the 2012/2013 Fiscal Year.
  - Mr. Starkey was directed to present the classified advertisement from the recently-hired maintenance person, as there were questions regarding the salary.
- The Property Manager's leave time was discussed.
- Mr. Starkey submitted the current job descriptions to Severn Trent for coordination.
- Charlesworth cannot have a gate at the entrance since there is no sidewalk.
  - Mr. Lynn commented the county refuses to put a sidewalk at this location, but will contact them again to find out if something can be done; and report back at the next meeting.
- The auto refill system which created problems with pool water maintenance was repaired.

- Riviera Pools was made aware of the leak at the multi-purpose court between the grill and playground which may be coming from the pool.
- Digital Rescue is investigating the cause of the recent server crash.
  - Mr. Shahin will prepare an emergency plan template for Mr. Starkey to put in place in the event this happens again to be presented for the Board's consideration at the next meeting.
  - Mr. Glassman would like the report from Digital Rescue as soon as possible.

**EIGHTH ORDER OF BUSINESS**

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

There being no reports, the next item followed.

**TENTH ORDER OF BUSINESS**

**Other Business**

**A. Fiscal Year 2013 Budget Review**

- The assessment matrix was briefly discussed.
- *ProfServ-Engineering* – ensure services for the Manor Isle Wall project were deducted.
- Ensure the amount projected for *ProfServ-Legal Services* will cover ongoing legal issues.
- Landscaping and irrigation was discussed.
- The Board needs to determine whether or not *Misc-Contingency* should be increased.
- A trial balance for 2011 and 2012 was requested for *Op Supplies – General*.
- *Capital Outlay* was discussed.
- The Board would like a better explanation of *Reserve – Renewal & Replacement*.

**ELEVENTH ORDER OF BUSINESS**

**Audience Comments**

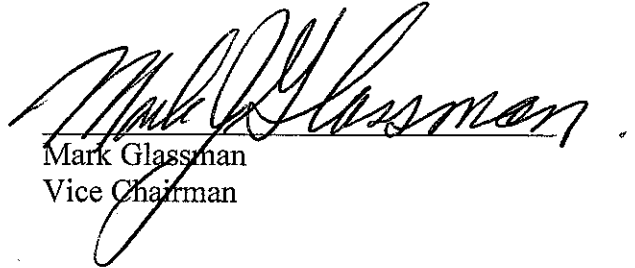
Hearing no comments from audience members, the next item followed.

**TWELFTH ORDER OF BUSINESS**

**Adjournment**

There being no further business,

On MOTION by Mr. Bovis seconded by Mr. Aleo with all in favor, the meeting was adjourned.



Mark Glassman  
Vice Chairman