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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, July 25, 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:

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
Kelly M. Fernandez	District Counsel Representative
Joseph Payne	District Engineer
Gerald Lynn	Sheriff's Department & Government Liaison
David Starkey	Assistant Property Manager
Yolanda Bush	ARC/DRC
Renee Glassman	ARC/DRC
Alan Baldwin	Severn Trent Services
Anva Kovalenko	Guest Speaker
Michael Beebout	Resident
Michael Cline	Resident

The following is a summary of the discussions and actions taken at the July 25, 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 introduced themselves.

The record reflects Mr. Shahin is expected to arrive shortly.

42 **SECOND ORDER OF BUSINESS** **Pledge of Allegiance**

43 The Pledge of Allegiance was recited.

44
45 **THIRD ORDER OF BUSINESS** **Public Comment Period**

46 Hearing no comments from the public, the next item followed.

47 *The record reflects Mr. Shahin has joined the meeting.*

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49 **FOURTH ORDER OF BUSINESS** **Guest Speakers**

50 Ms. Anva Kovalenko, a school music teacher and private piano instructor, requested
51 permission to conduct private piano lessons at the clubhouse.

- 52 • The Board has no objection as long as she works out all logistics including
- 53 scheduling and insurance with Mr. Starkey.

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55 **FIFTH ORDER OF BUSINESS** **New Business**

56 Linda Starkey

- 57 • A resignation letter was received from Mr. Snyder.
- 58 • Mr. Mendenhall discussed residents' concerns regarding the mailed notice for the
- 59 budget.
- 60 ➤ The Board was in favor of allocating additional funds under *Postage* since
- 61 a mailing will have to be done every year.

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63 **SIXTH ORDER OF BUSINESS** **Committee Reports**

64 **B. Deed Restrictions**

65 Ms. Bush presented the Deed Restrictions Report for the Board's review and acceptance;
66 a copy of which will be entered into the official record.

- 67 • 2012-031 – Follow up from June 20th – N/A.
- 68 • 2012-032 – Follow up from June 20th – Mr. Shahin and Mr. Starkey will do a
- 69 compliance check to determine whether or not a letter should be sent to the
- 70 county; this item should be omitted from the report.
- 71 • 2012-033 – Utility trailer parked in driveway – DR-19; garbage cans left out – no
- 72 sign of any garbage cans left out.
- 73 • 2012-034 – Vehicles on driveway and lawn blocking sidewalk – Mr. Shahin and
- 74 Mr. Lynn will prepare an appropriate standard response.
- 75 ➤ Mr. Starkey was directed to prepare a plan for enforcement of the parking
- 76 resolution.

77 There being no further discussion,

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

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A. Architectural Review

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- 2012-37 – Replace wooden fence with white vinyl privacy fence – return for additional documentation.

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- 2012-38 – Repair driveway with concrete textured overlay – Recommend approval.

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- Discussion ensued regarding CDD maintenance responsibility for sidewalks.

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- 2012-39 – Paint house – Return for paint swatches.

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- 2012-40 – Paint house – Recommend approval.

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Mr. Shahin MOVED to accept the recommendations from the Architectural Review Report as presented and Mr. Glassman seconded the motion.

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- Mr. Glassman is not in favor of approving 2012-38.

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There being no further discussion,

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On VOICE vote with Ms. Straw, Mr. Bovis and Mr. Shahin voting aye; and Mr. Glassman and Mr. Aleo voting nay, the prior motion was approved.

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C. Government Liaison

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- The burned down home in Iverson is set to be demolished by July 31st; the home in Manor Isle will be re-built.

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- Mr. Lynn is awaiting approval from the county to install a crosswalk at the Charlesworth exit, which may require a traffic study the District will have to pay for in the amount of approximately \$2,000.

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- The Board directed Mr. Lynn to ask the county for permission for the CDD to put in a sidewalk and allude to sharing costs.

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- 112 • Mr. Glassman asked for the status of the radar signs.
- 113 ➤ A mobile unit costs \$7,799.
- 114 ➤ After discussion, the Board agreed not to have signs posted due to possible
- 115 conflicts among the communities.

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117 **SEVENTH ORDER OF BUSINESS** **Staff Reports**

118 **A. Attorney's Report**

- 119 • Ms. Fernandez will send Mr. Hanner a copy of the fully executed Settlement
- 120 Agreement along with a Demand for Payment from July.
- 121 • Ms. Fernandez recommends allowing the final judgment to sit in place regarding
- 122 the payment Mr. Foster owes; and it can be pursued in the future.
- 123 • The pool contract was discussed.

124
125 **Mr. Bovis MOVED to pay the initial deposit of 10% of the**
126 **contract price for the pool renovation project to Riviera Pools of**
127 **Tampa, Inc. to allow the contractor to secure the bond and**
128 **insurance necessary for a Notice to Proceed; with the District**
129 **Attorney providing a letter of agreement.**
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- 131 ➤ Ms. Fernandez assured the Board an official letter is not necessary.

132 There being no further discussion,

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134 **On MOTION by Mr. Bovis seconded by Mr. Shahin with all in**
135 **favor, the prior motion was amended to remove the stipulation for**
136 **a letter of agreement.**
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- 138 ➤ The project will commence the Monday after Labor Day.
- 139 ➤ Staff will provide a notice in the newsletter the pool is going to be closed;
- 140 as well as a notice regarding the gate.
- 141 ➤ Mr. Starkey was directed to make recommendations regarding color and
- 142 style at the next meeting.
- 143 • Ms. Fernandez presented a Resolution adopting a revised policy regarding the
- 144 responsibility for sidewalk/driveway apron repairs for the Board's review and
- 145 adoption; a copy of which will be entered into the official record.
- 146 ➤ Restrictions in this regard with individual HOAs still apply.

- 147 ➤ The issue of maintenance needs to be specified.
- 148 ➤ The Board requested the Resolution be amended to specifically address
- 149 HOA issues.

150 **B. Engineer**

- 151 • The Annual Engineering Report for the bond renewal is complete.
- 152 • Support was provided to calculate reserves in the budget.
- 153 • Mr. Payne prepared a draft RFP for sidewalk construction.
- 154 ➤ Funds are allocated in the budget for this work, which can be done in
- 155 phases.
- 156 ➤ A plan must be in place to address sidewalks with ADA issues.
- 157 ➤ Mr. Cohen will confirm whether or not these areas should be marked as a
- 158 possible hazard.
- 159 ➤ A letter will be prepared to be sent to the county identifying the sidewalks
- 160 which are their responsibility.
- 161 ➤ After much discussion, at the District Engineer’s recommendation, the
- 162 CDD will not address aprons at this time.

163 **C. Property Manager**

164 Mr. Starkey presented his report for discussion; a copy of which will be entered in the
165 official record.

- 166 • Mr. Starkey received bids to have the storm water drains in Glenham permanently
- 167 unclogged in the approximate amount of \$1,800.
- 168 ➤ The Board directed Mr. Starkey to have the contractor scope the area prior
- 169 to proceeding with the repair.
- 170 • Mr. Starkey has not received any bids to have the tennis court lights replaced with
- 171 LED fixtures.
- 172 ➤ Mr. Glassman will look into purchasing a small lift to have the lights
- 173 repaired in-house and Mr. Starkey will continue seeking a vendor to
- 174 replace lights with LED fixtures.
- 175 • Cameras at the basketball courts and soda machine were adjusted when the other
- 176 camera was repaired.
- 177 • Staff was informed of Mr. Snyder’s resignation.

- 178 • The report from Digital Rescue, LLC regarding the recent server power surge was
- 179 discussed; a copy of which will be entered into the official record.
- 180 ➤ TECO does not reimburse for replacement of lost equipment.
- 181 ➤ The only expense the CDD will incur for the recent 10-day service outage
- 182 will be for service hours from Digital Rescue.

EIGHTH ORDER OF BUSINESS

District Manager’s Report

- 185 • The Board will determine next steps regarding a replacement for Mr. Snyder.

A. Questions and Comments on Proposed Fiscal Year 2013 Budget

186 Mr. Mendenhall and Mr. Baldwin discussed the proposed Fiscal Year 2013 Budget; a
187 copy of which will be entered into the official record.

- 189 • The expenditure for the pool renovation was included in budget projections.
- 190 • Funds are allocated for resealing of the parking lot under *Renewal & Replacement*
- 191 which is to be done once the pool project is complete.
- 192 • *ProfServ-Engineering* should be increased from to \$16,000 to ensure funds are
- 193 available for the Manor Isle Wall project.
- 194 • *ProfServ-Legal Services* should be increased to \$31,000.
- 195 • *Postage and Freight* should be increased to \$40,000; but will be adjusted
- 196 depending on the cost of the mailed notices to residents.
- 197 • Staff will pull the last five years of figures from *Misc-Contingency* under *Field*.
- 198 • *R&M-Ponds* in the allocated amount of \$5,000 should be added as a line item.
- 199 • *Reserve – Ponds* should be increased to \$10,000.
- 200 • *Misc-Contingency* should be decreased to \$11,000.
- 201 • *Op. Supplies – General* should be decreased to \$25,000.
- 202 • *Reserve-Renewal & Replacement* should be decreased to \$207,000.
- 203 • The Deed Restriction item at \$41,469 should be decreased to zero.

B. Consideration of Engagement Letter with Grau & Associates to Provide Arbitrage Rebate Services

204 Mr. Mendenhall presented the Engagement Letter for Arbitrage Rebate Services for the
205 Board’s review and approval; a copy of which will be entered into the official record.

206 There being no comments or questions,

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On MOTION by Mr. Bovis seconded by Ms. Straw with all in favor, the Engagement Letter with Grau & Associates to Provide Arbitrage Rebate Services with respect to the \$10,050,000 Series 2004 Capital Improvement Revenue Refunding Bonds was approved.

NINTH ORDER OF BUSINESS

Approval of the Minutes of the June 20, 2012 Meeting

Ms. Straw stated each Board member received a copy of the Minutes of the June 20, 2012 Meeting; requesting any additions, corrections or deletions.

There not being any,

On MOTION by Mr. Shahin seconded by Mr. Bovis with all in favor, the Minutes of the June 20, 2012 Meeting were approved.

TENTH ORDER OF BUSINESS

Other Business

There being no other business, the next item followed.

ELEVENTH ORDER OF BUSINESS

Approval of the June 30, 2012 Financial Statements

Ms. Straw presented the June 30, 2012 Financial Statements for the Board's review and approval; copies of which will be entered into the official record.

There being no comments or questions,

On MOTION by Mr. Glassman seconded by Mr. Aleo with all in favor, the June 30, 2012 Financial Statements were approved.

TWELFTH ORDER OF BUSINESS

Public Comment Period

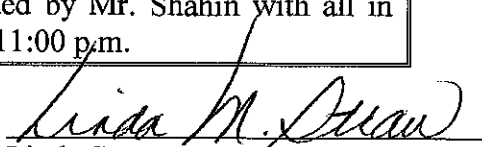
Hearing no comments from the public, the next item followed.

THIRTEENTH ORDER OF BUSINESS

Adjournment

There being no further business,

On MOTION by Mr. Bovis seconded by Mr. Shahin with all in favor, the meeting was adjourned at 11:00 p.m.


Linda Straw
Chairperson