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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, September 5, 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:

David Starkey	Assistant Property Manager
Gerald Lynn	Sheriff's Department & Government Liaison
Mark Grover	District Manager, LMP
Numerous Residents	

The following is a summary of the discussions and actions taken at the September 5, 2012 Meadow Pointe II Community Development District's Board of Supervisors Meeting.

FIRST ORDER OF BUSINESS

Call to Order and Roll Call

Ms. Straw called the meeting to order; Supervisors and staff introduced themselves.

SECOND ORDER OF BUSINESS

Pledge of Allegiance

The Pledge of Allegiance was recited.

THIRD ORDER OF BUSINESS

Public Comment Period

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

FOURTH ORDER OF BUSINESS

Guest Speakers

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

42 **FIFTH ORDER OF BUSINESS** **Committee Reports**

43 **A. Architectural Review**

44 Mrs. Glassman presented the Architectural Review Report for the Board’s discussion and
45 acceptance.

- 46 • 2012-42 – Does not recommend approval.

47 There being no further discussion,

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<p>49 On MOTION by Mr. Glassman seconded by Mr. Shahin with all in 50 favor, the recommendation from the Architectural Review Report 51 was accepted as presented.</p>
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53 **B. Deed Restrictions**

54 Mrs. Glassman presented the Deed Restrictions Report for the Board’s discussion and
55 acceptance.

- 56 • 2012-035 – DR-14.
- 57 • 2012-036 – DR-10; DR-14.
- 58 • 2012-037 – N/A.
- 59 • 2012-038 – DR-14.
- 60 • 2012-039 – DR-17.

61 There being no further discussion,

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<p>63 Mr. Shahin MOVED to accept the recommendations from the 64 Deed Restrictions Report as presented; and Mr. Glassman 65 seconded the motion.</p>
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67 Upon further discussion,

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<p>69 On VOICE vote with all in favor, the prior motion was accepted.</p>

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71 **C. Government Liaison**

- 72 • Mr. Lynn briefly discussed his meeting with county engineers regarding the
73 sidewalks on Beardsley.

74

75 **SIXTH ORDER OF BUSINESS** **New Business**

76 There being no new business, the next item followed.

77 **SEVENTH ORDER OF BUSINESS** **Property Manager**

78 Mr. Starkey presented his report for discussion.

- 79 • Mr. Starkey asked the Board whether to keep the six permanent tables located on
- 80 the east side of the pool; or remove them in preparation for the new pool deck
- 81 installation.

82 *The meeting was recessed for a short period to allow Board members to look at the tables*

83 *currently on the pool deck; after which said meeting was reconvened.*

84

85 Mr. Bovis MOVED to authorize the Assistant Property Manager to

86 have the six permanent tables located on the east side of the pool

87 removed; and Mr. Glassman seconded the motion.

- 89 ➤ Mr. Starkey was advised to seek prices for new furniture.

90

91 On VOICE vote with all in favor, the prior motion was approved

92 as discussed.

- 94 • OLM is currently withholding LMP’s payment due to the recent score below their
- 95 performance payment level.

- 96 ➤ Mr. Grover from LMP provided an explanation.

97

98 Mr. Aleo MOVED to approve rescinding of the withheld

99 performance payment to LMP due to adverse weather conditions;

100 and Mr. Glassman seconded the motion.

- 102 ➤ Discussion ensued regarding LMP’s performance in the future.

103

104 On VOICE vote with Ms. Straw, Mr. Glassman, Mr. Aleo and Mr.

105 Shahin voting aye; and Mr. Bovis voting nay, the prior motion was

106 approved.

- 108 ➤ Ms. Straw will send a letter to Mr. Paul Woods of OLM commending their
- 109 work in this regard.

- 110 ➤ Mr. Starkey was directed to keep a call log from LMP and provide the
- 111 Board with a conversion of OLM’s scoring codes.

- 112 • The Board concurred to allow the gate to the playground and tennis courts to
- 113 remain open, but should be locked if any problems arise.
- 114 • Mr. Cohen received the required bond for the pool renovation project which
- 115 commences next Monday.
- 116 ➤ Mr. Starkey was directed to keep a log of issues and resolution for
- 117 distribution and discussion at each Board meeting.
- 118 • Mr. Starkey was directed to include a field on the access database record for
- 119 photo storage on the new ID data system.
- 120 • The Board directed all pressure washing in the community to cease until such
- 121 time as Mr. Lynn sends a copy of the recently issued ordinance from SWFWMD
- 122 prohibiting pressure washing with the exception of homes to be painted in effect
- 123 from August 1, 2012 through December 31, 2012.
- 124 • Mr. Payne should be prepared to discuss criteria for the sidewalk proposals at the
- 125 next meeting.
- 126 • The rain sensors need to be checked.

EIGHTH ORDER OF BUSINESS

Status Reports – Supervisor Areas of Specialization and Comments

James Bovis

- 131 • Mr. Starkey was directed to tell the woman to remove all advertising for piano
- 132 lessons.

Glen Aleo

- 134 • Mr. Starkey was directed to proceed with the water fountain replacement.
- 135 • The tennis court lights are scheduled to be repaired next Monday.

NINTH ORDER OF BUSINESS

Approval of Minutes

A. August 1, 2012 Regular Meeting

There being no additions, corrections or deletions,

On MOTION by Mr. Glassman seconded by Mr. Shahin with all in favor, the Minutes of the August 1, 2012 Regular Meeting were approved.

B. August 7, 2012 Workshop

There being no additions, corrections or deletions,

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On MOTION by Mr. Shahin seconded by Mr. Glassman with all in favor, the Minutes of the August 7, 2012 Workshop were approved.

TENTH ORDER OF BUSINESS

Other Business

Linda Straw

- The Board concurred to review and redline the Property Manager RFP; a copy of which will be entered into the official record.
- Recommendations regarding Mr. Starkey’s salary and title were discussed.

Ms. Straw MOVED to accept the District Manager’s recommendation to change Mr. Starkey’s title from *Assistant Property Manager* to *Acting Property Manager*; with the position remaining non-exempt; and increase Mr. Starkey’s salary to \$16 per hour; and Mr. Shahin seconded the motion.

- Mr. Bovis recommends a salary increase of \$18 per hour and making the position exempt.
 - Ms. Straw suggests seeking advice from Special Counsel in this regard.

Ms. Straw AMENDED the prior motion to accept the District Manager’s suggestion to change Mr. Starkey’s title from *Assistant Property Manager* to *Acting Property Manager*; and authorize Special Counsel to determine whether the position should be exempt or non-exempt; and Mr. Aleo seconded the amended motion.

- Ms. Straw will seek the advice of the District Manager prior to approaching Special Counsel.

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

Ms. Straw requested a new motion.

- 222 ➤ Mr. Shahin will seek advice from the District Attorney as to next steps.
- 223 • Mr. Glassman indicated the signs posted for both the CDD and Residents'
- 224 Council meetings are too small; and Ms. Diaz obtained prices for larger banner-
- 225 type signs.


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227 On MOTION by Mr. Bovis seconded by Mr. Glassman with all in
228 favor, Mr. Starkey was authorized to order three signs for the CDD
229 Board meetings and three signs for the Residents' Council
230 meetings at \$100 per sign for a total of \$600.

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233 **TWELFTH ORDER OF BUSINESS**
234 There being no further business,

Adjournment

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236 On MOTION by Mr. Bovis seconded by Mr. Glassman with all in
237 favor, the meeting was adjourned at 8:30 p.m.

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Linda Straw
Chairperson