

**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 19, 2012 and called to order at 6:31 p.m. at the Meadow Pointe II Clubhouse; 30051 County Line Road; Wesley Chapel, Florida 33543.

Present and constituting a quorum were:

Mark Glassman
Glen Aleo
Brian Shahin

Vice Chairman
Assistant Secretary
Supervisor

Also present were:

Andrew Mendenhall
Andrew Cohen
Joseph Payne
Gerald Lynn
David Starkey
Yolanda Bush
Mike Cline
Renee Glassman

District Manager
District Counsel
District Engineer
Sheriff's Department & Government Liaison
Interim Property Manager
ARC/DRC
Resident
Resident

The following is a summary of the discussions and actions taken at the September 19, 2012 Meadow Pointe II Community Development District's Board of Supervisors Meeting.

FIRST ORDER OF BUSINESS

Call to Order and Roll Call

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

SECOND ORDER OF BUSINESS

Pledge of Allegiance

The Pledge of Allegiance was recited.

THIRD ORDER OF BUSINESS

Public Comment Period

- Mr. Mike Cline discussed the recent Residents’ Council Meeting, which was also attended by Mr. Aleo.

FOURTH ORDER OF BUSINESS

Guest Speakers

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

SIXTH ORDER OF BUSINESS

Committee Reports

A. Architectural Review

There being no report, the next item followed.

B. Deed Restrictions

- 2012-035 – Uncut grass – a second letter will be sent.
 - This does not require formal Board acceptance.

C. Government Liaison

- Mr. Lynn discussed his meeting with county officials on the following miscellaneous issues:
 - The Mansfield opening
 - County approval for a mental hospital on Mansfield Boulevard
 - Tentative approval for installation of a sidewalk on the county easement
 - It requires a Right-of-Way Use Permit.
 - The estimated cost of the project is \$15,000.
 - The county will waive the bond if the District sends a letter indicating the CDD will maintain the sidewalk in perpetuity.
 - Mr. Glassman asked Mr. Payne to follow up on associated engineering issues.

SEVENTH ORDER OF BUSINESS

Staff Reports

C. Property Manager

- The fountain was ordered at an approximate cost of \$1,200.
- The school bus representative requested trimming of the trees on Burleigh, Baythorn, Wrencrest and Iverson.
- Signs were posted around the facility entrances and a short article was put in the newsletter seeking volunteers for the ARC/DRC.
- The pool was discussed.
 - The wall is cracking extending to the pool floor in a couple of areas.

- The lighting receptacle is broken.
 - Mr. Starkey was directed to ask Mr. Bovis if he spoke to TECO in this regard.
 - Mr. Cohen will investigate state laws associated with lighting at public pools.
- Mr. Payne will prepare an estimate for these repairs by the next meeting.
- Pasco County is allowing pressure washing for annual and routine maintenance.
- A. Attorney**
- Mr. Cohen reminded the Board of the upcoming General Election.
- Aqua Pools made a payment for September, but have not completely caught up with all payments.
- Ms. Martinson Fernandez has been working with Mr. Shahin regarding violations.
- Mr. Cohen's staff is working on legal descriptions for transfer of all portions of the CDD-owned mitigation properties.
- The county is against the CDD receiving the non-ad valorem assessment refund, as the requirements do not apply in the same manner in Pasco County as it does in the other counties.
 - Mr. Glassman directed Mr. Cohen to draft a letter outlining his recommendations to present at the next meeting.
- Special Counsel is in favor of updating the employee manual and recommended the following options which Mr. Cohen will present at the next full Board meeting:
 - The existing manual can be reviewed and updated for approximately \$5,000.
 - The Board may be provided a template manual for review and comment, which will be incorporated and revised for \$2,500 plus time for final comments and revisions.
 - A new manual may be reproduced tailored to the CDD for approximately \$4,000.
- Mr. Cohen was directed to summarize the Board regarding exempt versus non-exempt employees.

- The parties are close to coming to a final judgment regarding the foreclosure on the Wellington property.
- B. Engineer**
 - Staff completed the first field inspection for the pool project.
 - Staff provided recommendations for the sidewalk bids for the potential ADA project.
 - Staff provided support to Mr. Cohen regarding the Trout Creek parcel positions.
 - Staff continues to provide support on the Bass/Lackey and Verizon cases.

FIFTH ORDER OF BUSINESS

New Business

A. Audit Committee Selection Process

- Mr. Mendenhall briefly explained the process.
 - i. Appointment of Committee Members**
 - ii. Establishment of RFP Evaluation Criteria**
 - iii. Authorization to Proceed with RFP**

On MOTION by Mr. Glassman seconded by Mr. Aleo with all in favor, appointment of the Board to serve as the Audit Selection Committee and establishment of the same RFP Evaluation Criteria as used the last time this process was done was approved; and Severn Trent Services was authorized to proceed with the RFP.

iv. Selection of next Meeting Date

On MOTION by Mr. Glassman seconded by Mr. Shahin with all in favor, the meeting to proceed with selection of a new Auditing Firm will take place at the next full Board meeting which is scheduled to be held on Wednesday, October 17, 2012 at 6:30 p.m. at the Meadow Pointe II Clubhouse; 30051 County Line Road; Wesley Chapel, Florida.

EIGHTH ORDER OF BUSINESS

District Manager's Report

- The Board clarified 6:00 p.m. as the appropriate time for the ARC/DRC meeting.

TENTH ORDER OF BUSINESS

Other Business

Mark Glassman

- The bank is in the process of contacting the owner of the property in front of the daycare facility which needs to be mowed.
 - The owner was also notified about parking commercial vehicles overnight on the property.
 - Mr. Lynn will prepare a letter putting the owner on notice, as the Sheriff will be able to issue a ticket.
- The lights were repaired on the tennis courts in the amount of \$480.

NINTH ORDER OF BUSINESS

Approval of the Minutes of the August 15, 2012 Meeting

One correction was noted; and the Minutes will be amended.

On MOTION by Mr. Glassman seconded by Mr. Aleo with all in favor, the Minutes of the August 15, 2012 Meeting were approved as amended.

TENTH ORDER OF BUSINESS

Other Business (Continued)

Glen Aleo

- Mr. Aleo prepared draft procedures for submission of newsletter articles, which he will e-mail to Mr. Mendenhall.

ELEVENTH ORDER OF BUSINESS

Approval of the August 31, 2012 Financial Statements

On MOTION by Mr. Glassman seconded by Mr. Shahin with all in favor, the August 31, 2012 Financial Statements were approved.

TWELFTH ORDER OF BUSINESS

Public Comment Period

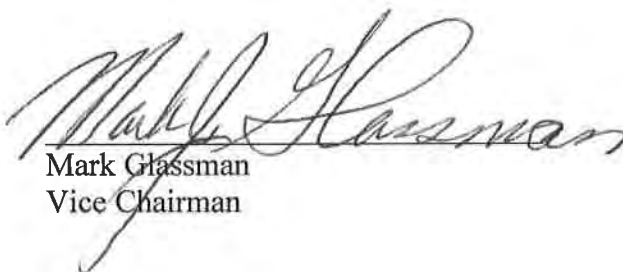
- Mr. Lynn clarified all correspondence on Board members' accounts are considered public records.

THIRTEENTH ORDER OF BUSINESS

Adjournment

There being no further business,

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



Mark Glassman
Vice Chairman