

**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, October 17, 2012 at 6:30 p.m. at the Meadow Pointe II Clubhouse; 30051 County Line Road; Wesley Chapel, Florida.

Present and constituting a quorum were:

Mark Glassman	Vice Chairman
James Bovis	Assistant Treasurer
Glen Aleo	Assistant Secretary
Brian Shahin	Supervisor

Also present were:

Andrew Mendenhall	District Manager
Andrew Cohen	District Counsel
Joseph Payne	District Engineer
Gerald Lynn	Sheriff's Department & Government Liaison
David Starkey	Interim Property Manager
Yolanda Bush	ARC/DRC
Michael Beebout	Resident
Michael Cline	Resident
Renee Glassman	Resident

The following is a summary of the discussions and actions taken at the October 17, 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 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.

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

C. Government Liaison

- Mr. Lynn and Mr. Payne are going to meet with the county to discuss permitting for the Beardsley Drive sidewalk project.
- The Board concurred to have the three-way Stop Sign at Nickerson Loop and Wrencrest removed and relocated to the four-way street at Tremont and Nickerson Loop.

THIRTEENTH ORDER OF BUSINESS Public Comment Period

Mr. Cline discussed the recent Residents' Council Meeting.

- The signage was helpful in getting more residents to attend.
 - Holiday decorations were discussed.
 - Concerns were expressed regarding parking on the street.
 - Digital signage was discussed to encourage better communication among residents.
- The Board will investigate use of a twitter feed on the website.

EIGHTH ORDER OF BUSINESS Staff Reports (Continued)

C. Property Manager

Mr. Starkey distributed his report for discussion; a copy of which will be entered into the official record.

- Riviera shall indicate in writing whether or not LED lighting meets county requirements for night swimming.

On MOTION by Mr. Shahin seconded by Mr. Aleo with all in favor, installation of six lights in the pool as specified in an amount not to exceed \$7,000 was approved.

- Mr. Cohen's office determined they can send a letter to the homeowner on Tremont Drive requesting a change to the appropriate paint color before taking further action.

- Mr. Starkey was directed to investigate overgrowth of grass and vegetation in the ponds; and check the latest monthly report from the pond maintenance contractor.
- The entry and exit gates should be open for the garage sale.
- The current process for ID card access to facilities will continue, but may be adjusted when the operating rules are modified.
- Mr. Payne will confirm with Riviera Pools whether or not pavers for the pool deck smoking area should be included in the renovation project.
- Mr. Aleo suggested club staff members wear name badges.
- Mr. Starkey will ensure the suggestion box is visible in the lobby.
- B. Engineer**
- The county refuses to give up the easement on Trout Creek.
 - Staff is going to pursue an easement over the pond as opposed to a land transfer.
 - Ms. Fernandez will contact Mr. Lynn to address his concerns.
- The Verizon claim was discussed.
 - The CDD's prior Counsel recommends excavating a larger trench.

On MOTION by Mr. Bovis seconded by Mr. Shahin with all in favor, excavation of a trench to locate the current under-drain in the area involved with the Verizon claim was approved as discussed.

- A. Attorney**
- Mr. Cohen explained the county's rejection to refund the District's non-ad valorem assessments as discussed previously.
 - The Board concurred not to pursue, as the refund will only amount to \$1,500.
- Special Counsel issued three options to update the employee manual.
 - The current manual may be revised at an approximate cost of \$5,400.
 - Special Counsel may provide a boilerplate for a generic manual and revise based on Board comments at a cost of \$2,600 as well as hourly charges to respond to the proposed revisions.

- Special Counsel may provide a new manual tailored to the CDD at an approximate cost of \$4,000.
- Mr. Cohen confirmed exempt and non-exempt provisions may be part of the same manual.

Mr. Glassman MOVED to table revisions to the employee manual until the new Board is in place after the General Election; and Mr. Aleo seconded the motion.

Upon further discussion,

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

- Mr. Cohen discussed the history regarding funds owed to the District for the Wellington properties.
 - The outstanding amount is \$312,727.26 inclusive of operation, maintenance and bond assessments.
- Mr. Cohen discussed the mass public records request which has not affected this CDD.

TENTH ORDER OF BUSINESS

Approval of the Minutes of the September 19, 2012 Meeting

Mr. Glassman stated each Board member received a copy of the Minutes of the September 19, 2012 Meeting; requesting any additions, corrections or deletions.

There not being any,

On MOTION by Mr. Aleo seconded by Mr. Shahin with all in favor, the Minutes of the September 19, 2012 Meeting were approved.

ELEVENTH ORDER OF BUSINESS

Other Business

Glen Aleo

- The newsletter was discussed.
 - The articles had to be summarized in order for them to fit.

- The newsletter committee will meet at 6:00 p.m. before the first of the month Board meeting.
- No articles should be submitted without a name.

Mark Glassman

- Mr. Starkey was directed to raise the lights or trim the shrubs, as the lights are too low.
- The semi trailers are permitted to park on the property in question as it is a commercial property; and there are no associated deed restrictions.

TWELFTH ORDER OF BUSINESS

**Approval of the September 30, 2012
Financial Statements**

The September 30, 2012 Financial Statements were presented for the Board's approval.

On MOTION by Mr. Bovis seconded by Mr. Shahin with all in favor, the September 30, 2012 Financial Statements were approved.

THIRTEENTH ORDER OF BUSINESS

Public Comment Period

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

NINTH ORDER OF BUSINESS

District Manager's Report

A. Discussion of November Meeting Schedule


On MOTION by Mr. Bovis seconded by Mr. Shahin with all in favor, the meeting scheduled for Wednesday, November 14, 2012 at 6:30 p.m. shall be cancelled; with the full Board to meet on Wednesday, November 7, 2012 at 6:30 p.m. at the Meadow Pointe II Clubhouse; 30051 County Line Road; Wesley Chapel, Florida.

FOURTEENTH ORDER OF BUSINESS

Adjournment

There being no further business,

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


~~Mark Glassman~~ Brian Shahin
 Vice Chairman