

**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, March 6, 2013 at 6:30 p.m. at the Meadow Pointe II Clubhouse; 30051 County Line Road; Wesley Chapel, Florida 33543.

Present and constituting a quorum were:

Michael Cline	Chairman
Renee Glassman	Assistant Treasurer
Glen Aleo	Assistant Secretary
James Bovis	Assistant Secretary

Also present were:

Sheila Diaz	Office Administrator
Yolanda Bush	ARC/DRC
Otis Wathington	Clubhouse Employee
Numerous Residents	

The following is a summary of the discussions and actions taken.

FIRST ORDER OF BUSINESS

Mr. Cline called the meeting to order.

Call to Order

SECOND ORDER OF BUSINESS

Supervisors and staff introduced themselves.

Roll Call

THIRD ORDER OF BUSINESS

The Pledge of Allegiance was recited; a moment of silence was held.

Pledge of Allegiance

FOURTH ORDER OF BUSINESS

None.

Guest Speakers

FIFTH ORDER OF BUSINESS

Audience Comments (Limit Comments to Three Minutes)

- Mr. Don Bass of Longleaf was given the Board’s permission to reserve the courts for Pickleball every week, three nights per week for one hour.

SIXTH ORDER OF BUSINESS

Approval of the Minutes of the February 6, 2013 Meeting

On MOTION by Mr. Aleo seconded by Mrs. Glassman with all in favor, the Minutes of the February 6, 2013 Meeting were approved as amended.

SEVENTH ORDER OF BUSINESS

Committee Reports

B. Architectural Review

- 2013-18 – Exterior paint – wants to paint garage same color as door – Recommend denial of garage door color and approval if garage door is painted the primary color.
- 2013-07 – Outdoor shed resubmitted – Approved subject to Pasco County permit.
- 2013-19 – Vinyl white fence – Recommend approval.
- 2013-20 – Exterior paint – Automatic approval.

C. Deed Restrictions

- 2013-14 – Kids playing in wetland area – N/A.
- 2013-15 – Lawn unkempt – DR-14.
- 2013-16 – Lawn unkempt – DR-14.
- 2013-17 – House painted without ARC approval, house unkempt – DR-22.
 - A letter will be sent requesting submission for ARC approval for the paint color.
- 2013-18 – Trash in yard; guest parking on street during the week – N/A.
- 2013-19 – Window boarded up and fence is broken – DR-19.

On MOTION by Mrs. Glassman seconded by Mr. Bovis with all in favor, the recommendations of the Architectural Review and Deed Restrictions Reports were accepted as presented.

B. Publications

- The following articles were suggested:
 - Wetland hazards
 - Two staff members' assistance as mentioned under the Office Administrator's report.

E. Utilities

None.

EIGHTH ORDER OF BUSINESS

Staff Reports

A. Office Administrator

- Two clubhouse staff members assisted in having a runaway girl reunited with her parents and were presented with a plaque.
- The furniture cost of approximately \$7,500 was under the allotted limit.
- Mr. Bovis will look into obtaining recycle bins from Waste Services and determine whether or not there is an extra fee for pickup.

B. Acting Shop Foreman

- Ms. Diaz discussed the Maintenance Report; a copy of which will be entered into the official record.

NINTH ORDER OF BUSINESS

Supervisors' Comments

Supervisor Bovis

- Mr. Saliva was given a meter to check electricity usage in the clubhouse.
- A vendor is willing to pay \$1,200 to take over the vending machines.

Mr. Bovis MOVED to authorize staff to speak to vendors interested in purchasing, stocking and maintaining the snack and soda vending machines or using their own machines at a reasonable monthly fee; and Mr. Aleo seconded the motion.

- The CDD must be able to make a profit.
- The motors on the current machines are not as efficient; and both machines are in need of new bill chambers at a cost of \$300 to \$500 each.

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

Supervisor Glassman

- The tennis pro is not reimbursing the CDD for use of the facilities.
 - Ms. Diaz will tell him he must come up with a new agreement on behalf of the CDD in order to give lessons.
 - A letter will be sent if this cannot be resolved.

TENTH ORDER OF BUSINESS

Chairman’s Comments

ADA Pool Lifts

Mrs. Glassman MOVED to approve the proposal for installation of ADA-required pool lifts from Clear Tech Pools because their pricing is reasonable and they provide a lifetime warranty on the equipment.

Mr. Aleo SECONDED the prior motion.

On VOICE vote with all in favor, the proposal from Clear Tech Pools for installation of two pool lifts in the amount of \$9,200 per lift; \$304.32 for each spare battery; and \$281.18 for each cover was approved.

- Mr. Aleo suggested coming up with a policy in connection with use of the lifts.

Pool Filtration System

Mr. Aleo MOVED to approve the proposal from Finley Pools, LLC to repair the pool filtration system in the amount of \$3,791.50 as discussed; and Mrs. Glassman seconded the motion.

- Mr. Cline will take the lead on this project.

On VOICE vote with all in favor, the prior motion was approved to include upgrading of the ORP to measure salt content in the approximate amount of \$500 to \$600.

Pool Maintenance

- The following three companies submitted bids for service three times per week:
 - Suncoast Pools - \$975
 - Bella Pool Service - \$700

➤ Finley Pools, LLC - \$875

Mrs. Glassman MOVED to approve the proposal from Finley Pools, LLC for pool maintenance to be done three days per week in the amount of \$875 without chemicals; and Mr. Aleo seconded the motion.

Mrs. Glassman MOVED to amend the prior motion to approve the proposal from Finley Pools, LLC for pool maintenance to be done five days per week when the pool has the most usage and three days per week when the pool has the least usage subject to negotiations for a better price based on Finley being chosen to repair the pool filtration system; and Mr. Aleo seconded the motion.

On VOICE vote with all in favor, the prior motion was approved as discussed.

SEVENTH ORDER OF BUSINESS

Committee Reports (Continued)

A. Sheriff's Department

- The deputies are close to an arrest in connection with recent burglaries in Meadow Pointe II which may be linked.

TENTH ORDER OF BUSINESS

Chairman's Comments (Continued)

Employee Manual

- The Employee Manual passed with the additional provisions, but the attorney indicated the provision regarding disciplinary action is no longer included as it may be perceived to be a contract.

With the Board in agreement, Mr. Cline will direct the District Attorney to make the appropriate modifications to the Employee Manual since it was already adopted.

Lifeguards versus Pool Monitors

- Advertising for lifeguards will have to be done as soon as possible.
- Staff members can serve as pool monitors.
- Lifeguards were paid \$8.50 per hour last year.
- A pool monitor can also perform lifeguard duties.
- Mr. Cline suggested a CPR class for employees.
- The majority of residents prefer a lifeguard.

Mr. Cline called for individual votes by Board members.

Mr. Bovis is in favor of hiring lifeguards.

Mr. Aleo is in favor of hiring lifeguards.

Mrs. Glassman is in favor of pool monitors.

- Ms. Diaz will present an estimate of what is needed to support each option.

Request for Variance on CDD Property

On MOTION by Mr. Bovis seconded by Mr. Aleo with all in favor, a resident was granted a variance on CDD property to have drain lines out to the curb instead of the sidewalk.

- Mr. Cline will submit to the Architectural Review Board and advise the District Manager.

Pond Erosion

- Some repairs were done by staff.
- Staff will get with SWFWMD prior to doing more repairs.

Mansfield Update

- The CDD attorney determined it is within the CDD’s rights to take a stand as it affects CDD property and home values.

ELEVENTH ORDER OF BUSINESS

New Business

None.

TWELFTH ORDER OF BUSINESS

Audience Comments (Comments will be limited to three minutes.)

- Arlene F. of Longleaf commented it makes sense to make Meadow Pointe Boulevard a four-lane road.
- A Resident commented on the Kinnen Road connection.

- Ms. Tabitha Holden from Vermillion presented a letter signed by their Board requesting use of their reserve funds to declare an area designated for a dumpster as a *No Parking* zone.

Mr. Aleo MOVED to approve posting of a *No Parking* sign in the area of Vermillion formerly designated for a dumpster; and Mrs. Glassman seconded the motion.

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

- Ms. Holden commented Vermillion is no longer using well water; and she requested the walls on CDD property be power washed and/or painted.
 - Sherwin Williams is in the process of taking care of walls throughout the community.
- Ms. Diaz forwarded Ms. Holden’s request to look at one of the ponds in Vermillion which appears to have not been treated.

NINTH ORDER OF BUSINESS

Supervisors’ Comments (Continued)

Supervisor Aleo

- A resident requested adding a small children’s pool on the property.
 - There are sanitation issues.
 - A splash pad was discussed as another option, which is costly.
- The Board should consider a permanent foreman or supervisor position for discussion at the next meeting.
 - Mr. Cline is not in favor at this time since the Property Manager position was eliminated.
 - Ms. Diaz will forward Mr. Aleo the employees’ work schedule.
- The banners are crooked and need to be adjusted.

Supervisor Bovis (Continued)

- Any questions regarding the employee manual should be forwarded to Mr. Mendenhall.

THIRTEENTH ORDER OF BUSINESS

Adjournment

On MOTION by Mrs. Glassman seconded by Mr. Aleo with all in favor, the meeting was adjourned at 9:25 p.m.



Michael Cline
Chairman