

**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 20, 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
Brian Shahin	Vice Chairman
Renee Glassman	Assistant Treasurer
Glen Aleo	Assistant Secretary
James Bovis	Assistant Secretary

Also present were:

Andrew Mendenhall	District Manager
Kelly Fernandez	District Counsel
Sheila Diaz	Office Administrator
Yolanda Bush	ARC/DRC
Numerous Residents	

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

FIRST ORDER OF BUSINESS

Call to Order

Mr. Cline called the meeting to order.

SECOND ORDER OF BUSINESS

Roll Call

Supervisors and staff introduced themselves.

THIRD ORDER OF BUSINESS

**Pledge of Allegiance/Moment of Silence
for our Fallen Service Members and First
Responders**

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

FOURTH ORDER OF BUSINESS

None.

Guest Speakers

FIFTH ORDER OF BUSINESS

None.

Audience Comments (Comments will be limited to three minutes. Residents are asked to refrain from conversation with the Supervisors while the meeting is in progress; time will be allotted at the end of the meeting for residents' comments.)

SIXTH ORDER OF BUSINESS

Approval of the Minutes of the February 20, 2013 Meeting

Mrs. Glassman MOVED to approve the Minutes of the February 20, 2013 Meeting.

- Mr. Cohen submitted corrections.

Mr. Aleo SECONDED the prior motion as amended.

- Mr. Bovis submitted a couple of corrections.

On VOICE vote with all in favor, the Minutes of the February 20, 2013 Meeting were approved as amended.

SEVENTH ORDER OF BUSINESS

Approval of the February 28, 2013 Financial Statements

Mrs. Glassman MOVED to approve the February 28, 2013 Financial Statements; and Mr. Aleo seconded the motion.

- The cost for the clubhouse furniture should be allocated to *Reserve – Renewal & Replacement*.
- Costs for Mr. Santiago and the possibility of a *Shade Meeting* were discussed.

There being no further discussion,

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

EIGHTH ORDER OF BUSINESS

Committee Reports

A. Sheriff's Department

- There have been numerous car break-ins and home burglaries.

B. Architectural Review

- 2013-21 – Exterior paint – Automatic approval.

On MOTION by Mrs. Glassman seconded by Mr. Bovis with all in favor, the recommendation of the Architectural Review Report was accepted as presented.

C. Deed Restrictions

- 2013-20 – Lawn unkempt, trash in yard, mailbox falling from post – DR-10, DR-14, DR-18.
- 2013-21 – Cars parking in grass – N/A.

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

NINTH ORDER OF BUSINESS

Staff Reports

A. District Attorney

- Mr. Hanner is slowly paying back what he owes on the Aqua Pool settlement.
- Ms. Fernandez is waiting to hear back from Trout Creek and OPC regarding deeding of parcels to the CDD.
- The Wellington properties are still scheduled for foreclosure sale.
- Ms. Fernandez discussed the Status Report; a copy of which will be entered into the official record.

B. District Engineer

None.

C. District Manager

- The Verizon case was briefly discussed.

- Mr. Payne provided estimates for utility repairs as recommended by the District's attorney.

Mrs. Glassman MOVED to authorize the District Engineer to proceed with necessary repairs associated with the Verizon case as recommended by District Counsel; and Mr. Aleo seconded the motion.

- The costs will be recoverable if the CDD prevails.

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

- The District Attorney recommends the CDD remain neutral in the case of the resident applying to the county for installation of a sidewalk.

i. Discussion of Agenda Package Distribution

This item was not addressed.

D. Office Administrator

Ms. Diaz presented the Office Administrator Report for discussion; a copy of which will be entered into the official record.

- Ms. Diaz will follow up on the contract with the vendor who purchased the two vending machines as well as the stock on hand for \$1,400.
 - The new vendor will empty the machine once per week, with the CDD to receive 10%.
- Mr. Aleo suggested purchasing equipment to boost the signal for the walkie talkies.
- Two employees should be together when work is being done around the ponds.
- Ms. Diaz will present a contract executed by the tennis instructor at the next meeting.
- Ms. Diaz will investigate the possibility of posting signs at the entry where the resident had his vehicle damaged by the gate; and samples will be provided.
- Staff is contemplating classes for use of Facebook and Twitter since these services have been implemented.
- Ms. Diaz presented an e-mail from Ms. Patricia Murphy of the GFWC Pasco Junior Woman's Club; a copy of which will be entered into the official record.

On MOTION by Mrs. Glassman seconded by Mr. Aleo with all in favor, the request from Ms. Patricia Murphy of the GFWC Pasco Junior Woman’s Club to plant seven pinwheels in the planter or along the entrance to the Clubhouse to commemorate Child Abuse Prevention in the month of April was approved.

Ms. Diaz presented the Maintenance Report for discussion; a copy of which will be entered into the official record.

- Safety meetings are held on a quarterly basis.
- Staff should be reminded about safety procedures when using the mules.

TENTH ORDER OF BUSINESS

Supervisors’ Comments

A. Supervisor Aleo

- Mr. Aleo was told documentation from deed restriction violations are maintained for a certain period of time.

i. Publications

This item was not addressed.

ii. Residents’ Council

Mrs. Glassman MOVED to allocate up to \$2,000 for any expenses related to the grand reopening of the Clubhouse scheduled for Saturday, May 18, 2013 from 10:00 a.m. to 2:00 p.m.; and Mr. Aleo seconded the motion.

- A line item for this amount will be set aside; and funds will be used as needed.
- Any expenses will require that a check be made out to each vendor.
- Mr. Cline would like to extend individual invitations to certain county and fire officials.

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

B. Supervisor Bovis

- The CDD is at or below budget with regards to utilities.

C. Supervisor Shahin

- The Deed Retriction/Architectoral Review processes will be documented.

D. Supervisor Glassman

- Ms. Glassman discussed her meeting with LMP.
 - Funds can be taken from *R&M-Landscape Renovations*.

Mrs. Glassman **MOVED** to approve the quote from LMP to enhance the Clubhouse by renovating the landscaping in the amount of \$3,780; and Mr. Aleo seconded the motion.

- Mr. Bovis suggested getting OLM involved.
- Mr. Bovis will obtain a quote to renovate the landscaping in the area along the fenceline.

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

Mrs. Glassman **MOVED** to rescind Resolution 2007-2 regarding enforcement of parking regulations.

- The policy associated with this resolution was removed from Policies & Procedures as recommended by the District Attorney.

Mr. Aleo **SECONDED** the prior motion.

- Mr. Bovis believes this item should be tabled to the next meeting.

On **MOTION** by Mr. Aleo seconded by Mr. Bovis with all in favor, the motion to rescind Resolution 2007-2 was tabled to the next meeting as discussed.

- Mrs. Glassman will send any suggested amendments to the General & Procedural Rules to Mr. Mendenhall.

ELEVENTH ORDER OF BUSINESS

Chairman's Comments

A. Pool Update

- The salt system was repaired and everything is up and running.
- It was recommended that a staff member attend a CPO class.

B. Sidewalks

- Repairs are being made.

C. Ponds

- Mr. Cline and Mr. Mendenhall have a meeting with SWFWMD regarding the ponds.

There was an incident which caused electrical damage at Manor Isle.

- Wesley Chapel Electric took care of the problem at a cost of \$1,500.

TWELFTH ORDER OF BUSINESS

New Business

- Mr. Aleo discussed the rain gutters.
 - The scope of work was changed by a staff member without Mr. Payne's knowledge.
 - The work will commence tomorrow.
- Mr. Shahin urged the Board to come up with timeframes for discussion and adoption of the Fiscal Year 2014 budget.
- There have been some major cracks in the roadways which may require professional repairs.

THIRTEENTH ORDER OF BUSINESS

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

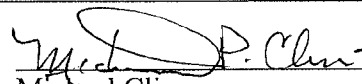
- Ms. Deb Rusciano of Iverson discussed issues regarding work on the sidewalks; and would like to know the reason the pile of stones was not removed from the front of her property.
 - Mr. Cline assured Ms. Rusciano the stones will be picked up tomorrow morning.
 - Mr. Aleo apologized on behalf of the Board.

FOURTEENTH ORDER OF BUSINESS

Adjournment

There being no further business,

On MOTION by Mrs. Glassman seconded by Mr. Aleo with all in favor, the meeting was adjourned at 9:00 p.m.


 Michael Cline
 Chairman

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Tuesday, 4/7/2013

March 20, 2013

Meadow Pointe II CDD

FOURTH ORDER OF BUSINESS Guest Speakers None.

FIFTH ORDER OF BUSINESS

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Tuesday, 4/7/2013 2

March 20, 2013

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Tuesday, 4/7/2013 3

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Tuesday, 4/7/2013 4

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Tuesday, 4/7/2013 5

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Tuesday, 4/7/2013 6

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