

**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, April 3, 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:

Sheila Diaz	Office Administrator
Katie Holt	ARC/DRC
Deputy Beeson	Pasco County Sheriff's Department
Robert Barneto	Resident
Diana Cline	Resident
Arlene Formosa	Resident
Carol Gassler	Resident
Roland Gassler	Resident

The following is a summary of the discussion 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

April 3, 2013

Meadow Pointe II CDD

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

Guest Speakers

None.

FIFTH ORDER OF BUSINESS

**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.)**

None.

SIXTH ORDER OF BUSINESS

**Approval of the Minutes of the
March 6, 2013 Meeting**

Mr. Shahin MOVED to approve the Minutes of the March 6, 2013 Meeting; and Mrs. Glassman seconded the motion.

- One item was corrected which will be reflected on the amended Minutes.

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

SEVENTH ORDER OF BUSINESS

Committee Reports

A. Sheriff's Department

- Arrests were made in connection with the recent break-ins.
- Additional patrols were established in Longleaf and pond areas to prevent trespassing.
- The clubhouse may be contacted for non-emergencies.
- The non-emergency telephone number for the Sheriff's office will be published.

B. Architectural Review

None.

C. Deed Restrictions

- 2013-22 – Lawn unkempt – N/A.
- 2013-23 – Lawn overgrown and unkempt – DR-14.
- 2013-24 – Dead Weeping Willow Tree in yard – DR-14.
- 2013-25 – Tree house in yard – DR-22.
- 2013-26 – Mulch, trash can, fence blocking MPII access – DR-14, DR-10, DR-15.
- 2013-27 – Trash, mailbox and fence issues – DR-14, DR-10, DR-18.
- 2013-28 – Yard and mailbox unkempt – DR.14, DR-18.
- 2013-29 – House needs to be painted, mailbox issue – DR-14, DR-18.
- 2013-30 – Fence issue, house needs to be painted – DR-14, DR-18, DR-15.
- 2013-31 – Fence blocking MPII access – DR-15.
- 2013-32 – Fence blocking MPII access – DR-15.
- 2013-33 – Fence blocking MPII access – N/A.
- 2013-34 – Mailbox issue – N/A.

Mr. Aleo MOVED to accept the recommendations of the Deed Restrictions Report as presented; and Mr. Bovis seconded the motion.

- Anyone receiving letters regarding fence access should also receive the verbiage in the Deed Restriction.
- Item 2013-33 should get a DR-15; not N/A.

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

D. Residents' Council

- Mrs. Diana Cline discussed the grand reopening of the clubhouse.

EIGHTH ORDER OF BUSINESS

Staff Reports

A. Office Administrator

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

- Mr. Bovis will contact the county to determine other options regarding their request to remove the fence on County Line Road.
- Six new pads are needed for the light poles on the tennis courts at a cost of \$120 each for a total of \$774 and come in different colors.
- Discussion of the gate caution signs will be tabled to the next meeting for the attorney's opinion.

Ms. Diaz presented a Facility Usage Data/Report for discussion; a copy of which will be entered into the official record.

- There is much less usage from 9:00 p.m. to 10:00 p.m.; and Ms. Diaz recommends closing the clubhouse and basketball court at 9:00 p.m.

Mrs. Glassman MOVED to approve closing the clubhouse at 9:00 p.m. instead of 10:00 p.m. based on the Office Administrator's MPIO Facility Usage Report; and Mr. Aleo seconded the motion.

Mr. Cline MOVED to amend the prior motion to include giving residents 30 days' notice of change in clubhouse hours.

- Mr. Bovis would like to get residents' opinions.
- An article will be included in the newsletter alerting residents of this change and the potential savings.

Mr. Aleo MOVED to table closing the clubhouse at 9:00 p.m. instead of 10:00 p.m. for 30 days in which to receive feedback from residents.

Mr. Cline MOVED to set a tentative date of June 1, or June 15, 2013 to close the clubhouse and basketball court at 9:00 p.m. instead of 10:00 p.m. and include an article in the newsletter, posting of a notice on doors and notice on Twitter with the clubhouse e-mail address to allow residents to extend their comments prior to the Board making a final decision in this regard.

Mr. Bovis SECONDED the prior motion made by Mr. Aleo.

There being no further discussion,

On VOICE vote with all in favor, both prior motions made by Mr. Aleo and Mr. Cline were approved as discussed.

Ms. Diaz presented an e-mail from John of Digital Rescue regarding the server; a copy of which will be entered into the official record.

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

NINTH ORDER OF BUSINESS

Supervisors' Comments

A. Supervisor Aleo

i. Publications

Items were previously addressed for consideration.

B. Supervisor Bovis

- Mr. Bovis read a report into the record regarding issues with dog droppings in the cul-de-sac in Longleaf Village which is partially owned by the CDD.

➤ A *No Trespassing* sign can be posted.

C. Supervisor Shahin

- Staff is in the process of compiling ARC/DRC procedures.

D. Supervisor Glassman

- Mrs. Glassman will do a walk-through with LMP before presenting final landscaping and irrigation estimates for approval.

i. Update on Clubhouse Renovations

- The total of all purchases was \$8,358.09, which is well below the budget limit of \$15,000.

➤ Staff plans on installing an umbrella/awning near the barbecue for shade in the amount of \$2,000.

- Mrs. Glassman will obtain copies of invoices associated with *Communication/telephone* for Lettingwell; as well as invoices for purchase of light bulbs.

185 **TENTH ORDER OF BUSINESS**

Chairman's Comments

- 186 **A. Mansfield Update**
- 187 • There have been no changes from the county.
- 188 • The City of Tampa has not become involved in the negotiating process.
- 189 **B. Pool Update**
- 190 • The ADA chair lifts have not come in yet.
- 191 • The pool is being cleaned five days per week.
- 192 • Staff installed a fence around the pump area.
- 193 **C. Sidewalk Update**
- 194 • Additional repairs have been delayed until staff determines which sidewalks
- 195 actually belong to the CDD.
- 196 **D. SWFWMD Update**
- 197 • The CDD can repair ponds, but there are certain stipulations.
- 198 ➤ SWFWMD requires a Project Evaluation Report at a cost of \$100 for
- 199 certain repairs.

200
201 **ELEVENTH ORDER OF BUSINESS**

New Business

- 202 • The services of a road repair sealant company needs to be engaged to fill
- 203 pavement cracks throughout the community.
- 204 ➤ Mr. Shahin suggested the study should be updated to reflect these repairs
- 205 at some point in time.
- 206 • Mr. Cline suggested the District Engineer should attend CDD meeting as needed;
- 207 and need not attend the next full staff meeting.

208
209 **TWELFTH ORDER OF BUSINESS**

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

- 210 • Mrs. Cline reiterated the need to determine whether there is a difference in
- 211 clubhouse attendance during the spring months.
- 212
- 213

April 3, 2013

Meadow Pointe II CDD

THIRTEENTH 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 8:24 p.m.



Michael Cline
Chairman