

**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 17, 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
Andrew Cohen	District Counsel
Sheila Diaz	Operations Manager
Yolanda Bush	ARC/DRC
Katie Holt	ARC/DRC
Diana Cline	Resident
J. Formanski	Resident
David Friday	Resident
Clinton Millsap	Resident

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

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.)

- Mr. David Friday of Manor Isle discussed the complaint regarding the playground structure on his property.
 - Ms. Holt is in the process of searching for the appropriate deed restriction; and this issue will be raised later in the meeting.

SIXTH ORDER OF BUSINESS

Approval of the Minutes of the March 20, 2013 Meeting

On MOTION by Mr. Shahin seconded by Mr. Bovis with all in favor, the Minutes of the March 20, 2013 Meeting were approved.

SEVENTH ORDER OF BUSINESS

Approval of the March 31, 2013 Financial Statements

Mr. Shahin MOVED to approve the March 31, 2013 Financial Statements; and Mrs. Glassman seconded the motion.

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

EIGHTH ORDER OF BUSINESS

Public Hearing for Rulemaking

- A. **Public Hearing to Consider Adoption of Fines for the Violation of Deed Restrictions; Amendment of General and Procedural Rules; and Amendment of Policies and Procedures for Use of the District's Recreational Facilities, Related Amenities and Infrastructure**
 - Mr. Cohen summarized the process and introduced the three resolutions to be adopted.

On MOTION by Mr. Bovis seconded by Mr. Aleo with all in favor, the Public Hearing to consider adoption of fines for the violation of Deed Restrictions; amendment of General and Procedural Rules; and amendment of Policies and Procedures for Use of the District's Recreational Facilities, Related Amenities and Infrastructure was opened.

Hearing no comments or questions from the public,

On MOTION by Mrs. Glassman seconded by Mr. Bovis with all in favor, the Public Hearing to consider adoption of fines for the violation of Deed Restrictions; amendment of General and Procedural Rules; and amendment of Policies and Procedures for Use of the District's Recreational Facilities, Related Amenities and Infrastructure was closed.

B. Consideration of Resolution 2013-4 Adopting Fines for the Violation of Deed Restrictions

Mrs. Glassman MOVED to adopt Resolution 2013-4 Adopting Fines for the Violation of Deed Restrictions; Providing for Severability; Providing for Conflicts; and Providing an Effective Date; and Mr. Bovis seconded the motion.

- Reference to the Statutes clearly delineates the process.
- A Public Hearing is not necessary to appoint a Fining Committee.

On VOICE vote with Mr. Cline, Mrs. Glassman and Mr. Bovis voting aye; and Mr. Shahin and Mr. Aleo voting nay; the prior motion will necessitate a roll call vote.

- Mr. Cline proceeded to call for a roll call.

Mr. Bovis VOTED aye.

Mr. Shahin VOTED nay.

Mr. Aleo VOTED nay.

Mrs. Glassman VOTED aye.

Mr. Cline VOTED aye.

There being no further discussion,

On VOICE vote with Mr. Cline, Mrs. Glassman and Mr. Bovis voting aye; and Mr. Shahin and Mr. Aleo voting nay; Resolution 2013-4 Adopting Fines for the Violation of Deed Restrictions; Providing for Severability; Providing for Conflicts; and Providing an Effective Date was adopted.

C. Consideration of Resolution 2013-5 Adopting Amended General and Procedural Rules Governing the Operation of the District

- The procedures already in place were updated in this Resolution.

Mr. Shahin MOVED to adopt Resolution 2013-5 Adopting Amended General and Procedural Rules Governing the Operation of the District; Providing a Severability Clause; and Providing an Effective Date; and Mr. Bovis seconded the motion.

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

D. Consideration of Resolution 2013-6 Amending the District’s Policies and Procedures for Use of the Recreational Facilities, Related Amenities and Infrastructure; Setting a Fee Structure

- 1.13.1 may need to change for after hours access.
- The Board agreed to keep the annual fee referred to on Page 4 in Resolution 2007-03.
- The CDD has appropriate insurance coverage to cover 4.1.
- 4.2 only needs to be changed if the state law changes.
- Mr. Cohen will incorporate SWFWMD language into Section 7.
- Section 8 signage will be changed to *as posted*.
- 11.1.1 was addressed.

- 16.1 will have some clarification language added.
- Section 19.1 will have *renter* changed to *user*.
- Forms were addressed.
- Signage may have to be modified to be consistent with the adopted rules.
- Section 12 is left open to be decided upon by the Board.
- Newspaper recycling for the school was addressed.

Mr. Aleo MOVED to adopt Resolution 2013-6 Amending the District's Policies and Procedures for Use of the District's Recreational Facilities, Related Amenities and Infrastructure; Setting a Fee Structure; Providing a Severability Clause; and Providing an Effective Date as amended by the District Attorney; and Mr. Bovis seconded the motion.

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

- Mr. Cohen will make all suggested amendments and distribute to the Board.

NINTH ORDER OF BUSINESS

Committee Reports

A. Sheriff's Department

None.

B. Architectural Review

- 2013-22 Tree house (already built).
 - The attorney will investigate further and get back to the resident in one month.
- 2013-23 – Paint – Recommend Approval.
- 2013-24 – Install patio in backyard – Recommend approval.
- 2013-25 – Remove old driveway and replace with new pavers – Recommend approval.
 - Mr. Cline is in favor of sending it back pending submission of further documentation to clarify everything.

On MOTION by Mr. Aleo seconded by Mrs. Glassman with all in favor, the recommendations of the Architectural Review Report as revised were accepted as presented.

C. Deed Restrictions

- 2013-34 – Trees/branches on the side of the house are blocking sidewalk – DR-14.
- 2013-35 – Lawn unkempt and window boarded up – DR-14, DR-19.
 - A letter was sent twice and returned.
 - The Board discussed the possibility of having Mr. Cohen address this and other similar issues.
- 2013-36 – Lawn unkempt – Send to attorney.
- 2013-37 – House paint not ARC approved – A letter will be sent indicating the garage door needs to be repainted.
- 2013-38 – Yard unkempt – DR-14.
- 2013-39 – Mailbox missing, garage door damaged, yard unkempt – an active case with the attorney.
- 2013-40 – Side yard overgrown – N/A.
- 2013-41 – Side yard overgrown and trash in the yard – DR-14.
- 2013-42 – Yard unkempt – N/A.

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

TENTH ORDER OF BUSINESS

Staff Reports

A. District Engineer

None.

B. District Attorney

Mr. Cohen discussed items from his follow-up report.

- A series of letters were sent to 30650 Tremont because the home was painted the wrong colors.
 - An application was submitted for the existing colors which was denied.

- The Board would like Mr. Cohen to proceed further on this issue.
 - A non-jury trial was scheduled for the foreclosure at 2969 Forest Glen, but Mr. Cohen will update the record.
 - Funds continue to come in from the Aqua Pool settlement.
 - A deed is being worked on for one of the parcels associated with Trout Creek.
 - The sale took place on the Wellington properties on March 27th, and Mr. Cohen will ensure the Certificate of Title is issued.
 - A separate billing account for HOA items was created.
- C. District Manager**
- i. Consideration of Pasco Alliance of Community Associations (PACA) Membership Renewal**

On MOTION by Mr. Bovis seconded by Mr. Shahin with all in favor, renewal of the CDD's membership to Pasco Alliance of Community Associations (PACA) was approved.

- ii. Discussion of the Proposed Fiscal Year 2014 Budget**
- The Board will approve the preliminary budget which goes to the county at the May meeting.
- Changes made at meetings to the budget should be e-mailed to Mr. Mendenhall.
- Mr. Payne will update his Reserve Study and send it to the Board with an explanation of what he believes is different for this year.

Mr. Mendenhall discussed miscellaneous items.

- The Board granted Ms. Diaz clearance to have access to the Wells Fargo Credit Card Detail.
- The Board may want to consider having a *Shade Meeting* regarding the Verizon matter.
 - The meeting should occur on the same day as the regular full staff meeting and include the District Manager, Board and Mr. Rolando Santiago.
 - Mr. Mendenhall will contact Mr. Santiago to determine his availability; and the Board can make a motion to proceed at the next meeting.

D. Office Administrator

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

- A caution sign will not be posted on the gate as previously discussed, as concurred by the Board.
- The money earned from the garage sale will go to the General Fund.
- An article was placed in the newsletter concerning the change in clubhouse hours.
- A couple of high school students who are in the process of getting certified have responded to the ad for lifeguards.
 - An ad will also be placed in the newsletter.
- Ms Diaz will get Mrs. Glassman contact information for the Property Manager of CVS to discuss the poor condition of the property.

TENTH ORDER OF BUSINESS

Supervisors' Comments

A. Supervisor Aleo

i. Publications

- An article regarding the Mansfield update was discussed.

ii. Residents' Council

- Mrs. Cline distributed a listing of the committees and schedule of events; a copy of which will be entered into the official record.

B. Supervisor Bovis

- Fence removal at Manor Isle was discussed.
 - The county is responsible to pay for repairs.
- Mr. Bovis asked Ms. Diaz to obtain federal tax ID numbers to give to the utility companies.

C. Supervisor Shahin

i. Policies and Procedures for ARC/DRC Update

- New policies need to be put into place.
- Policies for mailboxes were discussed.

D. Supervisor Glassman

- Mrs. Glassman was authorized to spend up to \$13,000 for the awning, as a motion was not necessary.

ELEVENTH ORDER OF BUSINESS

Chairman’s Comments

A. Pool Update

- Issues with the ADA chair lifts have been worked out.
- The pool is open.

B. Office Administrator to Operations Manager

- The Board concurred with changing Ms. Diaz’s title.

C. Ponds

- Mr. Cline and Mr. Mendenhall hope to meet with SWFWMD next week to discuss repairs to the ponds.

D. Sidewalks

- There are still some issues to be worked out between the county, CDD and HOA.

Mr. Cline MOVED to allocate 50% of the reserves from the Villages to be used to commence additional repairs on the sidewalks; and Mrs. Glassman seconded the motion.

- Mr. Shahin suggested looking at the Reserve Study.

Mr. Cline MOVED to revise the prior motion from 50% to 10% of the reserves.

Mrs. Glassman SECONDED the prior motion.

- Mr. Shahin commented he is not in favor of doing this until he can see specific numbers.

On VOICE vote with Mr. Cline, Mrs. Glassman and Mr. Aleo voting aye; and Mr. Shahin and Mr. Bovis voting nay, allocation of 10% of the CDD reserves from the Villages to be used to commence additional sidewalk repairs was approved.

TWELFTH ORDER OF BUSINESS

New Business

- A gate technician is needed to work nights and weekends.

THIRTEENTH ORDER OF BUSINESS

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


- Mr. Clinton Millsap commented on the following items:
 - mailboxes
 - an alligator near his property which is not causing any problems
 - roadways and sidewalks

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 10:15 p.m.


Michael Cline
Chairman