

**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, May 15, 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
Sheila Diaz	Operations Manager
Katie Holt	ARC/DRC
Deputy Beeson	Pasco County Sheriff's Department
Alan Baldwin	Severn Trent Services
Diana Cline	Residents' Council
Tabitha Holden	Vermillion HOA
Robert Barreto	Resident
David Friday	Resident
Anabel Prohacka	Resident

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

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 April 17, 2013 Meeting

On MOTION by Mr. Aleo seconded by Mrs. Glassman with all in favor, the Minutes of the April 17, 2013 Meeting were approved.

SEVENTH ORDER OF BUSINESS

Approval of the April 30, 2013 Financial Statements

On MOTION by Mrs. Glassman seconded by Mr. Aleo with all in favor, the April 30, 2013 Financial Statements were approved.

EIGHTH ORDER OF BUSINESS

Committee Reports

A. Sheriff's Department

- The Sheriff is going to have a guest speaker attend a future meeting to discuss community relations.

B. Deed Restrictions

- Ms. Holt is looking for Board direction regarding a home with an unkempt lawn and no mailbox.
 - This item will be tabled until Mr. Shahin gets a clarification and sends a response to the Board.

C. Architectural Review

- 2013-30 – Exterior paint – Recommend approval.

- 2013-31 – Exterior paint – Recommend approval.
- 2013-32 – New pool construction – pavers on deck & screen enclosure – Recommend approval.

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

D. Residents’ Council

- Mrs. Cline distributed a listing of grand re-opening events; a copy of which will be entered into the official record.

NINTH ORDER OF BUSINESS

Staff Reports

A. District Engineer

None.

B. District Attorney

None.

C. District Manager

i. Discussion of TULIP Proposal

- This proposal provides an extra level of coverage for alcohol usage at a cost of approximately \$750 per year in addition to the current premium.
- The Board concurred to rescind any coverage allowing alcohol usage from CDD policies and procedures.
 - The District Attorney will determine whether or not this requires a Public Hearing.

iii. Discussion of Shade Meeting

Mr. Bovis MOVED to schedule a Shade Meeting regarding the Verizon Case during the regularly scheduled Board meeting on Wednesday, June 19, 2013 at 6:30 p.m. at the Meadow Pointe II Clubhouse; 30051 County Line Road; Wesley Chapel, Florida 33543; and Mrs. Glassman seconded the motion.

- Mr. Cohen and Mr. Payne will be invited to attend the June 5th meeting in order to allot enough time for the Shade Meeting.

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

ii. Distribution of the Proposed Budget for Fiscal Year 2014 and Consideration of Resolution 2013-7 Approving the Budget and Setting the Public Hearing

- Mr. Baldwin, the Chief Accountant from Severn Trent Services, is in attendance this evening to answer questions.
- Mr. Payne provided comments on Reserves; a copy of which will be entered into the official record.
 - The Reserve Study will have the information regarding the lifespan of District sidewalks and the pool among other items.

Mr. Bovis suggested the following changes:

Utility – *General* will be increased from \$13,000 to \$14,000.

Electricity – *Streetlighting* will be increased from \$201,000 to \$205,000.

Utility – *Reclaimed Water* will increase from \$3,000 to \$6,000.

Utility – *Water & Sewer* will increase from \$16,000 to \$18,000.

Per the Board, the items were not changed at this time. Reserves for Renewal & Replacement can be decreased for these items in order to avoid increasing the TRIM.

Mr. Bovis MOVED to adopt Resolution 2013-7 Approving the Budget for Fiscal Year 2014, setting the TRIM as discussed and Setting a Public Hearing Thereon Pursuant to Florida Law to be held Wednesday, August 21, 2013 at 6:30 p.m. at the Meadow Pointe II Clubhouse; 30051 County Line Road; Wesley Chapel, Florida 33543; and Mrs. Glassman seconded the motion.

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.

- The Board will compile a list of projects to determine which ones will be completed throughout the year.
- Mr. Shahin suggested the Board commence the budget internally earlier in the year.

D. Operations Manager

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

- Clubhouse hours were addressed.

Mr. Bovis MOVED to approve closing the clubhouse at 9:00 p.m. and keep track over the next several months for feedback from residents; and Mrs. Glassman seconded the motion.

- Mr. Shahin wants to ensure all feedback from residents is documented and provided to the Board.

Mr. Bovis MOVED to amend the prior motion to authorize staff to pay attention to comments once school is over for the summer.

- Mr. Shahin and Mr. Aleo are in agreement to delay this decision to see what action takes place over the summer, with the Board to reconsider in the fall.

On VOICE vote with Mrs. Glassman and Mr. Bovis voting aye; and Mr. Cline, Mr. Shahin and Mr. Aleo voting nay; the prior motion was defeated; and the clubhouse will remain open until 10:00 p.m. for the time being.

- The current budget calls for one lifeguard, but there are enough funds in the salary line item for three lifeguards at 20 hours each.
- Funds may be withdrawn from this budget under *Capital Outlay* to support purchase of additional cameras from Digital Rescue.

Mr. Aleo MOVED to approve a proposal from Digital Rescue, LLC for purchase of additional cameras in an amount not to exceed \$6,000; and Mr. Shahin seconded the motion.

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

- Board members suggested articles for the June newsletter.

TENTH ORDER OF BUSINESS

Supervisors' Comments

- A. **Supervisor Aleo**
 - i. **Publications**

None.

ii. Gate Proposals

Mr. Aleo MOVED to approve the Agreement with Metrogate Inc. for Gate Maintenance Services in the amount of \$4,480; and Mrs. Glassman seconded the motion.

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

B. Supervisor Bovis

- Mr. Bovis voiced concern regarding advertising in the Tampa Bay Times. Mr. Mendenhall explained advertising in the Tampa Bay Times is significantly cheaper than the Tampa Tribune. The Board consensus was not to change the advertising
- Billing for recycling services is on track.

C. Supervisor Shahin

i. Policy and Procedures for ARC/DRC

- ARC/DRC policies were discussed.
 - Mr. Cline is looking for the policies to be specified.
 - A committee would need to be formed to change or re-work the policies.
 - Changes can be e-mailed from Board members to Mr. Mendehall, who will forward them to Mr. Shahin.

D. Supervisor Glassman

- Landscape renovations were discussed.

Mrs. Glassman MOVED to approve the landscaping project in Longleaf for 136 three-gallon plants in the amount of \$2,320 and landscaping project in Morningside in the amount of \$1,380; and Mr. Bovis seconded the motion.

- There are funds in the budget to do these projects.

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

ELEVENTH ORDER OF BUSINESS

Chairman’s Comments

i. Supervisors Assignments (Update)

- Mr. Cline distributed a listing of Supervisor assignments and asked for the Board’s feedback to be discussed at a future meeting.

TWELFTH ORDER OF BUSINESS

New Business

None.

THIRTEENTH ORDER OF BUSINESS

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

- Ms. Tabitha Holden of the Vermillion HOA distributed a memo from the HOA to the CDD requesting replacement of 16 handicap parking spaces with 32 standard parking spaces; a copy of which will be entered into the official record.
 - The current parking spaces meet all ADA requirements.
 - The Board will seek advice from the District Attorney.
- Ms. Diaz will contact the Vermillion HOA when the sidewalk work is to commence in order for the HOA to remove the trees and roots which are considered HOA property.
- Vermillion HOA has the CDD's permission to pressure wash sidewalks.
- It was suggested to Ms. Holden to e-mail all requests to the Board prior to the CDD meeting.
- The Board will seek the advice of the District Attorney regarding Mr. David Friday's denial of his request to have a treehouse in his yard.
- Ms. Anabel Prohacka intends to have a fence put up to obscure her family's boat, but was advised to check deed restrictions on the height of the fence.

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 10:52 p.m.



Michael Cline
Chairman