

**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, June 19, 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
Rolando Santiago	RJS Law Group
Gary Grossman	RJS Law Group
Sheila Diaz	Operations Manager
Yolanda Bush	ARC/DRC
Diana Cline	Residents' Council
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/Moment of Silence  
for our Fallen Service Members and First  
Responders**

**FOURTH ORDER OF BUSINESS**

**Closed Attorney/Client Session  
(Supervisors and Attorney Only)**

**A. Call to Order and Roll Call**

The Attorney/Client Session was called to order; Supervisors and staff introduced themselves.

**B. Commencement of Attorney/Client Session**

This part of the record was transcribed by a Court Reporter and we noticed this Meeting in accordance with the applicable Statutes dealing with this type of Attorney/Client Session. The people who were indicated to be present in the advertisement are present along with a Court Reporter. Upon the conclusion of this litigation, the transcript prepared by the Court Reporter will be made public at one of our future meetings.

**C. Adjournment of Attorney/Client Session**

The Attorney/Client Session was adjourned.

**FIFTH ORDER OF BUSINESS**

**Approval of the Minutes of the  
May 15, 2013 Meeting**

On MOTION by Mrs. Glassman seconded by Mr. Aleo with all in favor, the Minutes of the May 15, 2013 Meeting were approved.

**SIXTH ORDER OF BUSINESS**

**Approval of the May 31, 2013 Financial  
Statements**

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

- The Board discussed minor corrections to be made to the Financial Statements.

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 amended.

**SEVENTH ORDER OF BUSINESS**

**Committee Reports**

**A. Deed Restrictions**

None.

**B. Architectural Review**

- 2013-36 – Install a screen room – Recommend approval.

- 2013-37 – Expand driveway with pavers and resurface driveway with coating – Recommend approval up to the sidewalk.

Mr. Cline MOVED to approve the Architectural Review Report as presented, but disapprove painting of the sidewalk and resurfacing of the apron under item 2013-37; 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 as presented.

**C. Residents' Council**

None.

**EIGHTH ORDER OF BUSINESS**

**Staff Reports**

**A. District Manager**

**iii. Report on Number of Registered Voters – 3,082**

The Report from the Pasco County Supervisor of Elections was presented; a copy of which will be entered into the official record.

**iv. Discussion of Letter from OLM Inc. for Re-Bidding of Landscape Maintenance Contract**

Mr. Bovis MOVED to approve the agreement with OLM, Inc. to assist in re-bidding of the landscape maintenance contract in the amount of \$2,500; and Mr. Shahin seconded the motion.

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

- A motion to conduct an RFP for landscape maintenance services is in order.

Mrs. Glassman MOVED to authorize Severn Trent Services to conduct an RFP for landscape maintenance services; and Mr. Bovis seconded the motion.

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

- It should be advertised in the newspaper to allow for competitive bids, although the CDD is not required to do so.
- A pre-bid meeting is recommended.
- OLM should make a presentation at the next meeting.
- The Board concurred to advertise the RFP after the next meeting.

**ii. Consideration of Cancellation of July 3, 2013 Meeting**

The Board concurred not to cancel the July 3, 2013 Meeting.

**i. Questions and Comments on Approved Tentative Fiscal Year 2014 Budget**

- Mr. Mendenhall made the following suggestions:
  - Have a separate line item for trappers.
  - Have a line item for clubhouse activities.
  - Combine landscaping items into one general line item.
  - Have a uniform line item under the salary/payroll item.
  - Have a line item for Supervisor-Office Supplies.
  - Have a line item for a payroll services company.
  - Separate attorney fees between Mr. Santiago and Mr. Cohen.
- The Board responded to the suggestions.
  - The various landscaping items should be sub-grouped under Landscaping.
  - Anything associated with Payroll should be sub-grouped.

On VOICE vote with all in favor, there shall be a Clubhouse Activities line item.

On VOICE vote with Mr. Cline, Mrs. Glassman and Mr. Bovis voting aye; and Mr. Shahin and Mr. Aleo voting nay, having a separate Supervisors' Office Supply account was approved.

- The Board is in favor of separating the Attorney Fees.
- Mr. Cline suggested Office/Cleaning Supplies be broken out separately.

**B. Operations Manager**

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

- Ms. Diaz presented a quote from Triangle Pool Service for installation of pool chair lifts; a copy of which will be entered into the official record.

Mr. Shahin MOVED to reject the services of Cleartech and approve the quote from Triangle Pool Service in the amount of \$11,090 for installation of pool chair lifts; and Mrs. Glassman seconded the motion.

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

- Ms. Diaz presented a proposal for repair of the pool lights; a copy of which will be entered into the official record.

On MOTION by Mr. Shahin seconded by Mr. Aleo with all in favor, the proposal from Himes Electrical Service, Inc. in the amount of \$326 to repair the pool lights was approved.

- Ms. Diaz presented a proposal for installation of ground rods on all phone systems; a copy of which will be entered into the official record.

On MOTION by Mr. Shahin seconded by Mr. Aleo with all in favor, the proposal from Metrogate Inc. in the amount of \$770 to install ground rods on all telephone systems was approved.

- The Smartlock ID card system was struck by lightning.
  - John from Digital Rescue purchased a new board in the amount of \$299.99 and USB Comm1 Serial device in the amount of \$149.99.
- Ms. Diaz presented a proposal for the purchase of two stationary bicycles for the fitness center; a copy of which will be entered into the official record.
  - Ms. Diaz will find out if the old bicycles are worth selling or trading.

Mrs. Glassman MOVED to approve the purchase of two stationary bicycles from Phenomenal Exercise Equipment Repair Service, Inc. in the amount of \$1,200 each for a total of \$2,400; and Mr. Shahin seconded the motion.

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

**NINTH ORDER OF BUSINESS**

**Supervisors' Comments**

**A. Supervisor Aleo**

None.

**B. Supervisor Bovis**

**i. Utilities**

- Ownership of Vermillion sidewalks was discussed.

**C. Supervisor Shahin**

None.

**D. Supervisor Glassman**

- A resident of Lettingwell complained about the aesthetics of their entrance.
  - OLM suggested getting rid of the Oak Tree in the center island and replacing it with a Robellini Palm as well as some other plantings in the approximate amount of \$1,290.
  - Mr. Cline suggested delaying this project until a new landscaper is in place.

**TENTH ORDER OF BUSINESS**

**Chairman's Comments**

**A. FY 2014 Budget**

This item was discussed earlier in the meeting.

**ELEVENTH ORDER OF BUSINESS**

**New Business**

On MOTION by Mr. Cline seconded by Mr. Aleo with all in favor, delay of execution of the pond study until the water level decreases, possibly in the fall, was approved.

**TWELFTH ORDER OF BUSINESS**

**Audience Comments**

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


- A Resident discussed an issue with the trash bins in the street.

**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 10:50 p.m.




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Michael Cline  
Chairman