

**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, August 21, 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
Alan Baldwin	Severn Trent Services
Sheila Diaz	Operations Manager
Katie Holt	ARC/DRC
Diana Cline	Residents' Council
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 and a moment of silence was held.

**FOURTH ORDER OF BUSINESS**

**Closed Attorney/Client Session  
(Supervisors and Special Counsel 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. This meeting was noticed 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 a future meeting.

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

*The Attorney/Client Session was adjourned at 7:15 P.M.*

*The regular meeting reconvened at 7:18 P.M.*

**FIFTH ORDER OF BUSINESS**

**Approval of the Minutes of the  
July 17, 2013 Meeting**

Mr. Bovis submitted corrections to the District Manager.

On MOTION by Mrs. Glassman seconded by Mr. Aleo with all in favor, the minutes of the July 17, 2013 meeting were approved as amended.

**SIXTH ORDER OF BUSINESS**

**Approval of July 31, 2013 Financial  
Statements**

On MOTION by Mr. Shahin seconded by Mrs. Glassman with all in favor, the July 31, 2013 Financial Statements were approved.

**SEVENTH ORDER OF BUSINESS**

**Public Hearing to Adopt the Budget for  
Fiscal Year 2014**

On MOTION by Mr. Bovis seconded by Mrs. Glassman with all in favor, the Public Hearing to consider adoption of the Fiscal Year 2014 Budget was opened.

Hearing no further comments from the public,

On MOTION by Mrs. Glassman seconded by Mr. Aleo with all in favor, the Public Hearing to consider adoption of the Fiscal Year 2014 Budget was closed.

**A. Consideration of Resolution 2013-8 Adopting the Budget for Fiscal Year 2014**

Mr. Shahin MOVED to adopt Resolution 2013-8, Relating to the Annual Appropriations and Adopting the Budget for the Fiscal Year Beginning October 1, 2013 and Ending September 30, 2014 and Mr. Aleo seconded the motion.

- The narrative for *ProfServ-Legal Services* should include the name of Mr. Cohen’s new law firm.

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

**B. Consideration of Resolution 2013-9 Levying the Assessments for Fiscal Year 2014**

On MOTION by Mr. Aleo seconded by Mrs. Glassman with all in favor, Resolution 2013-9 Imposing Special Assessments and Certifying an Assessment Roll; Providing a Severability Clause and Providing an Effective Date was adopted.

**EIGHTH ORDER OF BUSINESS**

**Committee Reports**

**B. Architectural Review**

- 2013-44 – Exterior Paint – Recommend approval.
- 2013-45 – Exterior Paint – Recommend approval.
- 2013-46 – Screen enclosure for front entry area – Recommend approval.

Mr. Shahin MOVED to accept the Architectural Review Committee Report as presented and Mr. Aleo seconded the motion.

- The Board requested the owner for case number 2013-46 provide further information.

Mr. Shahin WITHDREW the motion and Mr. Aleo WITHDREW the second to the motion to accept the Architectural Review Committee Report as presented.

On MOTION by Mrs. Glassman seconded by Mr. Shahin with all in favor, Case numbers 2013-44 and 2013-45 were approved and Case number 2013-46 will be returned to the owner for further information.

**A. Deed Restrictions**

- 2013-146 – Fence unkempt – DR-14.
- 2013-147 – Weeds – DR-14.
- The following case numbers were mailbox violations: 2013-148 thru 2013-157, 2013-159 thru 2013-178, 2013-180 and 2013-181, 2013-183 thru 2013-188. Case numbers 2013-158, 2013-179 and 2013-182 were exempt.

On MOTION by Mr. Bovis seconded by Mrs. Glassman with all in favor, the recommendations of the Deed Restriction Committee to issue mailbox violations to owners on the Deed Restriction Violations Log, with the exception of case numbers 2013-158, 2013-179 and 2013-182 were accepted.

**NINTH ORDER OF BUSINESS**

**Staff Reports**

**A. District Manager**

**i. Meeting Schedule for Fiscal Year 2014**

Mr. Aleo MOVED to accept the Fiscal Year 2014 meeting schedule as presented and Mrs. Glassman seconded the motion.

- Glassman suggested each Board member check their schedule for any conflicts or holidays.

Mr. Aleo WITHDREW the motion and Mrs. Glassman WITHDREW the second to the motion to accept the Fiscal Year 2014 meeting schedule as presented.

**B. Operations Manager**

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

- Payroll Services: The Paycor Agreement will be executed by the Chairman, subject to review by the District Attorney. Ms. Diaz will find out if Firth-Third Bank is a qualified public depository.

Mrs. Glassman MOVED to have Fifth-Third Bank handle the CDD payroll, subject to the determination they are a qualified public depository and Mr. Aleo seconded the motion.

- Mr. Shahin questioned the cost for wire transfers as money would have to be transferred on a monthly basis to maintain the \$3,500 balance. Ms. Diaz will find out the cost.

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

- Workers Compensation: It is time to renew the workers compensation. They are currently paying \$13,862 and Paycor charges \$13,348.

Mrs. Glassman MOVED to have Paycor handle their workers compensation and Mr. Aleo seconded the motion.

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

**i. Rubber Mulch Playground**

Mr. Shahin MOVED to accept the proposal from Bliss for the installation of rubber mulch around the playground in an amount not to exceed \$39,124 and Mr. Bovis seconded the motion.

- Mrs. Glassman requested a complete comparison of costs before taking further action.
- Mr. Cline supported installation by a professional as the safety of their children was paramount.

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

- There was consensus from the Board and audience for green mulch.

**ii. Lightning Protection**

- After a lengthy discussion ensued, this item was tabled until the next budget season.

**iv. Wrencrest Fence**

Mr. Aleo MOVED to replace the Wrencrest fence with a wood fence and Mr. Bovis seconded the motion.

On VOICE vote with all in favor, the prior motion was amended to reflect the Wrencrest fence would be removed and replaced with a six foot vinyl fence in an amount not to exceed \$7,000.

- Ms. Diaz requested the Board take action to sell the fitness equipment in its current condition.

On MOTION by Mr. Bovis seconded by Mr. Shahin with all in favor, the used fitness equipment, which includes two exercise bicycles and three treadmills will be sold as surplus in its current condition.

**iii. Status of Repairs**

- The Glenham construction continues. At this time, all residents have access to their driveways. The District Engineer was complimented on his work with the County to appease the residents. At a prior meeting, he was authorized by the Board to be on-site twice a week for no more than six hours per week.
  - Mr. Aleo will prepare a procedure regarding the District Engineer's involvement in this project to present to the Board at the next meeting.
  - Mrs. Glassman requested clarification from the District Attorney regarding the tree at 1725 Walcott.
  - Mr. Cline reported a hole on a sidewalk in Forest Glen. The County owns the sidewalk and should be marked as belonging to the County.

**TENTH ORDER OF BUSINESS**

**New Business**

- Mr. Bovis reported Mr. Peter Bouchard and Ms. Dana Sanchez expressed interest in serving on the Deed Restriction Fining Committee.

On MOTION by Mr. Bovis seconded by Mr. Shahin with all in favor, the Deed Restriction Fining Committee members will be expanded from three to five members and Mr. Peter Bouchard and Ms. Dana Sanchez were appointed to the two remaining seats.

- Mr. Cohen will be asked to attend the next meeting to discuss the Employee Handbook.

- Mr. Aleo requested Ms. Diaz locate emails from 2012, which were missing from the website.

**A. Policy of Attorney Usage**

- Board questions should be routed to Mr. Mendenhall and he will forward to the District Attorney.
- A Representative of OLM will attend the next meeting.

**ELEVENTH ORDER OF BUSINESS**

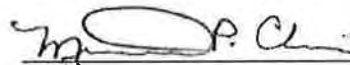
**Audience Comments (Comments Will Be Limited to Three Minutes.)**

- A resident of Wooley Court thanked the Board for the fence.

**TWELFTH ORDER OF BUSINESS**

**Adjournment**

On MOTION by Mrs. Glassman seconded by Mr. Aleo with all in favor, the meeting was adjourned.




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Michael Cline  
Chairman