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, September 18, 2013 at 6:30 p.m. at the Meadow Pointe II Clubhouse; 30051 County Line Road; Wesley Chapel, Florida.

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
Katie Holt	ARC/DRC
Paul Wood	OLM, Inc.
Diana Cline	Residents Council Representative
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; a moment of silence was held.

FOURTH ORDER OF BUSINESS **Approval of the Minutes of the August 7, 2013 Meeting**

Mrs. Glassman MOVED to approve the Minutes of the August 7, 2013 Meeting; and Mr. Aleo seconded the motion.

- The Board made two minor corrections which will be reflected on the amended minutes.

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

FIFTH ORDER OF BUSINESS **Approval of the August 31, 2013 Financial Statements**

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

- No payments have been received from Aqua Pools due to the fact they are filing bankruptcy.

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

SIXTH ORDER OF BUSINESS **Committee Reports**

B. Architectural Review

- 2013-47 – Exterior paint – Recommend Approval.

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

A. Deed Restrictions

- 2013-189 through 2013-270 – DR-18.

On MOTION by Mrs. Glassman seconded by Mr. Aleo with all in favor, items 2013-189 through 2013-270 were accepted as presented.

- 2013-271 – Weeds on the side of the house – N/A.
- 2013-272 – Lawn unkempt; jet ski in the driveway – DR-14, DR-17, DR-10 for the trashcan.
- 2013-273 – Lawn unkempt – DR-14.
- 2013-274 – Rental sign is larger than 2x2 – DR-9.
- 2013-275 – Rental sign is larger than 2x2 – DR-9.
- 2013-276 – Fence has mold and mildew growing on it, sidewalk and driveway has mildew covered on it, front bushes covering the front of the home – DR-16.
- 2013-277 – Car in driveway is broken, tires are flat and tags are expired – DR-21.
- 2013-278 – Fence in front yard should not have been approved. Trash in the front and side yard, weeds left on sidewalk, white fence is covered with mold and mildew, strong smell of dog poop in the back yard – DR-16, N/A.
  - ➢ Mr. Cohen will investigate the fence.
- 2013-279 – Broken down car parked in yard, with no tags – DR-19.
- 2013-280, 216, 218, 234, 240, 250 – N/A.
- 2013-29 – Lawn house/mailbox needs to be painted – This is in Mr. Cohen's Covenant Violation Report.
  - ➢ The owner may be fined on a daily basis.

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

C. Sheriff's Department

The Sheriff was not present.

D. OLM Discussion on Contract Proposal

- Mr. Paul Wood of OLM gave an overview of the proposals.

E. Resident Council

i. Immunization Clinic

ii. Halloween Party

These items were not addressed.

SEVENTH ORDER OF BUSINESS **Staff Reports**

A. Attorney

i. Tree Lawns

- Traditionally, trees are owned by the homeowner and paid for as part of their home package even though it is on CDD property.

ii. Employee Manual Pay Raises

- The Board sets the pay range for an employee.

iii. Revisions to Enforcement of Deed Restrictions

- The Fining Committee should impose fines, not the Board.
- The first letter should come from the CDD allowing 14 days.
- The second letter can come from the Fining Committee or the CDD; at which time a hearing will be scheduled 14 days from that letter.
- Any changes require a Public Hearing.

B. District Manager

i. Meeting Schedule for Fiscal Year 2014

- The March meeting was changed to the first Tuesday.
- The Fining Committee will meet at the same date, time and location as the regular Board meetings.

Mrs. Glassman MOVED to accept the Fiscal Year 2014 Meeting Schedule as amended and discussed; and Mr. Shahin seconded the motion.

- Mr. Shahin is not in favor of having the Fining Committee meeting the same day as the Board meeting.

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.

ii. Workshop vs. Non-Staff Meetings for Planning Purposes

- Some Districts have the first meeting of the month for discussion of items; and the second one for business only.

iii. End of the Year Unspent Funds

- Some funds will have to be used to pay bills until the end of the year.
- The Board may allocate funds from the reserve fund via motion.

iv. Meeting Procedures and Motions

- The Board tries to follow a modified version of *Robert's Rules*.
- Some Boards have implemented that items do not get discussed without a motion and a second, with the person who made the motion having the opportunity to facilitate the discussion.
- Each Board member gets two minutes to discuss item; after which the Chair facilitates any additional discussion with each Board member.
- A vote is taken after the second round of discussion.
- The Chair has the prerogative to run the meeting as he or she sees fit.

v. Supervisors' Fees

- The law dictates each Supervisor receives $200 per meeting up to $4,800 for the entire year.
- A continued meeting is considered one meeting and no additional payments shall be received.
- A workshop is considered a separate meeting.
- A Supervisor attending via telephone is paid.
- The Chairman usually has control as to attendance by District professionals such as attorneys and engineers.

C. Operations Manager

- The Wrencrest fence was purchased for $5,674 which includes removal of the old fence and will be installed on September 24th.
- Two treadmills and two exercise bikes were sold per the Board's approval in the amount of $875.
- The rubber mulch will be installed on October 7th.
- The new playground equipment is scheduled to be installed this week.
- The agreement with Human Resources was signed with Paycor.
- Ms. Diaz has two old laptops to sell as surplus equipment.

i. Second Lightning Strike

- The second lightning strike knocked out the identification card reader and time clock.
- The claim for the lightning strike from the first one is up to $22,000, which does not include all IT expenses.

EIGHTH ORDER OF BUSINESS **New Business**

James Bovis

- The hierarchy of Board members should be corrected in the newsletter.

Glen Aleo

- Mr. Aleo asked Mr. Bovis to check on a Verizon line which may be a tripping hazard.
- Lightning suppression was discussed.

On MOTION by Mr. Aleo with no second required and all in favor, re-visitation by the Board of the spreadsheet the Operations Manager presented last month regarding lightning suppression was approved.

Mr. Aleo MOVED to approve use of Lightning Specialist Option #2 which includes the ESE System in the amount of $28,650; and Mrs. Glassman seconded the motion.

- Mr. Aleo is comfortable with this system, as he discussed it with an electrical engineer.

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

Renee Glassman

- Flooring was discussed and Mrs. Glassman presented a spreadsheet for the Board's information; a copy of which will be entered into the official record.

Mrs. Glassman MOVED to approve replacement of the floor in the clubhouse, as it can no longer be maintained in its current condition; and Mr. Aleo seconded the motion.

Mrs. Glassman MOVED to amend the prior motion to include replacement of flooring with porcelain tile in a staggered pattern to look like wood in an amount not to exceed $13,000 with installation; and Mr. Aleo seconded the amended motion.

- ➢ Mr. Shahin would like to prioritize all projects which need to be done.

- The Board should have more time to study the spreadsheet and make a decision at the next meeting.
- Mr. Cline requested a roll call vote.

Mr. Bovis VOTED nay.
Mr. Shahin VOTED nay.
Mr. Aleo VOTED aye.
Mrs. Glassman VOTED aye.
Mr. Cline VOTED aye.
On VOICE vote with Mr. Cline, Mrs. Glassman and Mr. Aleo voting aye; and Mr. Shahin and Mr. Bovis voting nay, replacement of clubhouse flooring with porcelain tile in a staggered pattern to look like wood in an amount not to exceed $13,000 with installation was approved.

- OLM recommends covering the grassy area around the basketball court with concrete.

Mrs. Glassman MOVED to approve replacement of the grassy area around the basketball court with cement with work to be done by K&R in the amount of $1,550; and Mr. Aleo seconded the motion.

- Mr. Shahin believes a cost analysis should be done.

On MOTION by Mr. Bovis seconded by Mr. Shahin with all in favor, tabling of the prior motion was approved.

- Landscaping was discussed.

Mrs. Glassman MOVED to remain with LMP to perform landscape maintenance allowing for a 30-day termination clause if dissatisfied; and Mr. Shahin seconded the motion.

- Mr. Aleo would like there to be more detailed information on the bids.

Mr. Aleo ABSTAINED from voting on the prior motion.

- Mr. Aleo urges tabling this motion.

On MOTION by Mr. Aleo seconded by Mr. Shahin with Mr. Cline, Mr. Shahin, Mr. Aleo and Mr. Bovis voting aye; and Mrs. Glassman voting nay, tabling a decision regarding landscape maintenance candidates was approved.

- Ms. Diaz was directed to get references and more information regarding the candidates.

NINTH ORDER OF BUSINESS **Audience Comments (Comments will be limited to three minutes.)**

Hearing no comments from the audience, the next item followed.

TENTH 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 approximately 10:50 p.m.

Michael Cline
Chairman