

**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, October 16, 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:

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; a moment of silence was held.

FOURTH ORDER OF BUSINESS

Public Comment on Agenda Items

None.

FIFTH 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.

SIXTH ORDER OF BUSINESS

**Approval of the Minutes of the
September 18, 2013 Meeting**

Mrs. Glassman MOVED to approve the Minutes of the September 18, 2013 Meeting; and Mr. Aleo seconded the motion.

- The Board made a minor change which will be reflected in the amended Minutes.

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

SEVENTH ORDER OF BUSINESS

**Approval of the September 30, 2013
Financial Statements**

Mrs. Glassman MOVED to approve the September 30, 2013 Financial Statements; and Mr. Aleo seconded the motion.

- Legal services and engineering costs will be divided.
- The amount for Operating Reserves will be checked.

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

EIGHTH ORDER OF BUSINESS

Committee Reports

B. Architectural Review

- 2013-53 – Exterior Paint – Recommend approval.
- 2013-54 – Exterior Paint – Recommend approval.
- 2013-55 – Install new shingles on roof – Recommend approval.

Mr. Shahin MOVED to accept the Architectural Review Report as presented; and Mr. Bovis seconded the motion.

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

A. Deed Restrictions

- 2013-285 – Branches are blocking the sidewalk – CDD responsibility.
- 2013-286 – Cars parked in street and blocking sidewalk – DR-17.
- 2013-287 – Lawn unkempt – DR-14.
- 2013-273 – Lawn unkempt – N/A since it is an active case.

Mrs. Glassman MOVED to accept the Deed Restrictions Report as presented; and Mr. Shahin seconded the motion.

- Staff will be directed to take care of item 285.

On VOICE vote with all in favor, the Deed Restrictions Report was accepted as discussed.

- “Committee Reports” should be changed to “Reports” on future agendas.

C. Sheriff’s Department

None.

D. Residents’ Council

- Mrs. Cline asked for a donation of \$50 for the Halloween party.

NINTH ORDER OF BUSINESS

Staff Reports

A. District Attorney

None.

B. District Manager

i. Assignment of Fund Balance as of September 30, 2013

Mr. Shahin MOVED to approve assignment of the fund balance as of September 30, 2013 as amended; and Mr. Bovis seconded the motion.

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

C. Operations Manager

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

On MOTION by Mr. Cline seconded by Mr. Shahin with all in favor, authorization to spend up to \$500 to hold a holiday party for staff and their family members was approved.

TENTH ORDER OF BUSINESS

New Business

A. Landscape Contract Final Discussion and Selection

Mrs. Glassman MOVED to approve renewal of the Exterior Landscape Maintenance Service Agreement with Landscape Maintenance Professionals, Inc. (LMP); and Mr. Aleo seconded the motion.

- Mr. Cline called for a roll call vote.

Mrs. Glassman VOTED aye.

Mr. Aleo VOTED aye.

Mr. Shahin VOTED nay.

Mr. Bovis VOTED nay.

Mr. Cline VOTED aye.

- The District Attorney confirmed the price cannot be negotiated based on this process.

On VOICE vote with Mr. Cline, Mrs. Glassman and Mr. Aleo voting aye; and Mr. Shahin and Mr. Bovis voting nay, renewal of the Exterior Landscape Maintenance Service Agreement with Landscape Maintenance Professionals, Inc. (LMP) was approved.

B. Acceptance of District Attorney Policy on Deed Restrictions

Mr. Cline MOVED to accept the District Attorney’s Policy on Deed Restrictions; and Mrs. Glassman seconded the motion.

- The Board will meet with the Committee at the next non-staff meeting. There being no further discussion,

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

- Mr. Aleo requested discussion of a process involved with the Walcott Drive repair at the next meeting.

Mr. Aleo MOVED to approve donation of \$50 to the Residents’ Council for the Halloween Fun Fest; and Mrs. Glassman seconded the motion.

On VOICE vote with all in favor, the prior motion was approved as amended to designate \$50 for general expenditures to the Residents’ Council for the Halloween Fun Fest.

- Mr. Shahin suggested the Board discuss capital planning for next year’s budget in the near future.

ELEVENTH ORDER OF BUSINESS


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

- A Resident, Curtis, discussed the deed restriction concerning his mailbox.
 - Staff will inspect the repair.

TWELFTH ORDER OF BUSINESS

Adjournment

On MOTION by Mr. Shahin seconded by Mr. Aleo with all in favor, the meeting was adjourned at 8:15 p.m.



Michael Cline
Chairman