

**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, December 4, 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 (Via Telephone)
James Bovis	Assistant Secretary

Also present were:

Andrew Cohen	District Counsel
Sheila Diaz	Operations Manager
Katie Holt	ARC/DRC
Deputy Beeson	Pasco County Sheriff's Department
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

**Audience Comments on Agenda Items
(Comments will be limited to three
minutes.)**

None.

FIFTH ORDER OF BUSINESS

**Public Hearing Appeal Case DRVC
Melissa Neil, 29540 Morwen Place and
William Ge 29604 Morwen Place
(Limited to Five Minutes)**

- Ms. Melissa Neil addressed the Board.
 - She was not aware of the violation when she took title to the property.

Mr. Bovis MOVED to suspend the deed restriction violation against Ms. Melissa Neil due to the extenuating circumstances; and Mrs. Glassman seconded the motion.

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

- A gentleman represented Mr. William Ge.
 - The violation was corrected.

Mrs. Glassman MOVED to suspend the deed restriction violation against Mr. William Ge due to extenuating circumstances; and Mr. Shahin seconded the motion.

- Both parties claimed to only receive the last letter dated November 23, 2013.

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

SIXTH ORDER OF BUSINESS

Non-Staff Reports

- A. **Residents' Council**
 - i. **Holiday Party**
 - The party is on Sunday, December 15, 2013 from 2:00 p.m. to 4:00 p.m.

Let the record reflect Mr. Aleo is now in attendance via telephone.

B. Sheriff's Department

- Deputy Beeson advised residents to be careful when shopping this holiday season.

SEVENTH ORDER OF BUSINESS

Reports

A. Deed Restrictions

None.

B. Architectural Review

- 2013-64 – Install a screen in patio in the backyard – Recommend approval.

Mrs. Glassman MOVED to accept the recommendation of the Architectural Review Report; and Mr. Shahin seconded the motion.

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

On MOTION by Mr. Bovis seconded by Mr. Shahin with all in favor, Mr. Glen Aleo was authorized to exercise his voting rights via telephone.

EIGHTH ORDER OF BUSINESS

Staff Reports

A. Operations Manager

Ms. Diaz presented her report which was previously e-mailed to the Board; a copy of which will be entered into the official record.

NINTH ORDER OF BUSINESS

Board Discussion (Discussion Only)

G. Board Policy on Maintenance of Sidewalks and Driveway Aprons (Cleaning)

Mr. Cohen led this discussion.

- The CDD is responsible for capital improvements and maintenance on any of its sidewalks lying in the CDD road right-of-way, unless there is a provision in an HOA document which imposes the maintenance responsibility on the homeowner.
- Mrs. Glassman is requesting a resolution regarding homeowners who make cosmetic changes to the driveway aprons; Mr. Cohen was in agreement this could be done.
- It will be added as an agenda item next month.

H. Parking Resolution

- Mr. Cohen will prepare a resolution for discussion and consideration at the next meeting.

A. Policy for Emergency Repairs to Streets and Sidewalks

- Mr. Cohen commented as much notice as possible should be provided for emergency meetings.
- Any actions taken at the emergency meeting should be ratified at the next regularly scheduled meeting.
- Mr. Aleo provided a draft Emergency Repair/Situation Process; a copy of which will be entered into the official record.
- Mr. Shahin requested a clause for catastrophic conditions.
- Mr. Aleo requested the Board review this document for discussion at the first January meeting.

B. Resurfacing of Parking Lot

- Three proposals were received; copies of which will be entered into the official record.

C. Repairs to Tennis Courts and Basketball Courts

- Ms. Diaz presented an agreement with Florida Courts, Inc. for discussion; a copy of which will be entered into the official record.
- Mr. Payne was of the opinion the courts were at the end of their useful life.
- Mrs. Glassman wants to know how long the life of the courts will be extended by doing these repairs.
- This item will be discussed at the first January meeting.

E. Removal of Tree in Vermillion Pond

- The Board concurred to have the tree removed via Option 1, and a motion was not necessary.

F. Request for Extra Outlets in Wrencrest for Holiday Lighting

- Mr. Cline presented details; a copy of which will be entered into the official record.
 - The Board was not in favor of this action.

D. Employee Evaluation Operations Manager and 2014 Salary Increase

- Mr. Cline presented a Performance Review Form for Ms. Diaz; a copy of which will be entered into the official record.

- The Board will make a determination of any further salary increase other than the cost of living increase.
- This is for the Board's information and will be on the December agenda for approval.

TENTH ORDER OF BUSINESS


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

- Mr. Peter Bechard of Morningside commented on the disability act associated with communities in which sidewalks are blocked.
- Ms. Dana Sanchez of Wrencrest commented on sidewalk repairs; some of which are needed due to deep roots from trees.
- Mr. Bovis commented an item, Supervisor Comments or New Business, should be added to the agenda just before adjournment.

ELEVENTH ORDER OF BUSINESS

Adjournment

On MOTION by Mr. Bovis seconded by Mrs. Glassman with all in favor, the meeting was adjourned at approximately 8:40 p.m.



Michael Cline
Chairman