

**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, January 15, 2014 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
Sheila Diaz	Operations Manager
Katie Holt	ARC/DRC
Dana Sanchez	Chairperson, Deed Restriction Fining Committee
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

None.

Changes or Additions to the Agenda

Monday, 2/3/14

FIFTH ORDER OF BUSINESS

Public Comment on Agenda Items

None.

SIXTH ORDER OF BUSINESS

Approval of the Consent Agenda

- A. Minutes of the December 4, 2013 Meeting**
- B. Minutes of the December 18, 2013 Meeting**
- C. December 31, 2013 Financial Statements**

On MOTION by Mr. Bovis seconded by Mrs. Glassman with all in favor, the Consent Agenda was approved.

SEVENTH ORDER OF BUSINESS

Non-Committee Reports

- A. Residents' Council**
None.
- B. Sheriff**
None.

EIGHTH ORDER OF BUSINESS

Committee Reports

- A. Deed Restrictions**
 - 2014-57 – Yard unkempt – DR-14.

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

- B. Architectural Review**
 - 2014-07 – Install screen and enclosure in yard – Recommend approval.
 - 2014-08 – Paint home – Recommend approval.

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

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

- C. Deed Restriction Fining Committee**
 - One penalty was rescinded due to not being able to prove a letter was sent to the physical address.

NINTH ORDER OF BUSINESS

Staff Reports

A. District Manager

None.

B. Operations Manager

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

- Ms. Diaz discussed her findings from the Fitness Center Usage Report.

Mrs. Glassman MOVED to approve giving residents 60 days' notice for the Fitness Center to open at 7:00 a.m. and close at 9:45 p.m.; and Mr. Shahin seconded the motion.

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.

- Clean-up is the responsibility of the evening staff.
- Ms. Diaz discussed the new receiver and remotes from Metro Gates and presented a spreadsheet; a copy of which will be entered into the official record.
 - Staff proposed to phase out the old receivers by starting with the smaller Villages on a weekly basis.
 - Universal remotes which work on every gate can no longer be purchased.

Mr. Bovis MOVED to proceed with purchasing the remotes for the gates as discussed with replenishment to reserves in each Village affected to be amortized over a five year period; and Mr. Shahin seconded the motion.

- Residents may be committed to a future assessment increase which may not be necessary.

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

Mrs. Glassman MOVED to proceed with purchasing the remotes for the gates as discussed and reconsider the need to replenish the reserve fund during the upcoming budget process; and Mr. Shahin seconded the motion.

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.

- Ms. Diaz should get resident feedback one week after the first remotes are distributed.
- Ms. Diaz presented a report of maintenance tasks; a copy of which will be entered into the official record.

TENTH ORDER OF BUSINESS

Pending Business

A. Policy for Emergency Repairs to Streets and Sidewalks

- A draft of the process was distributed; a copy of which will be entered into the official record.

Mrs. Glassman MOVED to accept the Emergency Repair/Situation Process; and Mr. Aleo seconded the motion.

- Mrs. Glassman requested changes.

On VOICE vote with all in favor, the prior motion was accepted with amendments as discussed.

B. Security Cameras

- Six cameras will be added to the clubhouse for a total of 18 cameras.

Mr. Cline MOVED to approve installation of the remaining six security cameras at the clubhouse by Digital Rescue at an estimated cost of \$1,800; and Mrs. Glassman seconded the motion.

- An additional monitoring screen will not be necessary.

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.

C. Resurfacing of Parking Lot

- Ms. Diaz would like to delay action to the next meeting.
- Any technical questions should be directed to Ms. Diaz who will compile them for Mr. Payne's response.

On MOTION by Mr. Cline seconded by Mr. Bovis with all in favor, this item shall be tabled to the first February Board meeting.

D. Repairs to Tennis Courts and Basketball Courts

- Mr. Payne recommends removing the trees.

Mrs. Glassman MOVED to proceed with repairs to the tennis courts and basketball courts; and Mr. Shahin seconded the motion.

- Ms. Diaz discussed the barrier cloth for the landscaping.

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

E. First Aid Training and CPR Classes for Staff

Mr. Cline MOVED to provide first aid and CPR training for staff; and Mr. Bovis seconded the motion.

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

Mr. Cline MOVED to engage the services of Focus on Fitness to provide first aid and CPR training classes for staff; and Mr. Bovis seconded the motion.

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

F. Security System

- Ms. Diaz recommends remaining with ADT as they are the most economical and the monthly fee will decrease if the CDD renews.

Mr. Cline MOVED to approve execution of a three-year agreement with ADT for maintenance of the security system; and Mr. Bovis seconded the motion.

- The contract should have a 30-day termination clause.
- The contract will be reviewed by the attorney.

On VOICE vote with all in favor, the prior motion was approved subject to review by the District Attorney.

G. Defibrillator for Clubhouse

Mr. Cline MOVED to approve purchase of a defibrillator for the clubhouse from the Red Cross in the amount of \$1,354; and Mr. Shahin seconded the motion.

- The same provider for the CPR training will train staff to use the defibrillator.

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

H. Pumps for Longleaf and Morningside Ponds

- American Ecosystems also provided a proposal; a copy of which will be entered into the official record.

Mrs. Glassman MOVED to proceed with replacing pumps which are no longer working; and Mr. Shahin seconded the motion.

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

Mrs. Glassman MOVED to approve the proposal from Vertex for replacement of two fountain pumps; and Mr. Shahin seconded the motion.

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

On MOTION by Mr. Bovis seconded by Mr. Aleo with all in favor, consideration to purchase two pumps for the longleaf and Morningside ponds was tabled as discussed.

ELEVENTH ORDER OF BUSINESS

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

- Ms. Sally Molinar would like to have her mailbox violation forgiven.
- Mr. Kevin Carter commented on the following:
 - The Board should follow up on the pond survey, as there are multiple issues.
 - The fence at Charlesworth and Vermillion needs to be cleaned.
 - Ms. Diaz will look into this and also determine ownership.
 - The CDD sidewalks need to be pressure washed.
- Mr. George Gustas inquired about the following:
 - The new gate remotes.
 - Sealing or painting of sidewalks.
- Mrs. Diana Cline inquired about CPR and defibrillator training for the residents and will discuss further with Residents' Council.
- Arlene inquired about sidewalk cleaning.

TWELFTH ORDER OF BUSINESS

Supervisors' Remarks

- Mrs. Glassman suggested an article for the newsletter regarding CPR and defibrillator training.

Mr. Bovis MOVED to forgive Ms. Molinar's penalties regarding her mailbox violation; and Mrs. Glassman seconded the motion.

Mr. Cline MOVED to amend the prior motion to ensure Ms. Molinar paints the mailbox within the next seven days.

- Mr. Aleo acknowledged this is an extenuating circumstance.

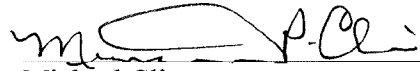
On VOICE vote with all in favor, the prior motion was approved as amended.

- Mr. Aleo would like to discuss the Deed Restriction process at the next meeting and Ms. Diaz was directed to prepare a flow chart.

THIRTEENTH ORDER OF BUSINESS

Adjournment

On MOTION by Mrs. Glassman seconded by Mr. Bovis with all in favor, the meeting was adjourned at 8:45 p.m.


Michael Cline
Chairman