

**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, February 5, 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:

Sheila Diaz	Operations Manager
Kelly Fernandez	District Counsel
Katie Holt	ARC/DRC
Brad Foran	Lighthouse Engineering
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**

Tuesday, 2/25/14

**FOURTH ORDER OF BUSINESS**

None.

**Additions or Corrections to the Agenda**

**FIFTH ORDER OF BUSINESS**

None.

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

**SIXTH ORDER OF BUSINESS**

**Guest Speaker, Brad Foran of Lighthouse  
Engineering**

- Mr. Foran, President of Lighthouse Engineering announced that Mr. Payne is no longer with the firm and that he will be taking over Mr. Payne’s responsibilities.
- Mr. Foran will provide life cycle cost analyses on the CDD’s infrastructure needs.
- Mr. Bovis requested Severn Trent Services send a thank you letter to Mr. Payne on the CDD’s behalf for Mr. Cline’s signature.
- Mr. Foran was asked to follow up on the Reserve Study.

**SEVENTH ORDER OF BUSINESS**

This item was cancelled.

**DRVC Appeal of Samer Murbarak  
Case 2010-53**

**EIGHTH ORDER OF BUSINESS**

**A. Residents Council**  
None.

**B. Sheriff’s Department**  
None.

**Non-Staff Reports**

**NINTH ORDER OF BUSINESS**

**Reports**

- A new staff member, Arlene, was introduced and will take over Ms. Holt’s responsibilities, who will be providing office support to Ms. Diaz.
- Ms. Cindy McCreary will replace Arlene on the Deed Restrictions Violation Committee.

On MOTION by Mr. Bovis seconded by Mrs. Glassman with all in favor, Ms. Cindy McCreary shall replace Arlene on the CDD’s Deed Restrictions Violation Committee.

- A. Deed Restrictions**
- 2014-58 – Cars parking on grass – N/A.

- 2014-59 – Branches left on the side of the yard – DR-14.
- 2014-60 – Boat on the driveway – DR-17.
- 2014-61 through 2014-83 – Unkempt mailboxes – DR-18.

On MOTION by Mrs. Glassman seconded by Mr. Bovis with all in favor, the recommendations from the Deed Restrictions Report were accepted as presented.

**B. Architectural Review**

- 2014-09 – Extend sides of driveway on both sides – Recommend approval.
  - A letter will be sent since they are missing the plat.
- 2014-10 – Install awning on doorway on the side of the home and on both windows in the back of the home – Recommend approval.
- 2014-11 through 2014-13 – Exterior paint – Recommend holding for 30 days until all paint color issues are settled.

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

- Ms. Fernandez advised the exterior paint requests can be approved regardless of tonight's discussion.
- 2014-12 will be returned for more information.

Mr. Aleo MOVED to accept the Architectural Review Report as amended; and Mrs. Glassman seconded the motion.

There being no further discussion,

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.

**TENTH ORDER OF BUSINESS**

**Staff Reports**

**A. Operations Manager**

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

- The Board is not in favor of the Summer Camp Proposal.
- Lifeguards will be on duty seven days per week from 10:00 a.m. to 7:00 p.m.
- Road repair bids at Tullamore, Charlesworth and Wrencrest were discussed.
  - The serious repairs should be done first.
  - More bids will be presented at the next meeting.
- The CDD is going to switch back to Severn Trent Services for payroll services.

Ms. Fernandez discussed architectural procedures and presented a draft policy; a copy of which will be entered into the official record.

- A new policy will allow the Board to add paint colors via motion.
- The laws shall be upheld with regards to differences in Deed Restrictions.
- The ARC document will not conflict with Deed Restrictions.
- Ms. Fernandez will determine whether or not the paragraph regarding screening of garage doors is repetitive.
- The Board proceeded to go through the entire document.
  - Under 1.01 *person* should replace *committee*.
  - Under 2.02, a site plan should be included as a required submission document.
  - Under 2.03, *it will be approved if there is no action taken in 30 days* will be included.
  - Some items may be presented on the Consent Agenda if they are items without modification.
  - Under 2.05, *reasonable time* should be defined better to state *48 hours prior written notice*.
  - *The District* should be replaced by *District Board of Supervisors and any of its authorized representatives or agents*.

- Under 2.08, *they have 60 days upon application approval to paint the house or they will have to re-submit. Also, the applicant has seven days to notify the District it is complete,* should be added.
- *Sixty days to complete the paint,* will be included under Paragraph 2.08.; actual discussion of colors will be included under Paragraph 3.02.
- A reference to the color books should be included under 3.02.
- The Board debated colors for the garage door.
- The front door color should be included under 3.02.
- The Board agreed the garage door should be painted the primary color of the home or a complimentary color subject to Board approval.
- The downspouts should be addressed under 3.03.
- Location of sheds should be included under 3.04.
- Playsets are to be in the yard or side of home behind a fenced area.
- All playsets should be subject to Board review.
- Under 3.06, the last sentence should be deleted.
- Under 3.07, awnings should be compatible with the house color and determined on a case by case basis.
- The last sentence under 3.07 should be deleted.
- Any modifications making the rules less restrictive will not require a Public Hearing.
- The Board concurred to proceed with the rulemaking process.

**ELEVENTH ORDER OF BUSINESS                      Board Discussions (Discussion Only)**

- A. Policy for Emergency Repairs to Streets and Sidewalks**
  - *Emergency repair* was changed to *catastrophic repair*.
  - This item will be presented for Board approval at the next meeting.
- B. Architectural Paint Colors**
- C. Garage Door Colors**
- D. Architectural Procedures for Painting Homes, Administrative Requirements and Follow-Up**

These items were covered under the attorney's report.

- E. Pond Erosion Issues**
  - Any turf torn up in Longleaf will be repaired.
  - There is also damage in Morningside.

**TWELFTH ORDER OF BUSINESS**

**Supervisors' Remarks**

- Mr. Bovis commented those homeowners affected by the erosion damage should be contacted regarding the upcoming repairs.
- There is a dip in the road at Mansfield and County Line Road, which will be checked by the engineer.
- The shrubs at Mansfield and Longleaf should not be trimmed, as they serve as a buffer.
- Ms. Fernandez discussed the active cases; a copy of which will be entered into the official record.
  - No action will be taken on 30051 Morningside unless the Board directs them to do so.
    - The property was abandoned.
    - The Board concurred no further legal action will be taken.
    - The item will remain on the active case list.
  - Staff can check the property at Aldrich Court to ensure it is still in violation.
    - The CDD may not lien the property.
    - The penalty may not exceed \$1,000.
    - Staff will take a photograph and make a determination at the next meeting.
  - Ms. Fernandez will take action on the item regarding the boat.

**THIRTEENTH ORDER OF BUSINESS**

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

- A resident commented on the Architectural Review Policy regarding paint colors, playsets and screens.
- A resident inquired about placing tables in the parking lots on the day of the garage sale.
- The same resident inquired about items on the Architectural Review Policy.
- A few residents requested the Board consider changing the fitness center hours in the morning.

February 5, 2014

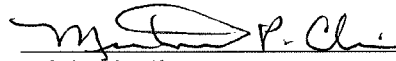
Meadow Pointe II CDD

- Mr. Aleo requested the morning person get an accurate counting of who is using the fitness center in the morning and the Board will reevaluate the hours.
- Residents commented on the cameras and swiping of cards at the fitness center.

**FOURTEENTH ORDER OF BUSINESS**

**Adjournment**

On MOTION by Mrs. Glassman seconded by Mr. Aleo with all in favor, the meeting was adjourned at approximately 10:15 p.m.



Michael Cline  
Chairman