

**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 19, 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 (Via Telephone)

Also present were:

Andrew Mendenhall	District Manager
Sheila Diaz	Operations Manager
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.

The record shall reflect Mr. Aleo joined the meeting.

**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

Thursday, 3/6/14

FIFTH ORDER OF BUSINESS

Public Comment on Agenda Items Only

None.

SIXTH ORDER OF BUSINESS

Approval of the Consent Agenda

- A. Minutes of the January 8, 2014 Meeting**
- B. Minutes of the January 15, 2014 Meeting**
- C. January 31, 2014 Financial Statements**

On MOTION by Mr. Aleo seconded by Mr. Shahin with all in favor, the Consent Agenda was approved as presented.

SEVENTH ORDER OF BUSINESS

Non-Committee Reports

- A. Residents' Council**
 - Donations were requested for the yard and bake sale.
 - The Spring Fling will take place on May 3, 2014.
 - B. Sheriff**
- None.

The record shall reflect Mr. Bovis joined the meeting via telephone.

On MOTION by Mr. Aleo seconded by Mrs. Glassman with all in favor, Mr. James Bovis was authorized to exercise his voting rights via telephone as discussed.

EIGHTH ORDER OF BUSINESS

Committee Reports

- A. Deed Restrictions**
 - 2014-84 – Trailer parked in driveway – DR-17.
 - 2014-85 – Vehicles/trailers on lawn-front and side of home – DR-17.
 - 2014-86 – House burned down over two years ago/not rebuilt – DR-19.
 - 2014-87 – Gazebo encroaching on conservation DR-29, DR-17.
 - 2014-88 – Vehicle permanently parked in driveway of abandoned house – N/A.
 - 2014-89 – Garbage cans being left out by garage on driveway all week. PVC fence/panel around electrical box is a hazard and an eyesore. Garage door has had a white tarp covering it for six months now – DR-6 (Garage).
 - 2014-90 – Back fence is broken, grass behind fence in yard is very high, with weeds and has not been cut for a very long time – DR-19, DR-6.

- 2014-91 – Sidewalk lawn edging needs to be edged because it is taking over the sidewalk – DR-14.
- 2014-92 – Yard is full of weeds, rarely gets mowed and has not been edged in months. Fence in back yard has fallen down and a dilapidated trampoline can be seen – DR-14, DR-19.

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

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

B. Architectural Review

None.

C. Deed Restriction Fining Committee

- The Board cannot make any decisions regarding paint until after the Public Hearing.
- Mr. Shahin stated for the record a Board reviewed paint colors and passed a motion accepting the paint colors.

Ms. Diaz reviewed the attorney’s Case Status Report; a copy of which will be entered into the official record.

NINTH ORDER OF BUSINESS

Staff Reports

A. District Manager

i. Discussion of SWFWMD Issues Regarding Pond Erosion

- This issue was briefly discussed.

ii. Discussion of Payroll Issues

- Payroll will be brought back to Severn Trent Services.
- Paycor received their 30-day termination notice.
- Severn Trent will handle filing taxes at the end of the year.

iii. Discussion of Rulemaking for Architectural Review Policy

- The Public Hearing will be held Wednesday, March 19, 2014 at 6:30 p.m.

Mrs. Glassman inquired about allocation of items in the budget.

B. Operations Manager

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

- Mrs. Glassman indicated that OLM and LMP recommended putting concrete on the grassy area near the fence on the basketball court.
 - Ms. Diaz obtained a quote for this work in the amount of \$2,900.
- Mr. Bovis commented there is a deep rut at the Longleaf entrance on County Line Road; and requested to have Ms. Diaz put a post there.
- Mr. Bovis requested a discussion at the next meeting regarding resident requests to open the Fitness Center at 5:00 a.m. instead of 7:00 a.m.

TENTH ORDER OF BUSINESS

Pending Business

A. Policy for Emergency Repairs to Streets and Sidewalks

On MOTION by Mr. Aleo seconded by Mrs. Glassman with all in favor, the Policy for Emergency Repairs to Streets and Sidewalks was approved as amended.

B. Road Repairs to Village Streets

- Temporary repairs are being made.
- Ms. Diaz received proposals from three companies; copies of which will be entered into the official record.
- Mr. Cline suggests looking at Meadow Pointe III's repairs.

Mrs. Glassman moved to approve the proposal from ACPLM to make road repairs to Village streets with an 18-month warranty; and Mr. Aleo seconded the motion.

- Mr. Aleo recommended the engineer create a scope of work with specifications as all of the proposals appear to be different.

On VOICE vote with none in favor, the prior motion failed.

C. Resurfacing of Parking Lots

- Proposals were received from Pro Way Paving Systems, LLC and ACPLM; copies of which will be entered into the official record.

Mrs. Glassman MOVED to proceed with resurfacing of the parking lots; and Mr. Aleo 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 failed.

D. Repairs to Tennis Courts and Basketball Courts

Mr. Bovis MOVED to table the discussion regarding tennis courts and basketball courts; and Mr. Shahin seconded the motion.

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

E. Pumps for Longleaf and Morningside Ponds

Ms. Diaz presented a spreadsheet of proposals; a copy of which will be entered into the official record.

Mrs. Glassman MOVED to approve the proposal from Vertex to install fountains with a 2-horsepower motor; and Mr. Aleo 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 failed.

F. Erosion Issues

This item was discussed earlier in the meeting.

ELEVENTH ORDER OF BUSINESS

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

- Tabitha commented on the following items:

- ARC/DRC letters.
- An easement issue on CDD property with stones on a property.
- A drainage issue.
- Vermillion Ponds and sod requirements.

TWELFTH ORDER OF BUSINESS


Supervisors' Remarks

- Any documents from Ms. Diaz's office should be dated.
- Mr. Aleo asked for clarification as to whether or not a Board member may vote via telephone.
- Mr. Aleo distributed photographs spray painting on curbs which was done by a utility company; copies of which will be entered into the official record.
 - Mr. Bovis will investigate.
- Mr. Aleo asked Ms. Diaz to find out from OLM any recommendations for fertilization of Oak Trees.

THIRTEENTH ORDER OF BUSINESS

Adjournment

On MOTION by Mr. Shahin seconded by Mr. Aleo with all in favor, the meeting was adjourned at 8:29 p.m.



Michael Cline
Chairman