

**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, March 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

Also present were:

Andrew Mendenhall	District Manager
Kelly Fernandez	District Counsel
Sheila Diaz	Operations Manager
Diana Cline	Residents' Council
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

Mr. Cline called the roll.

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

The following items were added to the Agenda:

Changes or Additions to the Agenda

- Discussion of the TRIM Budget
- Request for Additional Funds for the Pond
- Discussion of Work with LMP
- Discussion of Tennis Courts

FIFTH ORDER OF BUSINESS

Public Comment on Agenda Items Only

None.

SIXTH ORDER OF BUSINESS

Approval of the Consent Agenda

- A. Minutes of the February 5, 2014 Meeting**
- B. Minutes of the February 19, 2014 Meeting**
- C. February 28, 2014 Financial Statements**

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

SEVENTH ORDER OF BUSINESS

Public Hearing for Rulemaking

- A. Public Hearing to Consider Adoption of an Architectural Review Policy**

On MOTION by Mr. Aleo seconded by Mr. Bovis with all in favor, the Public Hearing to consider adoption of an Architectural Review Policy was declared to be open.

Hearing no comments from the public,

On MOTION by Mr. Aleo seconded by Mrs. Glassman with all in favor, the Public Hearing to consider adoption of an Architectural Review Policy was declared to be closed.

- All comments were incorporated into the draft.
- B. Consideration of Resolution 2014-2 Adopting an Architectural Review Policy**

On MOTION by Mrs. Glassman seconded by Mr. Bovis with all in favor, Resolution 2014-02 Adopting an Architectural Review Policy; Replacing any Previous Architectural Review Policy; Providing a Severability Clause; and Providing an Effective Date was adopted.

EIGHTH ORDER OF BUSINESS

Non-Committee Reports

A. Residents' Council

Mr. Aleo MOVED to approve the Residents' Council request for \$600 for the Spring Fling; and Mrs. Glassman seconded the motion.

- The attorney confirmed the CDD may donate funds to the Residents' Council in this manner as long as everything is done fairly among residents and non-residents.

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

B. Sheriff

- Mr. Cline will meet with Captain Armstrong to discuss various issues.

Ms. Fernandez presented the status report for discussion and comments; a copy of which will be entered into the official record.

The record shall reflect Mr. Shahin joined the meeting.

- Ms. Fernandez will prepare a memorandum of recommendations for these items.

NINTH ORDER OF BUSINESS

Committee Reports

A. Deed Restrictions

- 2014-99 – Lawn unkempt, full of weeds. Yard does not have St. Augustine sod – DR-16.
- 2014-100 – This house painted a smurf blue color. Is an eyesore to the neighborhood – DR-19.
- 2014-101 – The Palm Tree in the front yard is dead and needs to be removed – DR-14.
- 2014-102 – Mailbox and post needs cleaning – DR-18.
- 2014-103 – Lawn is full of weeds. The fence in back is broken, mailbox and post needs cleaning – DR-14, DR-18.
- 2014-104 – Mailbox and post needs cleaning and repaint – DR-18.
- 2014-105 – Mailbox post needs cleaning and repaint – DR-18.
- 2014-106 – Mailbox needs cleaning – DR-18.

- 2014-107 – Boat in driveway – DR-17.
- 2014-108 – Broken fence – DR-14.
- 2014-109 – Broken fence, mailbox post needs paint – DR-14, DR-18.
- 2014-110 – Lawn unkempt. Grass clippings and other debris on lawn – DR-14.
- 2014-111 – Car parking on lawn and also parks blocking the sidewalk – N/A.
- 2014-112 – Lawn unkempt; 90% weeds – DR-14.
- 2014-113 – Lawn unkempt; 90% weeds – DR-14.
- 2014-114 – Lawn unkempt; 90% weeds, fence is broken, mailbox needs cleaning and mailbox post painted – DR-14, DR-15.
- 2014-115 – Lawn unkempt, full of weeds and overgrown – N/A.
- 2014-116 – Lawn unkempt, full of weeds and overgrown – N/A.
- 2014-117 – Lawn unkempt; lawn needs to be mowed – DR-14.
- 2014-118 – Lawn unkempt; lawn needs to be mowed – DR-14.
- 2014-119 – Car has expired tags and is on blocks most of the time – DR-19.
- 2014-93 – Lawn unkempt; full of weeds and needs to be mowed – N/A, as this is already a case.

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

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

B. Architectural Review

- 2014-14 – Resident would like to extend both sides of driveway with concrete for third car – Return for submission of plat – Recommend denial.
- 2014-15 – Resident wants new shingles; there was no description on application; color-Golden Harvest – Recommend approval.

- 2014-16 – Block with stucco for lanai; non a/c; stucco and paint to match home; description mentions no color change; shingles: metal roof (white or metallic) – Recommend denial.
- 2014-17 – Resident would like to paint their home – Recommend approval.
- 2014-18 – Install a six foot wood fence on right side and back and fronts with gates – Recommend denial.
- A resident wanted to look at paint books previously and would like to paint home and submitted his application for this meeting – Recommend approval.

Mr. Shahin MOVED to accept the recommendations of the Architectural Review Report; and Mr. Aleo seconded the motion.

- The last item needs to be considered 2014-19.
- Item 2014-16 needs a plat and cannot have a metal roof.

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

TENTH ORDER OF BUSINESS

Staff Reports

- The attorney confirmed the CDD can send letters for parking violations reminding them of the resolution in this regard.
 - Residents in violation may lose clubhouse privileges; a letter must be sent.
- A. District Manager**
- i. Acceptance of the Audit for Fiscal Year 2013**

Mrs. Glassman MOVED to accept the Audit for the Fiscal Year ended September 30, 2013; and Mr. Aleo seconded the motion.

- Mr. Bovis expressed the need for more time to review the Audit.

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

Mr. Bovis MOVED to table submission of the Fiscal Year 2013 Audit for acceptance to the next meeting; and Mr. Shahin seconded the motion.

- Mr. Cline commented it should be submitted at the second meeting in April. It can be discussed at the first meeting.
- Any questions or comments should be e-mail to Mr. Mendenhall prior to the meeting.

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

ii. Discussion of General Election Qualifying Period

a. Consideration of Resolution 2014-3 Confirming the District's Use of the Pasco County Supervisor of Elections to Continue Conducting the District's Election of Supervisors in Conjunction with the General Election

On MOTION by Mr. Shahin seconded by Mr. Aleo with all in favor, Resolution 2014-3 Confirming Use of the Pasco County Supervisor of Elections to Continue Conducting Election of Supervisors in Conjunction with the General Election was adopted.

NINTH ORDER OF BUSINESS

Committee Reports (Continued)

C. Deed Restriction Fining Committee

- Ms. Cindy McCrare is resigning from the Committee and being replaced by Arlene.
- Ms. McCrare has been hired as the Architectural Review Application and Deed Restriction Committee Coordinator.

On MOTION by Mr. Aleo seconded by Mr. Shahin with all in favor, Ms. Cindy McCrare's resignation from the Deed Restriction Fining Committee was accepted; and Arlene was reinstated to the Committee.

TENTH ORDER OF BUSINESS

Staff Reports (Continued)

B. Operations Manager

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

- Mr. Cline discussed the pond repairs in Wrencrest.
 - The Board viewed before and after photographs of the work done; copies of which will be entered into the official record.

Mr. Bovis MOVED to add \$5,000 to the pond work at Morningside as discussed using funds from Reserves for Renewal and Replacement; and Mrs. Glassman seconded the motion.

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

- Ms. Diaz presented a proposal from Ameri-Can-Ads LLC; a copy of which will be entered into the official record.
 - This is for ads on trash cans.
 - Ms. Diaz will obtain more information about the contract, but the Board is not in favor of proceeding.

ELEVENTH ORDER OF BUSINESS

Pending Business

A. Repairs to Streets in Charlesworth, Glenham, Tullamore and Wrencrest

Mrs. Glassman MOVED to authorize ACPLM to perform sidewalk repairs in Charlesworth, Glenham, Tullamore and Wrencrest ; and Mr. Shahin seconded the motion.

- This company was recommended by the District Engineer.

Mr. Cline MOVED to put forth an amendment to include authorization of a 10% variance in the event there are additional repairs; and Mrs. Glassman seconded the motion.

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

On VOICE vote with all in favor, ACPLM was authorized to perform sidewalk repairs in Charlesworth, Glenham, Tullamore and Wrencrest.

- Affected residents will be notified prior to commencement of the work.
- The District Engineer will check the work.

B. Repairs to Tennis Courts and Basketball Courts

Mrs. Glassman MOVED to approve Florida Courts, Inc. to repair the tennis and basketball courts; and Mr. Aleo seconded the motion.

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

C. Pumps for Longleaf and Morningside Ponds

- The District Engineer recommended using Vertex for the repairs.

On MOTION by Mr. Shahin seconded by Mrs. Glassman with all in favor, Vertex was authorized to perform repairs on the pumps at the Longleaf and Morningside Ponds.

The TRIM Budget for Fiscal Year 2015 was discussed.

- The Board members concurred, with the exception of Mrs. Glassman, to increase salaries to \$313,457.
- The Board concurred to reduce the increase on assessments to zero until such time as it is determined to be needed.
- Reserves for renewal and replacement were discussed.

Mrs. Glassman discussed landscaping.

- Ms. Diaz will check with LMP regarding planting of Perennials and Annuals at the entranceways.

TWELFTH ORDER OF BUSINESS

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

- Mr. Kevin Carter commented on a pond in Vermillion.


THIRTEENTH ORDER OF BUSINESS **Supervisors' Remarks**

- Mr. Shahin asked for clarification on the bio barrier.
- Mr. Bovis discussed repair of the dip in the road.
- Mr. Bovis commented there will be no increase from Verizon in 2015.
- TECO is looking to increase rates by 4% to 7% for metering and fuel costs.

FOURTEENTH ORDER OF BUSINESS **Adjournment**

There being no further business,

On MOTION by Mrs. Glassman seconded by Mr. Aleo with all in favor, the meeting was adjourned at approximately 9:53 p.m.



Michael Cline
Chairman