

**MINUTE 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, April 16, 2014 and called to order at 6:31 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
Cindy McCrarey	ARC/DRC
Sheriff Bobbi	Pasco County Sheriff's Department
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

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

Changes or Additions to the Agenda

- PACA Update.

FIFTH ORDER OF BUSINESS

Public Comment on Agenda Items Only

None.

SIXTH ORDER OF BUSINESS

Approval of the Consent Agenda

- A. **Minutes of the March 4, 2014 Meeting**
- B. **Minutes of the March 19, 2014 Meeting**
- C. **March 31, 2014 Financial Statements**

Mr. Shahin MOVED to approve the Consent Agenda; and Mr. Bovis seconded the motion.

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

SEVENTH ORDER OF BUSINESS

Non-Committee Reports

- B. **Sheriff**
 - The Sheriff will check the area on Fog Hollow where people have been hanging out. They will be able to do something if it is county-owned property.
- A. **Residents' Council**
 - There are 35 paid vendors for the Spring Fling.

EIGHTH ORDER OF BUSINESS

Committee Reports

- C. **Deed Restriction Fining Committee**
 - There were two items; one of which was corrected and the second one required a letter.
- B. **Architectural Review**
 - 2014-23 – Paint exterior of home and install gutters – To be sent back for swatches.
 - 2014-24 – Replace roof with new shingles – Recommend approval.
 - 2014-25 – Install a white, vinyl six-foot privacy fence – Recommend approval subject to placement 20 feet from the street right-of-way.
 - 2014-26 – Change lanai – Recommend approval.
 - 2014-16 – Resubmission for a new white metal roof – Should be submitted to the Attorney for color and metal issues.

Mr. Shahin MOVED to accept the recommendations of the Architectural Review Report as presented with item 2014-16 to be discussed at the next meeting; and Mr. Aleo seconded the motion.

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

A. Deed Restrictions

- 2014-127 – Homeowner is building an addition to a temporary acc structure and may present setback issues – DR-1, DR-2.
- 2014-128 – Lawn unkempt-needs to be mowed – DR-14.
- 2014-129 – Mailbox needs clean/paint/repair – DR-18.
- 2014-130 – Mailbox needs clean – DR-18.
- 2014-131 – Mailbox needs clean – DR-18.
- 2014-132 – Lawn unkempt – N/A.
- 2014-133 – Mailbox needs clean/paint – DR-18.
- 2014-134 – Mailbox needs clean/paint – DR-18.
- 2014-135 – Trash and recycling left out with rats in the area – N/A.
- 2014-136 – Christmas lights on roof and Palm Tree – N/A.
- 2014-137 – Fence installed-no ARC Form – DR-21.
- 2014-138 – Fence installed-no ARC Form – DR-21.

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

NINTH ORDER OF BUSINESS

Staff Reports

A. District Manager

i. Acceptance of the Audit for Fiscal Year 2013

On MOTION by Mr. Bovis seconded by Mrs. Glassman with all in favor, removing the Fiscal Year 2013 Audit from tabling was approved.

On MOTION by Mr. Bovis seconded by Mr. Shahin with all in favor, the Audit for the Fiscal Year Ended September 30, 2013 was accepted.

ii. Discussion of ID Card Deposits

- Many residents moving out do not ask for their deposits, and funds in the amount of \$32,535 are remaining in the account.
- Nothing can be done with these funds, as it shows as a liability in the budget.
- Additional information will be e-mailed to the Board.
- This issue will be discussed with the District Attorney.

The license/maintenance agreement with the county was discussed.

- A sample agreement is being reviewed by Mr. Cohen.

B. Operations Manager

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

- Ms. Diaz presented a video of Meadow Pointe II staff, who introduced themselves and gave a brief description of their duties.
- The additional pool pump proposals were presented to the Board.

Mrs. Glassman MOVED to approve the contract with Finley Pools to replace the cast iron pool pump with plastic in the amount of \$6,437.60; and Mr. Aleo seconded the motion.

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

- Pond and road repairs were discussed.
 - Ms. Diaz presented a Change Order from ACPLM, Inc.
- The bio barrier was discussed.

Mrs. Glassman MOVED to approve the proposal from LMP to install a bio barrier in the amount of \$5,280; and Mr. Aleo seconded the motion.

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

Mr. Bovis MOVED to convene the next meeting on the tennis court with Mr. Paul Wood from OLM and/or any other professionals in this regard to determine what work needs to be done; and Mr. Aleo seconded the motion.

- The Board will submit questions to Mr. Wood beforehand.

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

TENTH ORDER OF BUSINESS

Pending Business

A. Preliminary Discussions on Fiscal Year 2015 TRIM Budget

- There is \$357,044 in undesignated cash.
 - The Board may designate this cash to another item in the future via motion.

ELEVENTH ORDER OF BUSINESS

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

- Ms. Tabitha Holden of Vermillion HOA discussed removal of trees which are causing utility issues.
- Mr. Kevin Carter, Vermillion HOA President, complimented Ms. Diaz for her quick response regarding breakage of irrigation lines associated with pond restoration.

TWELFTH ORDER OF BUSINESS

Supervisors' Remarks

- Mr. Bovis requested a *No Trespassing* sign at the exit gate located at Longleaf and Mansfield.
- Mr. Cline is concerned about supervision of maintenance staff. It may be necessary to hire a Maintenance Supervisor. This will be discussed further at the next non-staff meeting.

April 16, 2014

Meadow Pointe II CDD

THIRTEENTH ORDER OF BUSINESS

Adjournment

On MOTION by Mr. Shahin seconded by Mr. Aleo with all in favor, the meeting was adjourned at approximately 9:33 p.m.



Michael Cline
Chairman