

**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, May 7, 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
Deputy Beeson	Pasco County Sheriff's Department
Paul Wood	OLM
Cindy McCrarey	ARC/DRC
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.

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

Non-Staff Reports

C. Sheriff's Department

- There have been minor incidents.

B. Residents' Council

- The Spring Fling was rescheduled.

The meeting convened at the tennis courts for the next order of business.

A. OLM Report Regarding Tennis Courts

Mr. Paul Wood of OLM made a presentation.

- Mr. Wood gave the following options:
 - Removal and relocation of the Palms.
 - Use of a barrier.
 - Air layering in which a channel or ditch is created as an open gap backfilled with gravel which creates enough air in the pores preventing roots from growing. This is also the least expensive method.
- Mr. Wood recommends using the third option.
- Mrs. Glassman suggested more lighting for the courts; Mr. Bovis will get a recommendation on pricing.

The meeting reconvened in the clubhouse.

Mrs. Glassman MOVED to repair the tennis courts using the air barrier method as described by Mr. Paul Wood of OLM, remove the Viburnum bushes and continue the rock throughout the entire area in order to make it look more uniform; and Mr. Shahin seconded the motion.

- Ms. Diaz will get a price before making a final decision.
- Mr. Aleo suggests getting more than one price and he will prepare a scope of work for the project.

- Prices for removal of trees and/or bushes are included for the record.

Mrs. Glassman MOVED to amend the prior motion to include a not to exceed amount of \$20,000 including removal of the shrubs, trenching and rocks; and Mr. Cline seconded the motion.

- Mr. Aleo suggests waiting for proposals before putting in a not to exceed amount.
- The price should include the locator and any engineering costs.

On MOTION by Mr. Cline seconded by Mr. Shahin with all in favor, the prior motion and amended motion shall be tabled to the next meeting and the Operations Manager and Mr. Aleo were authorized to work together and create a scope of work and obtain proposals for discussion at the next meeting.

SEVENTH ORDER OF BUSINESS

Reports

A. Deed Restrictions

- 2014-139 – Broken fence – DR-14, DR-18, DR-19.
- 2014-140 – Vinyl fence dirty on both sides – DR-14, DR-19.
- 2014-141 – Temporary fence – DR-11, DR-22
- 2014-142 – Lawn needs to be mowed – DR-14.
- 2014-143 – Banana Trees planted on easement behind home – N/A.
 - The Board concurred to have the tree removed, as it is on CDD property as soon as possible while the workers are on property.
- 2014-144 – Broken fence/affecting utility box; boarded window – DR-14.

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

B. Architectural Review

- 2014-27 – Resident would like to paint home and paint trim a darker color which is similar to the shades in the book.

On MOTION by Mrs. Glassman seconded by Mr. Aleo with all in favor, the color scheme for ARC Request 2014-27 was approved, with said colors to be added to the book.

- 2014-28 – Resident would like to paint home. Colors are similar to those in the book.

On MOTION by Mr. Aleo seconded by Mr. Bovis with all in favor, the color scheme for ARC Request 2014-28 was approved, with said colors to be added to the book.

- 2014-29 – Resident would like to paint home.

On MOTION by Mr. Bovis seconded by Mr. Aleo with all in favor, the color scheme for ARC Request 2014-29 was approved.

- 2014-30 – Resident completed ARC Form in response to DRC letter sent after the last meeting for a fence replacement.

Mr. Shahin MOVED to approve ARC Request 2014-30 for a fence replacement; and Mr. Bovis seconded the motion. On VOICE vote with all in favor, the prior motion was approved.

- 2014-31 – Resident would like to paint home. Colors are approved, but not one collective scheme.

On MOTION by Mrs. Glassman seconded by Mr. Bovis with Mr. Cline, Mrs. Glassman, Mr. Aleo and Mr. Bovis voting aye; and Mr. Shahin voting nay, ARC Request 2014-31 shall be returned for submission of color swatches.

- 2014-32 – Fence replacement, same type and height.

On MOTION by Mrs. Glassman seconded by Mr. Bovis with all in favor, ARC Request 2014-32 for a fence replacement was approved.

- 2014-33 – Resurface driveway.
 - County approval is required at the apron and sidewalk.

On MOTION by Mr. Shahin seconded by Mrs. Glassman with all in favor, ARC Request 2014-33 to resurface driveway was approved within the boundaries of the homeowner's property line, but not including the portion normally regarded as the sidewalk and apron, as those properties are not under the CDD's right to grant or deny approval.

- 2014-16 – Resident would like to change lanai and install metal roof over the entire home.

Mrs. Glassman MOVED to approve building of the lanai structure; and present photographs and a sample of the material for the roof at the next meeting; and Mr. Aleo seconded the motion. On VOICE vote with all in favor, the prior motion was approved.

- 2014-23 – Resident would like to paint the exterior of the home. Colors listed are from the catalog; also would like to install a gutter.

On MOTION by Mrs. Glassman seconded by Mr. Shahin with all in favor, ARC Request 2014-23 for painting of the exterior of the home was approved; and gutters are approved subject to them being white or the primary color of the home.

- A resident presented a request to reduce the size of the screen enclosure.

Mr. Bovis MOVED to approve ARC Request 2014-34 to decrease the size of the existing open screen lanai with a closed lanai with windows and door and that homeowner checks with the county to get all necessary permits; and Mrs. Glassman seconded the motion.

- An aluminum roof will be installed on the lanai.

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

Violations were discussed.

EIGHTH ORDER OF BUSINESS

Staff Reports

A. Operations Manager

i. Update on Maintenance Supervisor

Mr. Cline MOVED to authorize the Operations Manager to hire a Maintenance Supervisor in an amount not to exceed \$15 per hour; and Mrs. Glassman seconded the motion.

The Board recessed for a short period and reconvened.

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

- Ms. Diaz will have the job advertised.
- Ms. Diaz will amend the job description to include communication with the Board.

iv. Additional Village Road Repair

- The engineer is of the opinion that ACPLM continue their work.
- Staff will confirm whether or not permits are required for this work.

Mrs. Glassman MOVED to select Option 2 from Asphalt & Concrete Parking Lot Maintenance (ACPLM) to do the permanent asphalt improvements and milling at Covina Key with final cost subject to any necessary permit and engineering fees; and Mr. Aleo seconded the motion.

On MOTION by Mr. Cline seconded by Mrs. Glassman with all in favor, the prior motion was amended to include 10% for any cost variances including permitting and other fees.

On VOICE vote with Mr. Cline and Mr. Aleo voting aye; and Mr. Shahin, Mrs. Glassman and Mr. Bovis voting nay, the prior motion to select Option 2 failed.

- Mr. Aleo will investigate engineering costs.
- ii. Pond Issue at Deer Run**
- The repair costs over the years were \$224,841.

Mr. Bovis MOVED to proceed with the pond repairs as discussed; and Mrs. Glassman seconded the motion.

- The entire area will be repaired.
- Funds may be taken from Renewal & Replacement or Pond Reserve.

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

Ms. Diaz discussed miscellaneous items.

- The Board is not in favor of having an ice cream machine installed next to the soda machine.
- The Covina Key management company is asking to have numbers painted on their parking stops, but the Board is not in favor.

iii. Mule/Gator Restrictions

- Ms. Diaz suggested the Board may want to consider purchasing new ones next year at a cost of \$12,000 each.
- Mr. Aleo suggested purchasing a large golf cart instead, which is half the price.

Ms. Diaz discussed parking issues on the grass.

- Notices will be put on the cars.
- The Sheriff may not intercede in this situation.

v. Milling and Repaving of Wrencrest Drive for \$119,000

This item was not addressed.

NINTH ORDER OF BUSINESS

Board Discussions (Discussion Only)

A. Assignment of Excess Funds

- This will be deferred to the end of the Fiscal Year.

B. Projects for 2015 Budget

i. Repair and Sealing of Parking Lot

- This must be done.

ii. Concrete for Grassy Areas on Basketball Court

- This must be done over the next year.

iii. Replacement of Lights at Monuments with Efficient LED Lights

- There will be a 40% to 60% savings on electric bills.

- iv. **Commercial Grade LED Christmas Lights for Villages**
 - This was discussed at the beginning of the year and can possibly be done this year.
- v. **Placement of Flag and Lighted Pole at Entrance on County Line Road**
 - This was suggested by the Chairman to enhance the entryway.
- C. **Final Discussion of Fiscal Year 2015 TRIM Budget**
 - The Board will decide whether an increase is necessary at the next meeting.

TENTH ORDER OF BUSINESS

Supervisors' Remarks

- Mrs. Glassman asked Ms. Diaz to do a cap on salaries for office workers for certain positions.
- Mrs. Glassman indicated the parking lot needs to be better preserved for heavy loads.
- Mr. Cline reminded staff about the qualifying period for elections.
- Mr. Cline indicated Deputy Cerritto was put on administrative leave.
 - The Board is in favor of moving forward with a new Deputy.

ELEVENTH ORDER OF BUSINESS


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

- A Resident commented the county does not replace roads; they only patch them.
- A Resident commented the ponds are being well maintained.

TWELFTH ORDER OF BUSINESS

Adjournment

On MOTION by Mr. Aleo seconded by Mrs. Glassman with all in favor, the meeting was adjourned at approximately 9:56 p.m.



Michael Cline
Chairman