

**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 21, 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
Andrew Cohen	District Counsel
Brad Foran	District Engineer
Sheila Diaz	Operations Manager
Cindy McCrary	ARC/DRC
Dana Sanchez	Deed Restriction Fining Committee
Deputy Beeson	Pasco County Sheriff's Department
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**

**Pledge of Allegiance/Moment of Silence for our Fallen Service Members and First Responders**

The Pledge of Allegiance was recited; a moment of silence was held.

**FOURTH ORDER OF BUSINESS**

**Changes or Additions to the Agenda**

None.

**FIFTH ORDER OF BUSINESS**

**Public Comment on Agenda Items Only**

None.

**SIXTH ORDER OF BUSINESS**

**Approval of the Consent Agenda**

- A. **Minutes of the April 2, 2014 Meeting**
- B. **Minutes of the April 16, 2014 Meeting**
- C. **April 30, 2014 Financial Statements**

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

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

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

**SEVENTH ORDER OF BUSINESS**

**Non-Committee Reports**

- A. **Residents' Council**
  - The Spring Fling was a success.
- B. **Sheriff**
  - The situation in Forest Glen was discussed and any further complaints should be directed to the State Attorney's office.
  - Deputy Cerritto is being replaced.

**EIGHTH ORDER OF BUSINESS**

**Committee Reports**

- A. **Deed Restrictions**
  - A penalty regarding a mailbox was discussed.

Mr. Cline MOVED to suspend the penalty for the mailbox, as the situation has been corrected; and Mrs. Glassman seconded the motion.

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

- 2014-145 – Overgrown yard – DR-14.
- 2014-146 – Lawn needs to be mowed – N/A.
- 2014-147 – Lawn needs to be mowed – N/A – being handled by attorney.
- 2014-148 – Lawn needs to be mowed – DR-14
- 2014-149 – Lawn needs to be mowed – N/A.
- 2014-150 – Lawn needs to be mowed – N/A.
- 2014-151 – Lawn needs to be mowed – N/A.
- 2014-152 – Bare lawn; sidewalk repair; no ARC form – DR-14, DR-22.
  - The sidewalk repair requires CDD approval.
- 2014-153 – Lawn full of weeds and needs to be mowed – DR-14.
- 2014-154 – Lawn overgrown; bushes planted on easement – DR-14, DR-23.
  - Ms. McCrary needs to ensure the planting of the bushes was never previously approved.
- 2014-155 – Lawn full of weeds and dead spots – DR-14.
- 2014-156 – Lawn bare and lots of weeds – DR-14.
- 2014-157 – Lawn full of weeds and bare – DR-14.
- 2014-158 – Lawn full of weeds and bare – DR-14.
- 2014-159 – Lawn full of weeds and bare – DR-14.
- 2014-160 – Lawn bare and lots of weeds – DR-14.
- 2014-161 – Lawn bare and lots of weeds – DR-14.
- 2014-162 – Lawn needs to be mowed; bare spots – DR-14.
- 2014-163 – Lawn has dead spots – DR-14.
  - This area will be checked, as there may be an easement.
- 2014-164 – Overgrown lawn; weeds – DR-14.
- 2014-165 – Leaves scraps (from business); out for trash pickup – DR-10.

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

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

**B. Architectural Review**

- 2014-35 – Paint home – Recommend approval.
- 2014-36 – Add on to existing shed in backyard, in response to DRC Case #2014-127 – will check to ensure it does not extend above fence.
- 2014-37 – Install 6’ white vinyl fence – will check to ensure there is no easement; and for permits. Fences shall be allowed on easements, but can be removed by the CDD at their expense.
- 2014-38 – Fence replacement; wooden privacy fence – in response to DRC #2014-138 – check on the easement.
- 2014-39 – Paint home – Recommend approval.
- 2014-40 – Paint home – Recommend approval.
- 2014-41 – Resurface driveway – The sidewalk and apron cannot be done, as it is CDD property.
- 2014-31 – Paint home – samples were provided this time – for the record, the garage door color must be the primary color unless the Board approves a complimentary color at its sole and absolute discretion.

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

- Under 2014-38, the owner must be notified the fence may be removed by the CDD at the owner’s expense if it is on the easement.

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

**C. Deed Restriction Fining Committee**

- Five violations were presented, three of which have been corrected.

**NINTH ORDER OF BUSINESS**

**Staff Reports**

**A. District Engineer**

**i. Reserve Fund**

**ii. Road Repairs/Replacement**

- Mr. Foran recommends the CDD have an evaluation of the existing roadways to make a determination as to what is done going forward.
- Mr. Foran will check to see if drawings of the roadways exist.
- The Engineer will submit a written and detailed report of what was discussed at this meeting.

**B. District Attorney**

**i. Procedures for Supervisors Attendance Via Telephone**

- Three members must be physically present for a quorum.
- Participation via phone must only be for “extraordinary circumstances” which justifies this participation, such as an illness according to the Attorney General’s opinion.
- A later opinion indicates the extraordinary circumstances must be at the discretion of the Board.

**ii. Status of Legal Cases**

Mr. Cohen presented the report; a copy of which will be entered into the official record.

- Mr. Cohen was directed to take further action on the following addresses:
  - 1249 Aldrich Court
  - 30237 Glenham Court
  - Mr. Cohen will investigate what should be done with the mailboxes.

**iii. Status of Wellington Settlement**

- The bank foreclosed on some, but not all of the lots.
- Mr. Cohen recommends not doing anything right now.
- Code Enforcement may be contacted for the unkempt properties.

**C. District Manager**

**i. Report on Number of Registered Voters – 3,134**

Mr. Mendenhall presented the report from the Pasco County Supervisor of Elections.

**ii. Status of Verizon Case Costs Associated with Legal, Consultant, Engineering, Rental of Equipment and Staff Labor**

- All of the records are now public.

**iii. Distribution of the Proposed Budget for Fiscal Year 2015 and Consideration of Resolution 2014-4 Approving the Budget and Setting the Public Hearing**

On MOTION by Mr. Aleo seconded by Mr. Bovis with Mr. Shahin, Mr. Aleo and Mr. Bovis voting aye, and Mrs. Glassman voting nay, the Proposed Budget was approved to keep the TRIM as it currently stands; and Resolution 2014-4 Approving the Budget for Fiscal Year 2015 and Setting a Public Hearing Thereon Pursuant to Florida Law to be held Wednesday, August 20, 2014 at 6:30 p.m. at the Meadow Pointe II Clubhouse; 30051 County Line Road; Wesley Chapel, Florida was adopted.

**D. Operations Manager**

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

- A study was done on the ponds.
- The gate remotes were discussed.
- Some Oak Trees are overgrown and blocking the street lights and need to be trimmed.

**TENTH ORDER OF BUSINESS**

**Pending Business**

- Mr. Aleo will put a scope of work together for the work around the courts.

**ELEVENTH ORDER OF BUSINESS**

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

- Ms. Fawn Nieuwenhoff of Deer Run commented on the house painted blue which was not approved.
  - The neighbors may submit a petition to the Board indicating this is a nuisance to the neighborhood.
- A Resident commented on trees on his property.
- LMP vehicles should not be blocking traffic; Ms. Diaz will speak to them.

**TWELFTH ORDER OF BUSINESS**

**Supervisors' Remarks**

- Cooperation with Meadow Pointe I regarding cost sharing of holiday decorations was discussed.

May 21, 2014

Meadow Pointe II CDD

- A decision will be made at the next meeting.

**THIRTEENTH ORDER OF BUSINESS**

**Adjournment**

On MOTION by Mr. Shahin seconded by Mrs. Glassman with all in favor, the meeting was adjourned at 9:45 p.m.



Michael Cline  
Chairman