

**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, June 18, 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  
Brian Shahin  
Glen Aleo  
James Bovis

Chairman  
Vice Chairman  
Assistant Secretary  
Assistant Secretary

Also present were:

Andrew Mendenhall  
Sheila Diaz  
Cindy McCrary  
Deputy Beeson  
Numerous Residents

District Manager  
Operations Manager  
ARC/DRC  
Pasco County Sheriff's Department

*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.

**Changes or Additions to the Agenda**

**FIFTH ORDER OF BUSINESS**

**Public Comment on Agenda Items Only**

None.

**SIXTH ORDER OF BUSINESS**

**Approval of the Consent Agenda**

- A. **Minutes of the May 7, 2014 Meeting**
- B. **Minutes of the May 21, 2014 Meeting**
- C. **May 31, 2014 Financial Statements**

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

- On Page 6 at the bottom it should state, *The repair costs over the years were \$224,841.*

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

**SEVENTH ORDER OF BUSINESS**

**Non-Committee Reports**

- A. **Residents' Council**
- None.

- B. **Sheriff**
  - Most communities have *No Solicitation* signs, which are not enforceable.
  - The Sheriff's Department may intervene in the case of *No Trespassing* signs.

**EIGHTH ORDER OF BUSINESS**

**Committee Reports**

- A. **Deed Restrictions**
  - A resident of 30437 Tremont discussed his violation regarding the fence.
    - The fence will be repaired by July 7<sup>th</sup>.

Mr. Shahin MOVED to rescind the fence violation at 30437 Tremont, as long as the fence is replaced; and Mr. Aleo seconded the motion.

Mr. Shahin MOVED to amend the motion and hold the fine in abeyance until July 11, 2014; and Mr. Bovis seconded the amended motion.

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

On VOICE vote with all in favor, the original motion to rescind the fence violation at 30437 Tremont, as long as the fence is replaced, was approved.

**B. Architectural Review**

- 2014-47 – Install French Gothic (wood) fence – Recommend approval.
- 2014-48 – Paint home – Recommend approval.

Mr. Bovis MOVED to approve the Architectural Review Report as presented; and Mr. Shahin seconded the motion.

Mr. Bovis MOVED to retract the original motion; and Mr. Shahin seconded the motion.

- Mr. Bovis would like to approve or disapprove each item one at a time.

Mr. Shahin MOVED to approve Architectural Review Item 2014-47 regarding installation of a French Gothic (wood) fence; and Mr. Bovis seconded the motion.

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

Mr. Shahin MOVED to approve Architectural Review Item 2014-48 regarding painting of home; and Mr. Aleo seconded the motion.

- The residents addressed the Board.

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

- This color scheme will be added to the book.

**A. Deed Restrictions (Continued)**

- 2014-171 – Dog runs loose – N/A.
- 2014-172 – Boat in driveway – DR-17.

- 2014-173 – Mailbox needs cleaning – DR-18.
- 2014-193 – Painted home; no ARC form – N/A.
- 2014-194 – Broken fence; dirty mailbox; weeds on lawn – DR-14, DR-18.
- 2014-195 – Trash cans in front of home – DR-10.
- 2014-174 through 2014-192 – Weeds on lawn – DR-10; some N/A.

Mr. Cline MOVED to accept Deed Restriction Items 2014-174 through 2014-192 for weeds on lawn; and Mr. Shahin seconded the motion.

- Mr. Aleo would like to approve these individually.

On VOICE vote with Mr. Shahin and Mr. Aleo voting aye; and Mr. Bovis voting nay; the prior motion was not approved; and each item will be considered individually.

- 2014-174 – Weeds on lawn – DR-14.
- 2014-175 – Weeds on lawn – DR-14.
- 2014-176 – Weeds on lawn – DR-14.
- 2014-177 – Weeds on lawn – DR-14.
- 2014-178 – Weeds on lawn – DR-14.
- 2014-179 – Weeds on lawn – DR-14.
- 2014-180 – Weeds on lawn – DR-14.
- 2014-181 – Weeds on lawn and needs to be mowed – DR-14.
- 2014-182 – Weeds on lawn – DR-14.
- 2014-183 – Weeds on lawn – DR-14.
- 2014-184 – Weeds on lawn – DR-14.
- 2014-185 – Weeds on lawn – DR-14.
- 2014-186 – Weeds on lawn – DR-14.
- 2014-187 – Weeds on lawn – DR-14.
- 2014-188 – Weeds on lawn – DR-14.
- 2014-189 – Weeds on lawn – DR-14.

- 2014-190 – Weeds on lawn – N/A.
- 2014-191 – Weeds on lawn – N/A.
- 2014-192 – Weeds on lawn – N/A.

Mr. Shahin MOVED to accept the Deed Restrictions Report as presented and modified; and Mr. Bovis seconded the motion.

- Ms. Diaz recommends that Ms. McCrary send photographs of the violations to the Board the Monday prior to the meeting.

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

**C. Deed Restriction Fining Committee**

- The individual was prohibited from attending HOA Board meetings via Skype; to which the CDD Board concurred.

**NINTH ORDER OF BUSINESS**

**Staff Reports**

**A. District Engineer**

**i. Road Repairs/Replacement**

None.

**B. District Attorney**

**i. Status of Legal Cases**

The report will be entered into the official record.

**C. Operations Manager**

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

**TENTH ORDER OF BUSINESS**

**Pending Business**

**B. Motion on Proposals for Air Gap Around the Tennis Courts**

Mr. Shahin MOVED to approve selection of LMP to do the scope of work that OLM suggested which has the stone in the cloth, as previously discussed; and Mr. Bovis seconded the motion.

- The price will be considerably cheaper than the attached proposal.
- Ms. Diaz will get the prices.

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

- Ms. Diaz discussed an e-mail from a resident of Meadow Pointe III regarding a tree that belongs to Meadow Pointe II.

**A. Motion to Bring Holiday Lighting Back to the Table**

On MOTION by Mr. Bovis seconded by Mr. Shahin with all in favor, discussion of holiday lighting shall be brought back to the table.

Mr. Shahin MOVED not to spend funds for holiday lighting due to being advised by the District Attorney it is not within the scope of its powers and duties set forth in the District; and communicate this to Meadow Pointe I; and Mr. Aleo seconded the motion.

- Mr. Aleo would like Ms. Diaz to send a letter of explanation to Meadow Pointe I.

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

**C. Proposal to Have the District Engineer Perform a Study on Village Roads Owned by the CDD**

- A written report will be submitted back to the CDD and is included in the price.

Mr. Shahin MOVED to authorize the District Engineer to perform Study of CDD-owned roads; and Mr. Aleo seconded the motion.

- The plats for the communities are digitized.
- This is independent of the road repairs which have already been approved.

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

**NINTH ORDER OF BUSINESS**

**Staff Reports**

**D. District Manager**

**i. Questions and Comments on Proposed Fiscal Year 2015 Budget**

- Road repairs will be determined through the study.
- All Villages are kept the same as last year.

**ELEVENTH ORDER OF BUSINESS**

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

- A resident of Wrencrest Village discussed his lawn violation.
  - He is seeking permission to remove a nuisance tree.
- Ms. Diaz was asked to have more clarity in the violation letters.
- Mrs. Diana Cline was disappointed about the holiday decorations.
  - For the record, the Board was in favor of holiday lights, but the law prohibits them.
- Mrs. Cline discussed funds going to Sandpine Elementary School for recycling.
  - Mr. Cline will question the attorney in this regard.

**TWELFTH ORDER OF BUSINESS**


**Supervisors' Remarks**

- Mr. Bovis commented LMP was mowing the lawn clippings into the ponds.
- Mr. Aleo commented on the deed restriction dictating that the home which burned down be re-built, and asked Ms. Diaz to find out the status.
- Mr. Shahin commented on activities in the pool.
  - Ms. Diaz was asked to look at the pool rules in this regard.

**THIRTEENTH ORDER OF BUSINESS**

**Adjournment**

On MOTION by Mr. Bovis seconded by Mr. Aleo with all in favor, the meeting was adjourned at approximately 9:45 p.m.

  
~~Michael Cline~~ **BRIAN SHAHIN**  
 v. Chairman