

**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, August 6, 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
Cindy McCrary	ARC/DRC
Dana Sanchez	DRVC
Cliff Morgan	Operations
Deputy Troy Benson	Pasco County Sheriff's Department
Numerous Residents	

The following is a summary of the discussions and actions taken at the August 6, 2014 Meadow Pointe II Community Development District's Board of Supervisors Meeting.

FIRST ORDER OF BUSINESS

Call to Order

Mr. Cline called the meeting to order.

SECOND ORDER OF BUSINESS

Roll Call

Supervisors and staff introduced themselves.

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

Additions or Corrections to the Agenda

None.

FIFTH ORDER OF BUSINESS

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

None.

SIXTH ORDER OF BUSINESS

Non-Staff Reports

B. Sheriff's Department

- Deputy Benson addressed burglaries and discussed a plan to patrol at the entrances.
- Parking on the street was discussed, which is a violation.
- The school zones will be patrolled.

A. Residents Council

- There will be an immunization clinic and blood wagon on September 13th.
- A decision will be made for the Halloween event.

SEVENTH ORDER OF BUSINESS

Reports

A. Deed Restrictions

- 2014-230 – No mailbox – N/A.
- 2014-231 – Lawn needs to be mowed – N/A.
- 2014-232 – Damaged garage door – DR-19.
- 2014-233 – Not mowing lawn or weeding – N/A.
- 2014-234 – Mailbox is white with no blue stripe & mildew – DR-18.
- 2014-235 – Dirty mailbox – DR-18.
- 2014-236 – Lawn needs to be mowed – N/A.
 - This item was discussed at length regarding an oil spill on the driveway.
- 2014-237 – Parking on sidewalk, no cleared area to walk – N/A.
- 2014-238 – Trailer parked on lawn – N/A.
- The remaining items are considered active cases.

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

Upon further discussion,

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

B. Architectural Review

- 2014-57 – Paint home – Recommend approval.
- 2014-58 – Paint home – Recommend approval.
- 2014-59 – Paint home – Recommend approval.
- 2014-60 – Replace garage doors – Recommend approval.
- 2014-61 – Replace shingles – Recommend approval.
- 2014-62 – Replace rain gutters – Recommend approval.
- 2014-63 – Replace soffit – Recommend approval.
 - The owner is responsible for obtaining county permits.
- 2014-64 – Install white vinyl fence – Recommend approval.
 - There is a conservation area in the back; therefore, the fence will taper down.
- 2014-65 – Install white vinyl fence – Recommend approval.
- 2014-66 – Install white vinyl fence – Recommend approval.

Mrs. Glassman MOVED to approve the recommendations of the Architectural Review Report as presented; and Mr. Aleo seconded the motion.

- The fence height was discussed.

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

- Ms. McCrary responded back to the resident requesting a white metal roof and she sent another letter which was forwarded to Mrs. Glassman and Mr. Shahin; a copy of which will be entered into the official record.

C. DRVC Report

- Ms. Sanchez reported there were seven items on the agenda; two of which were reviewed and given extensions; four others were recalled and one was approved.

EIGHTH ORDER OF BUSINESS

Staff Reports

Ms. Diaz presented her report with attachments for discussion; copies of which will be entered into the official record.

- Funds for mailing of the notice regarding the gate codes should come from each Village's budget.
 - The remote project should be done first.
 - This will be addressed at the next meeting.
 - Banners are a better idea; and Ms. Diaz will obtain costs.
- The majority of the Board is not in favor of including a short bio on each prospective CDD candidate.
- The sidewalk at the curb is on CDD property.
 - Staff is going to research the ownership of the trees at the curb.
- The Maintenance Report is attached to be entered into the official record.

Board members had questions regarding the Operations Report.

- The lightning detector was discussed.
 - Mr. Aleo advised Mr. Morgan to have a paper trail regarding this issue.
 - A sign will be posted at the gate indicating the lightning detector is not working.

NINTH ORDER OF BUSINESS

Board Discussions (Discussion Only)

A. Supervisors Authority

- The Board concurred all Supervisors should have equal authority.

B. Supervisors' Areas of Responsibility

Mr. Cline distributed a spreadsheet for discussion; a copy of which will be entered into the official record.

- This is not the latest version.

C. Treatment of Employees

- All policies apply to both the employees and CDD Board members.

D. Rental Versus Purchase of a Bobcat

Mr. Cline presented a spreadsheet with quotes; a copy of which will be entered into the official record.

- A rental is over \$3,000.
- There are pros and cons to both renting and purchasing.

E. Power Washing Inside of Walls

- This is at the request of a resident.
- The wall is on CDD property and will be taken care of.
- This will be discussed at the next meeting when the Attorney is present.

F. Removal of Tree in the Conservation Area

- The issue was resolved.

TENTH ORDER OF BUSINESS

Supervisors' Remarks

- The tennis court nets are not easy to adjust.
- The sign by the pool has small print; Ms. Diaz is working on a larger sign.
- The mulch in the playground was discussed.
- The pickleball people would like to donate a bench in honor of Don Bass and put on the pickleball court.
 - This will be on the agenda for the next meeting.
- The Reserve Study is being worked on.
- Maintenance staff need to be trained on use of the chainsaw.
- Mr. Morgan updated the Board on the trench work at the tennis courts.
 - There are additional areas which need to be trenched due to root intrusion.
 - The Board will go back to LMP and tell them what is to be done, which is the entire courts; if they want to charge more it will be turned over to the attorney.
- Mr. Bovis discussed issues with Board employees.

ELEVENTH ORDER OF BUSINESS

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

- Ms. Tabitha Holden commented Vermillion would like to request their annual budget be increased by the same amount it is going to cost to re-set the gate codes.
- Ms. Holden inquired about relationships with the other Meadow Pointe Districts.
- Ms. Holden commented on tree removal in relation to CDD versus HOA property.
 - Ms. Diaz and Mr. Morgan will investigate the trees causing problems in the asphalt.
- Mr. Kevin Carter read a statement into the record regarding the need for maintenance throughout the CDD.
 - Issues with the ponds and fences were addressed.
- A resident commented on the grass behind her property which is not being mowed on a regular basis.
 - Ms. Diaz will check on this.

TWELFTH ORDER OF BUSINESS

Adjournment

On MOTION by Mr. Shahin seconded by Mrs. Glassman with all in favor, the meeting was adjourned at 9:21 p.m.



Michael Cline
Chairman